



RIDGEBURN

ARROW JUNCTION

HERITAGE, COMMUNITY AND RECREATION SPACES

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

HERITAGE, COMMUNITY AND RECREATION

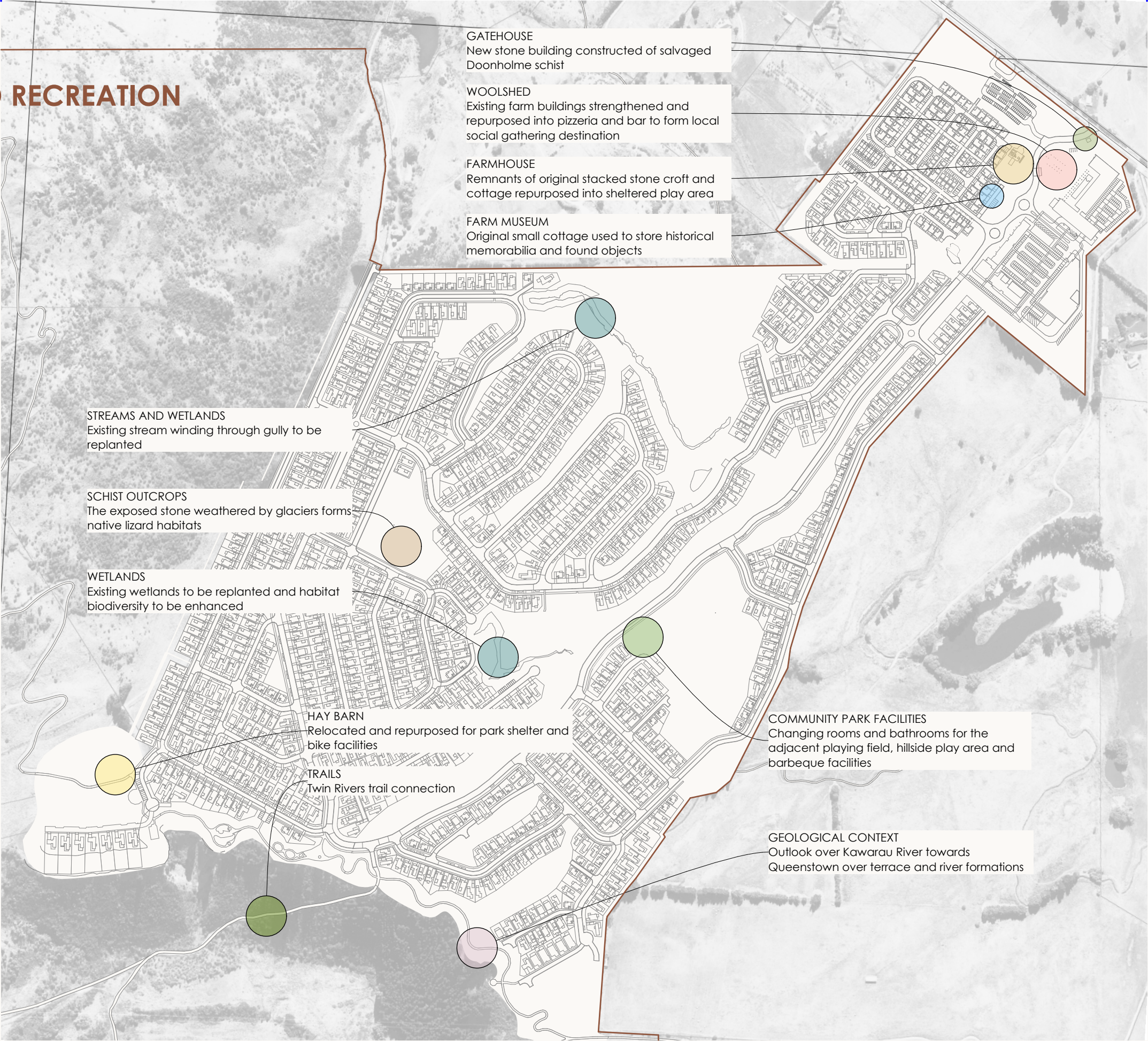
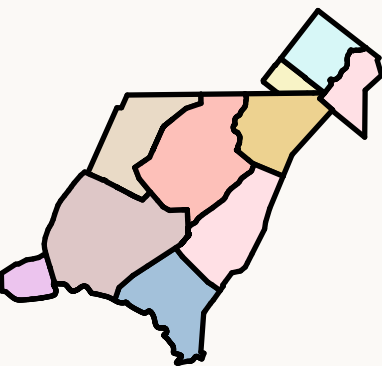
The architectural strategy centres on preserving and adaptively reusing heritage structures, such as the original shearing shed and farmhouse, which are restored and repurposed as community facilities including a restaurant, pavilion, and gathering spaces. These interventions honour the site's agricultural legacy while introducing amenities that enrich the experience for residents and visitors.

New additions are designed with restraint, using simple, natural materials that complement the rural vernacular and clearly distinguish contemporary work from the original fabric, reinforcing a strong sense of place.

Open spaces are conceived as informal, multi-functional areas that encourage recreation, social interaction, and community events. Meandering pathways and soft, unstructured edges maintain the rural character while supporting ecological values.

The wider landscape of the Queenstown Lakes District provides a dramatic backdrop, defined by weathered schist outcrops, natural wetlands, and catchment areas that sustain biodiversity and connect the site to its cultural and hydrological heritage.

The design response integrates these elements through pathways, planting, and vantage points that celebrate schist formations, restore wetland ecologies, and create spaces for contemplation within the broader landscape.



WOOLSHED PIZZERIA AND BAR

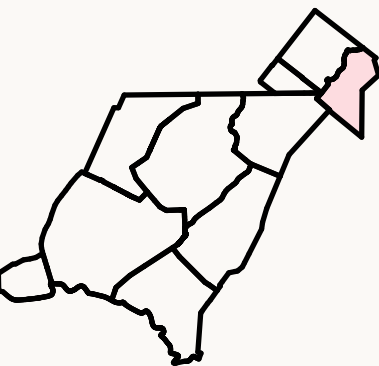
The adaptive reuse of the historic woolshed as a pizzeria and bar offers a unique opportunity to blend heritage character with contemporary social life. Positioned near the commercial district, the venue will serve as a vibrant gathering place for residents and workers, fostering community interaction in a relaxed, welcoming environment.

The design approach is rooted in sensitivity to the building's original fabric: robust stone schist walls, flagstone floors, and gabled roof forms clad in corrugated iron will be retained and strengthened, ensuring the authenticity of the structure remains evident. This careful restoration honours the woolshed's agricultural past while introducing modern functionality, creating a space that feels both storied and fresh.

Set against the backdrop of the lake and seamlessly connected to the surrounding bike trail network, the venue will become a natural waypoint for cyclists and walkers exploring the area. Outdoor terraces will take advantage of panoramic views, encouraging patrons to linger and enjoy the landscape.

The integration of informal paths and open spaces reinforces the rural character, while the proximity to recreational infrastructure ensures accessibility and convenience.

By combining heritage preservation with thoughtful design and strategic siting, the project will deliver a destination that celebrates local identity, enhances community life, and contributes to the wider vision of Ridgeburn as a connected, sustainable neighbourhood.





GIBBONS | CO

NOVAK+MIDDLETON

RIDGEBURN

PRINTED: 10/03/2026

Ridgeburn - Arrow Junction

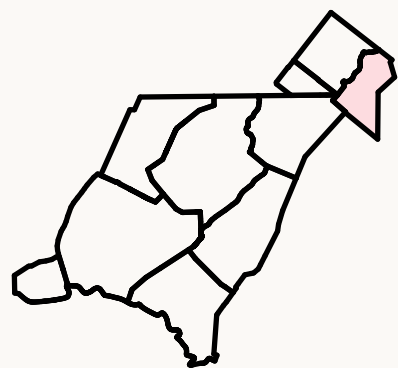
GIBBONS | CO

NOVAK+MIDDLETON

Heritage and Community Spaces

Woolshed Perspective FT-AA-04/1 - Resource Consent

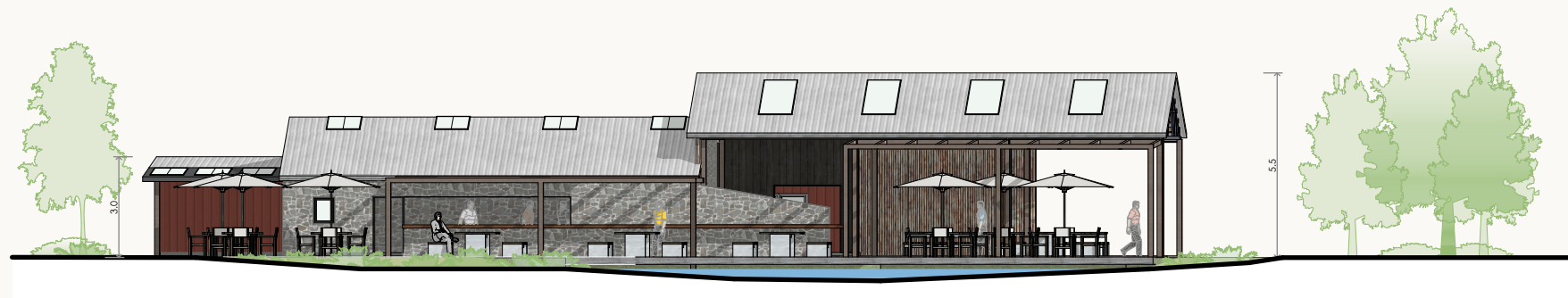
B.5 - 4/29



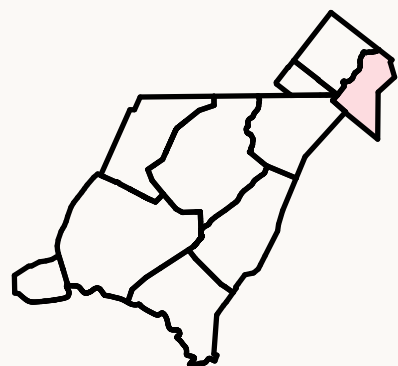
Ground Floor

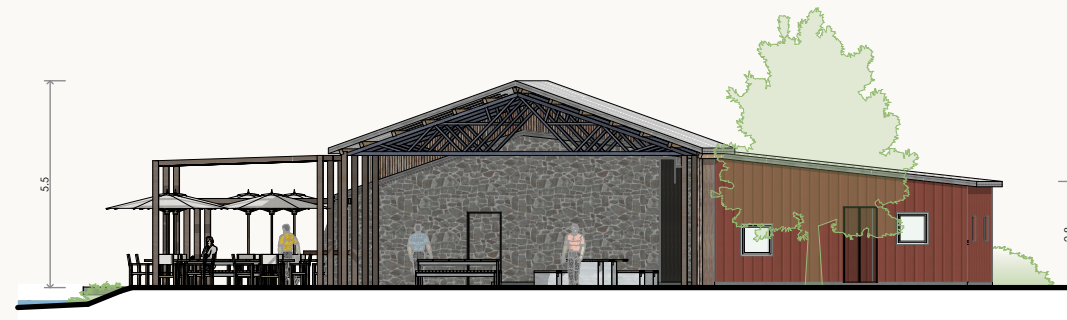


Woolshed West Elevation

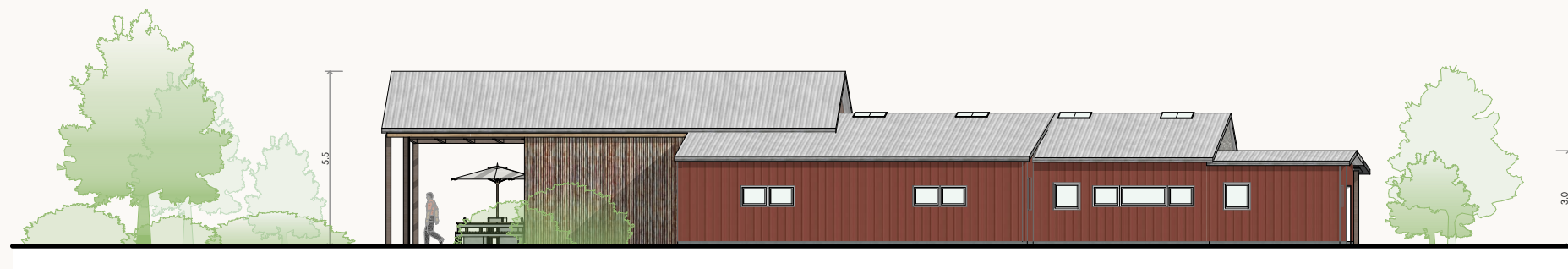


Woolshed South Elevation

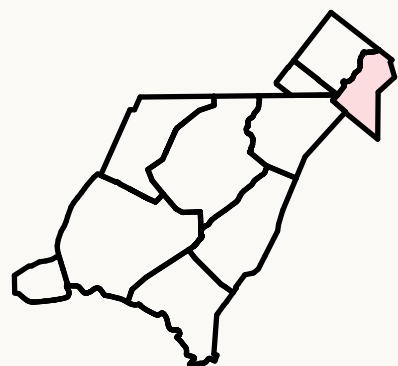




Woolshed East Elevation 1:200



Woolshed North Elevation 1:200



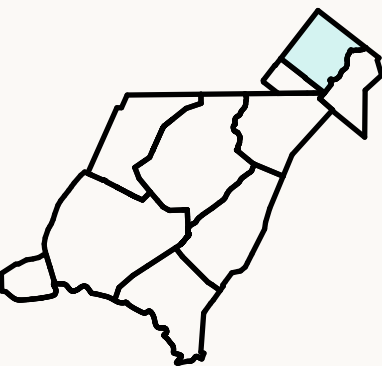
FARMHOUSE SHELTERED PLAY SPACE

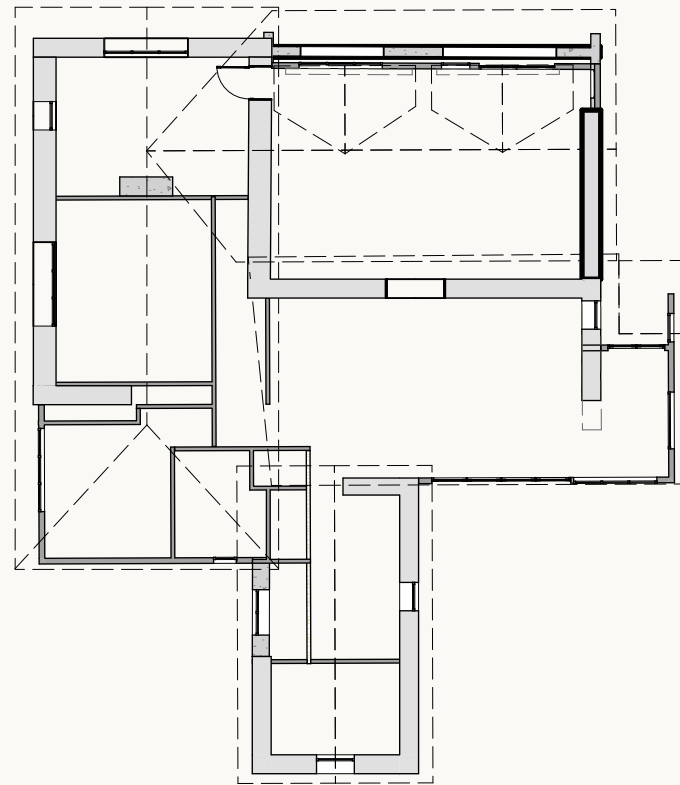
The adaptive re-use of the historic farmhouse will celebrate its original character while introducing a new community-focused function.

The proposal involves carefully stripping back later additions to reveal the authentic stacked schist croft and cottage forms, reinstating their robust stone walls and gabled rooflines as defining features.

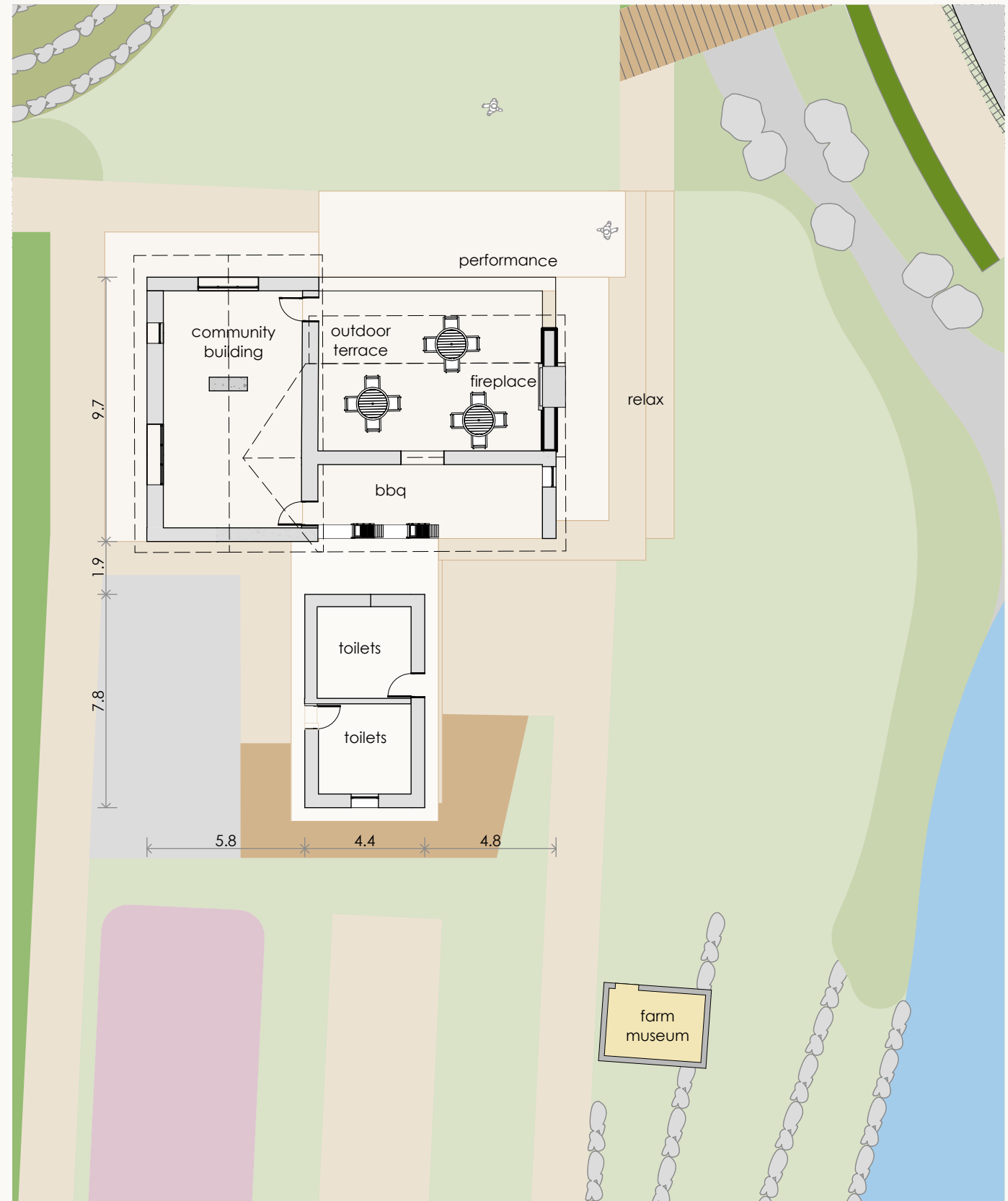
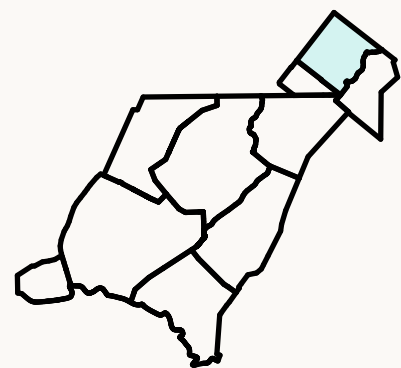
This restored heritage fabric will provide a sheltered framework for an outdoor play space, creating a safe and inviting environment for families. Integrated amenities such as toilets and barbecue facilities will enhance usability, encouraging gatherings and recreational activity throughout the year.

By combining heritage conservation with contemporary community needs, the design ensures the farmhouse remains a living part of Ridgeburn's story-honouring its 19th-century origins while supporting vibrant social interaction in a landscape setting.





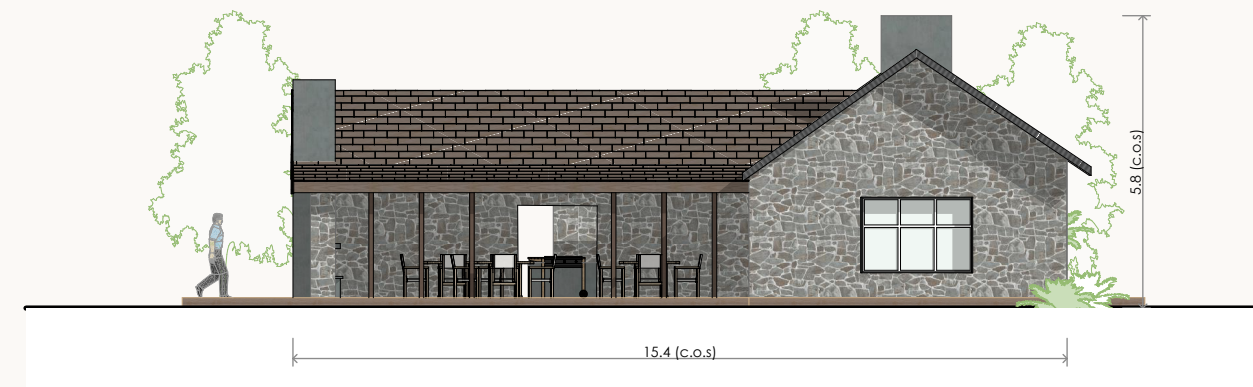
Existing Ground Floor



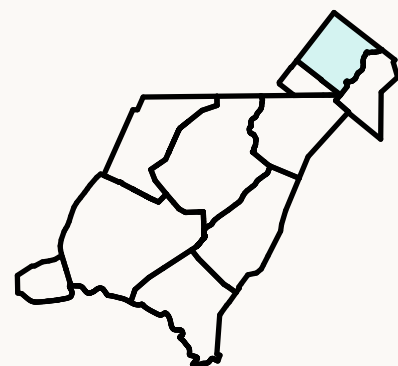
Proposed Ground Floor

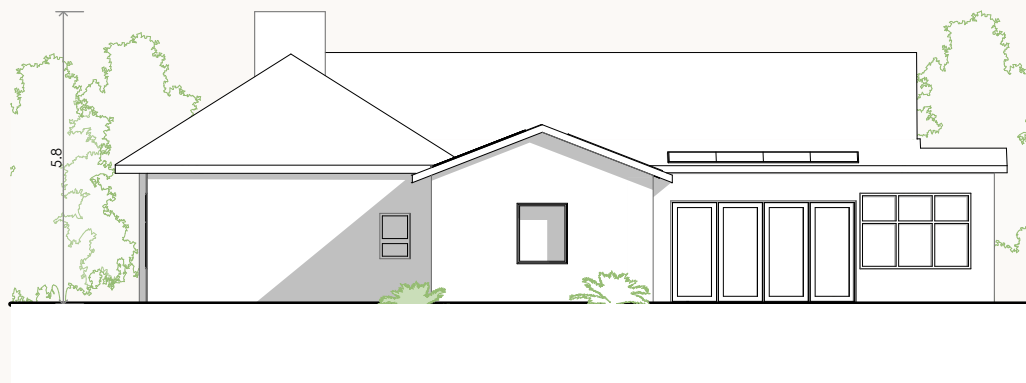


Farm House North Elevation

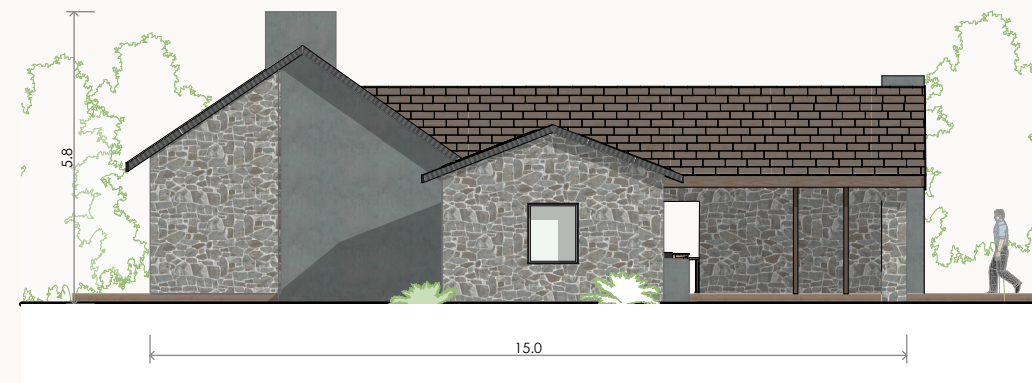


Farm House North Elevation Proposed

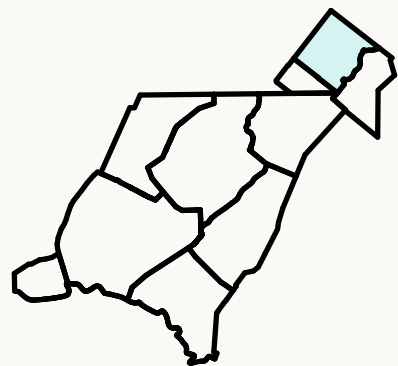


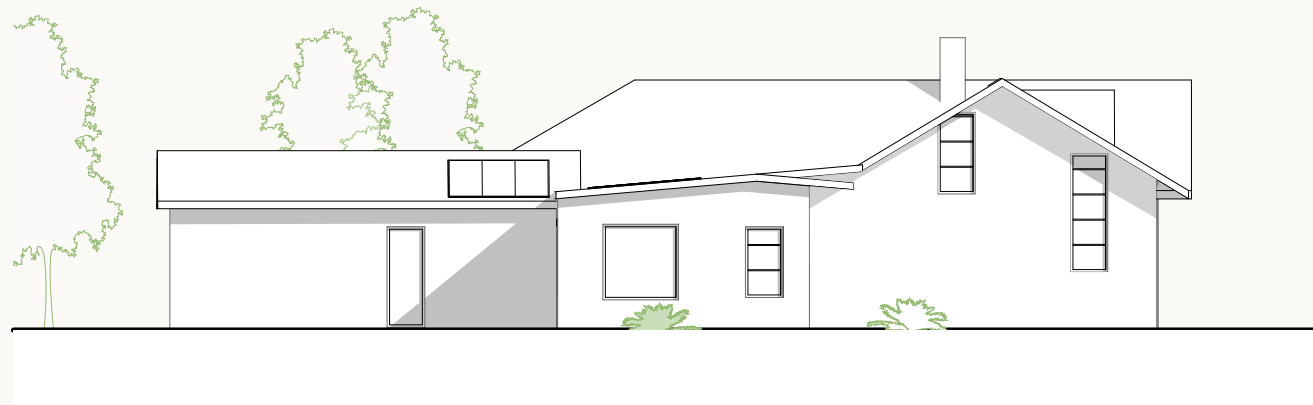


Farm House South Elevation

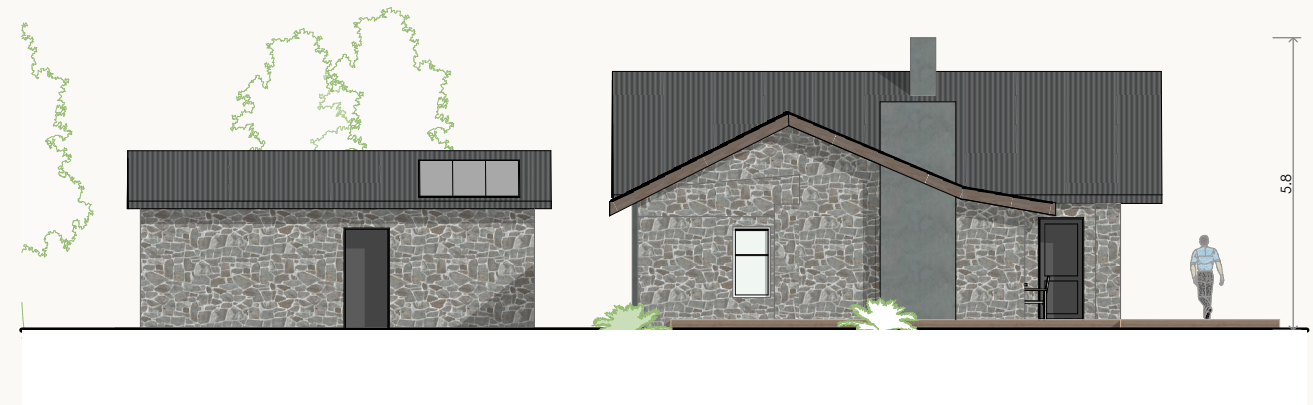


Farm House South Elevation Proposed

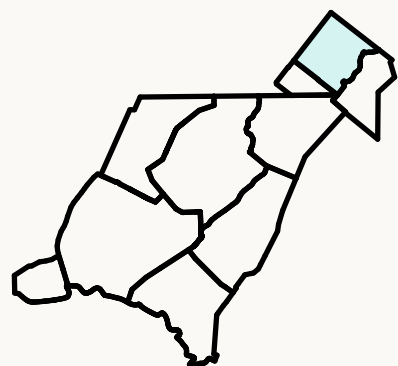


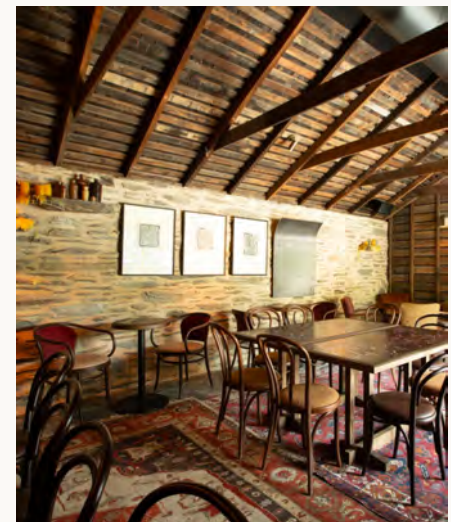
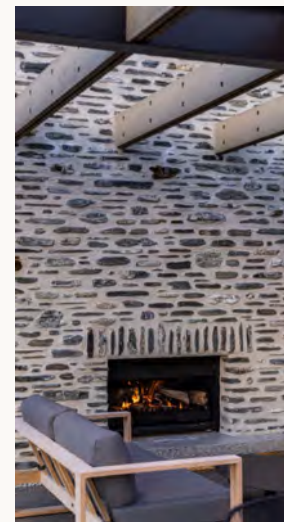


Farm House East Elevation



Farm House East Elevation Proposed





FARM MUSEUM

The farm museum at Ridgeburn is a remarkable example of adaptive re-use that preserves the essence of the site's earliest heritage.

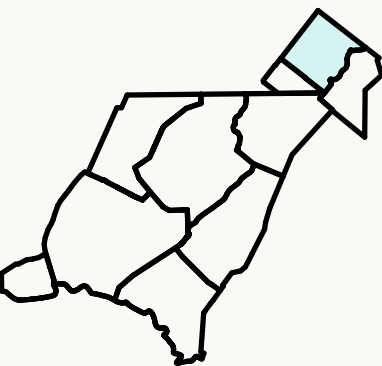
Originally a modest stone cottage built around 1865-1867 to house the first leaseholder, David Craig Jolly, this structure represents some of the oldest masonry on the property. Its simple form and locally sourced schist construction speak to the Scottish-influenced rural vernacular of the era.

Over time, the building evolved from a humble dwelling into a cherished family playhouse and, ultimately, a repository for historical artefacts. Today, the museum safeguards memorabilia collected by generations of the Hamilton family, offering a tangible link to the farm's pioneering past.

The proposed restoration approach respects this layered history by retaining the original stone remnants and corrugated iron roof form while introducing subtle interventions to stabilise and protect the structure.

Inside, the museum will continue to display farm tools, photographs, and personal items that narrate life on Doonholme Farm from the 19th century through to modern times.

The design philosophy prioritises legibility of heritage fabric, ensuring new work is clearly distinguishable yet sympathetic, using natural materials and a restrained palette. This careful balance of conservation and functionality will create an intimate, interpretive space where visitors can engage with the stories of Ridgeburn's agricultural heritage in an authentic setting.

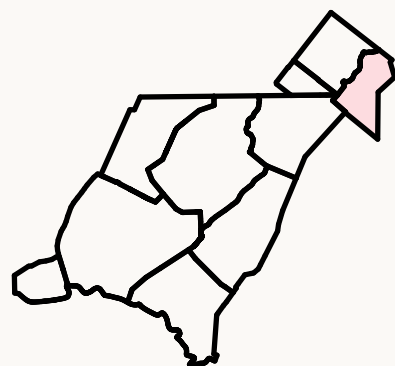
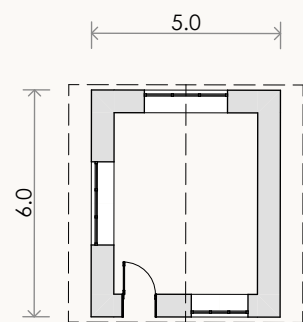


RIDGEBURN GATE HOUSE

The gate house at the entrance is envisioned as a distinctive marker that frames the arrival experience while echoing the heritage character of Ridgeburn.

Designed with a restrained, rural aesthetic, it will incorporate stacked schist stone walls and timber detailing, complemented by a corrugated iron roof to maintain continuity with the site's historic vernacular. The structure will serve both functional and symbolic roles, providing controlled access and visitor information while acting as a visual threshold that signals entrance and transition.

Subtle landscaping and low-profile lighting will enhance its presence without overwhelming the natural setting, ensuring the gate house feels integrated and welcoming. This approach reinforces the narrative of Ridgeburn as a place where heritage and contemporary design coexist harmoniously, setting the tone for the experiences that follow.

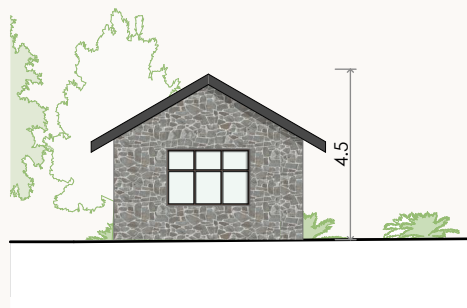




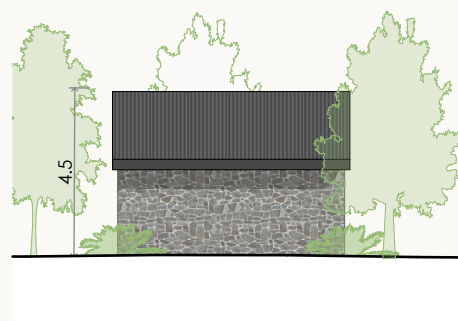
Gate House South Elevation



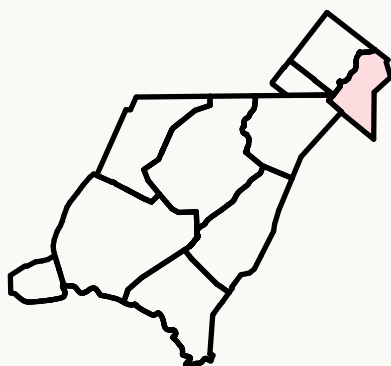
Gate House West Elevation



Gate House North Elevation



Gate House East Elevation



HAY BARN SHELTER AND BIKE FACILITIES

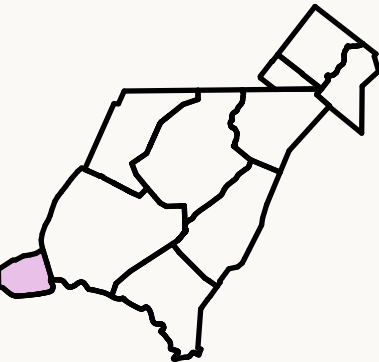
The open nine-bay hay barn, a later addition to the farmstead, stands as an example of New Zealand's rural vernacular, characterised by its corrugated iron cladding and timber cross-braced bays.

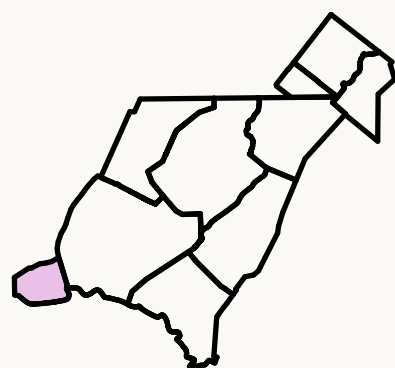
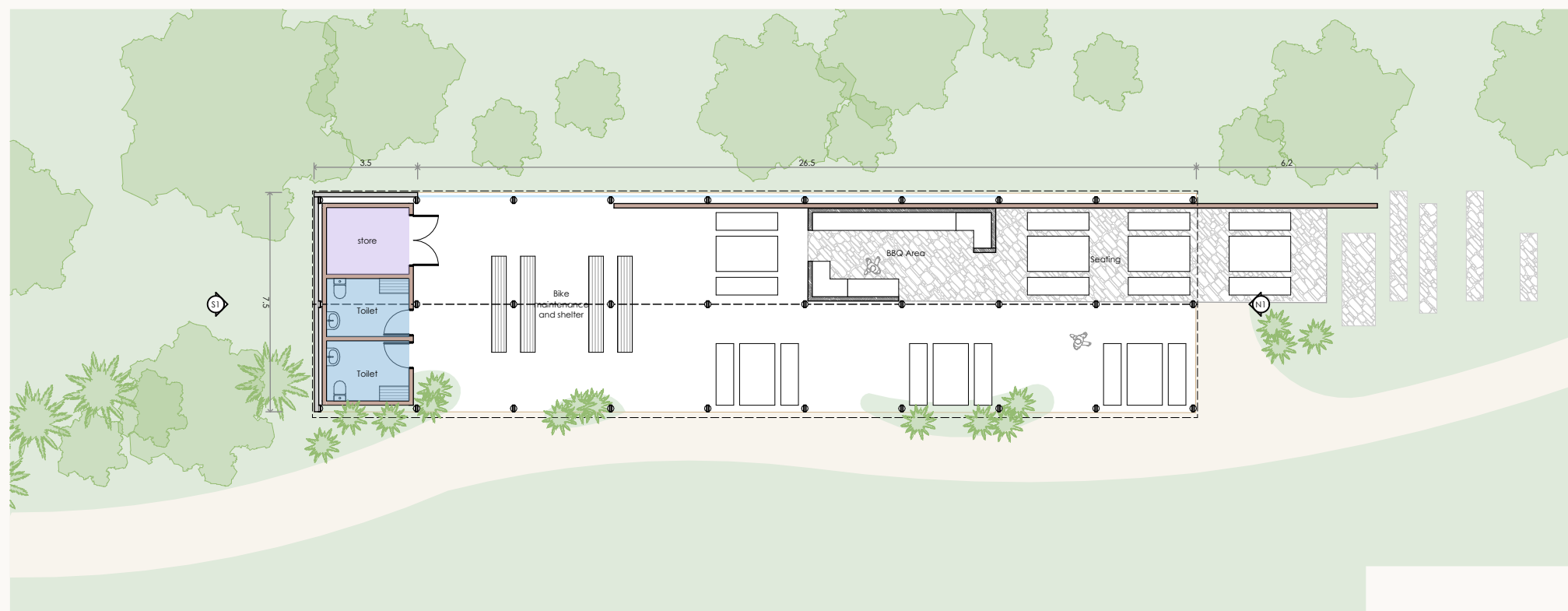
This structure will be carefully dismantled and relocated to the Kawarau ridge side of the subdivision, where it will take on a new life as a River Trail Information Hub, Mountain Bike Cleaning Station, Covered Picnic Area, and Public Toilets.

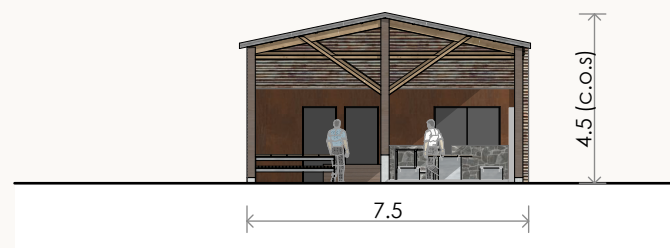
The adaptation will be undertaken with sensitivity, retaining the shed's distinctive linear form and rhythm of bays to preserve its agricultural identity. Original corrugated iron panels will be reinstated wherever possible, and timber framing will be repaired or replaced in kind, ensuring authenticity and durability.

The design will introduce discreet functional upgrades-such as integrated seating, water-efficient fixtures, and robust flooring-while maintaining the barn's open character and visual simplicity. Landscaping around the structure will complement its rural aesthetic, using gravel paths and native planting to create a relaxed, informal setting.

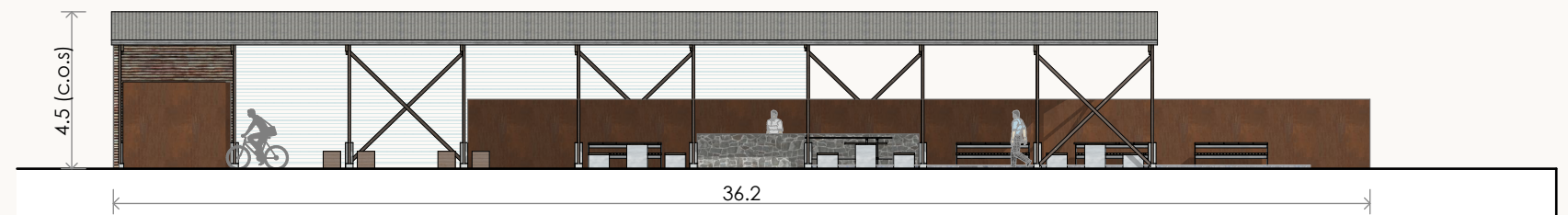
By reusing this distinctive building, the project not only reduces waste and celebrates heritage but also delivers a practical, low-maintenance facility that supports recreational activity and strengthens the sense of place along the Kawarau ridge. This approach exemplifies Ridgeburn's commitment to sustainability and cultural continuity, transforming a utilitarian farm structure into a vibrant community asset.



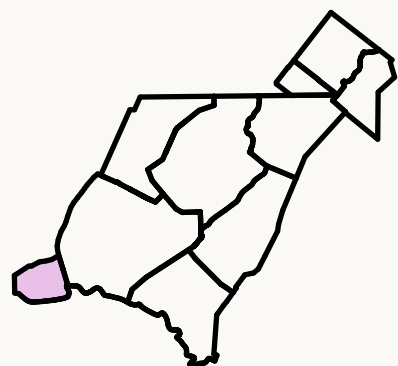


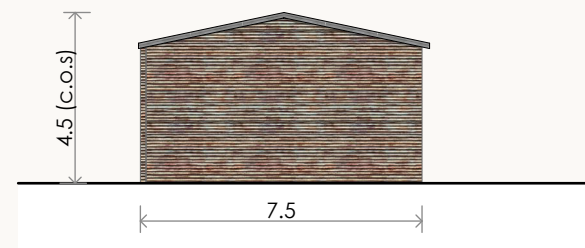


Hay Barn North Elevation

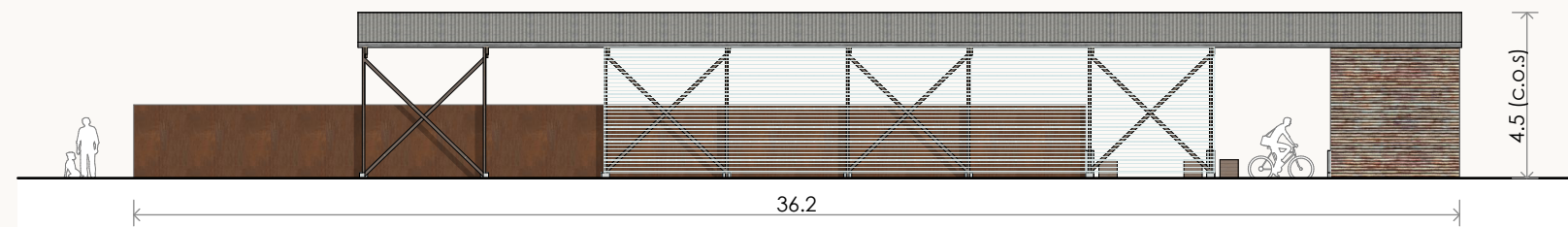


Hay Barn East Elevation

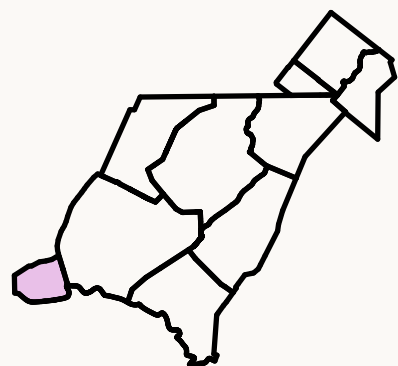




Hay Barn South Elevation



Hay Barn West Elevation





COMMUNITY PARK CHANGING ROOMS

The proposed changing rooms will be designed as a practical yet characterful addition to the community park, reflecting the rural vernacular that defines Ridgeburn's identity.

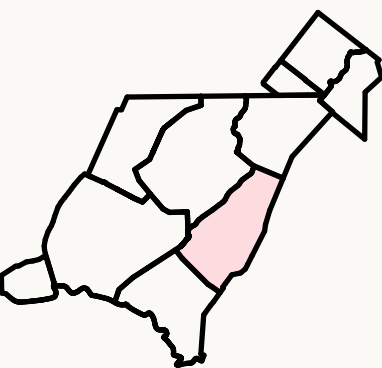
The structure will feature timber cladding in natural tones and a corrugated iron roof, chosen for their durability and low-maintenance qualities while harmonising with the surrounding agricultural heritage.

Inside, the layout will incorporate toilets, sheltered seating areas, and accessible facilities, ensuring comfort and convenience for all park users. The design prioritises simplicity and robustness, with clean lines and honest materials that evoke a sense of authenticity without compromising functionality. Generous openings will provide natural ventilation and light, creating a welcoming environment that feels connected to the outdoors.

Adjacent to the changing rooms, the existing Hay Barn Silo will be repurposed as a sculptural feature, reinforcing the site's historic narrative while introducing a contemporary layer of interpretation.

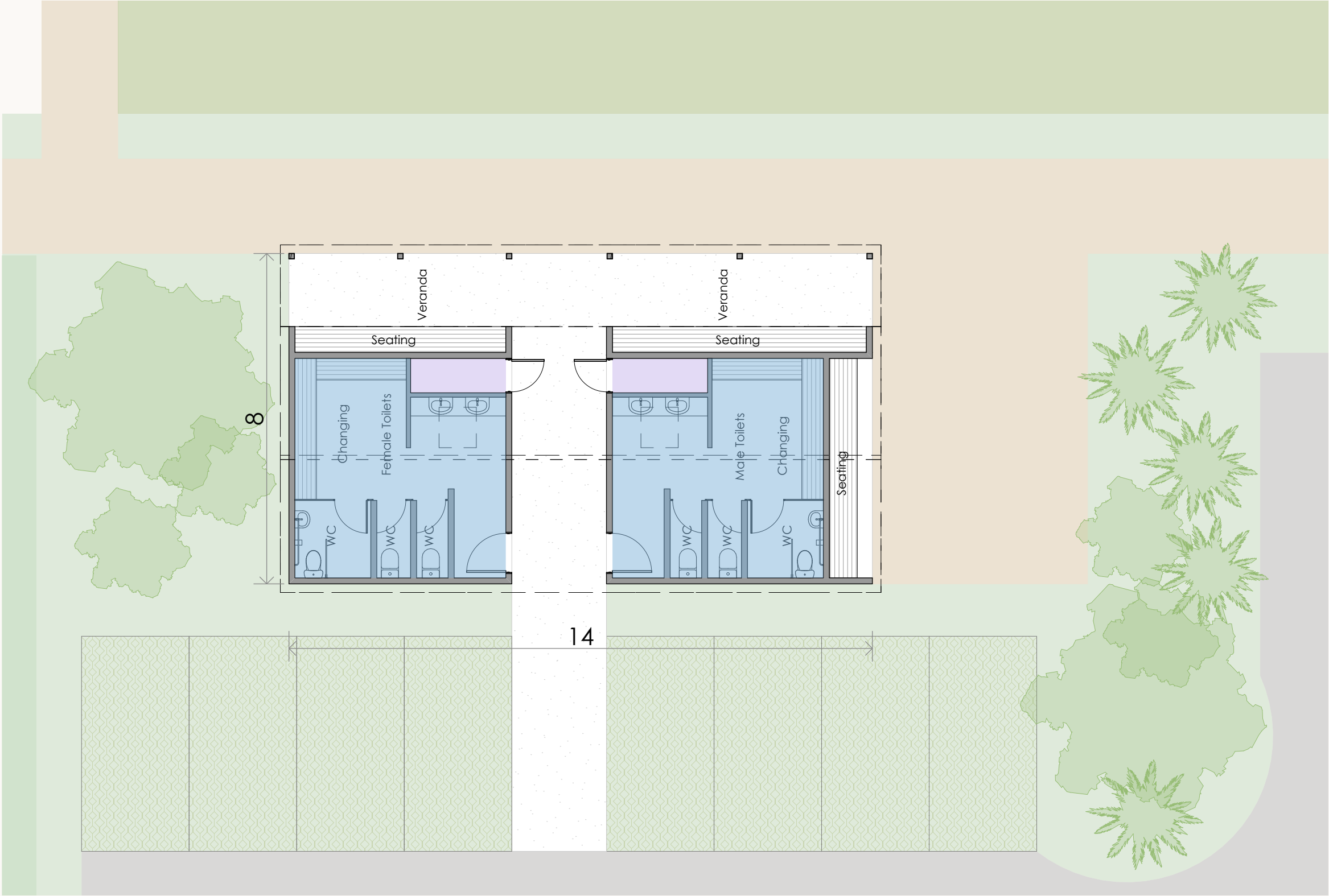
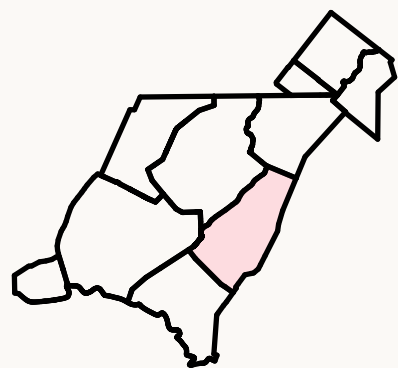
Beyond its visual impact, the silo offers potential for integrated water storage, supporting the amenities and contributing to sustainable resource management. This adaptive reuse approach celebrates the farm's legacy while embedding ecological responsibility into the design.

Together, the changing rooms and silo will form a cohesive ensemble being robust, purposeful, and deeply rooted in the character of Ridgeburn, enhancing the park as a social and recreational hub for the community.

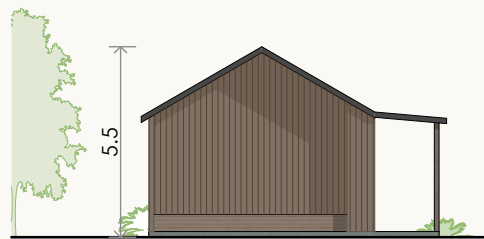


precedent images

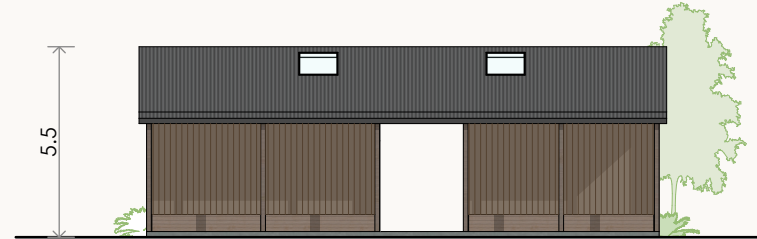




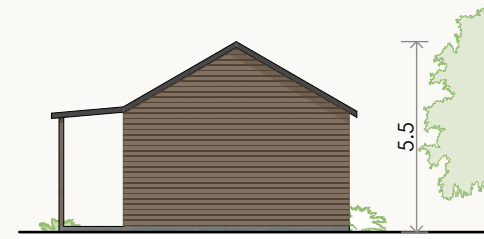
Ground Floor



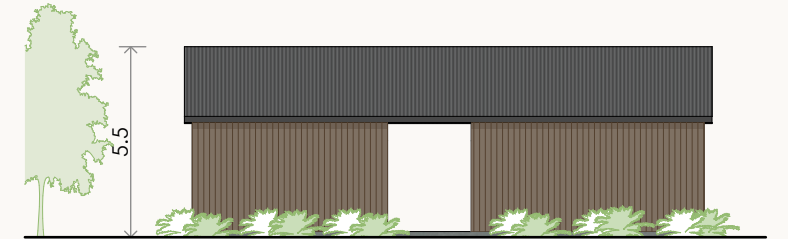
Changing Rooms East Elevation



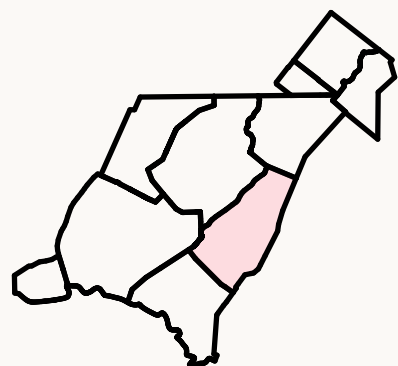
Changing Rooms North Elevation



Changing Rooms West Elevation



Changing Rooms South Elevation





GIBBONS | CO



NOVAK+MIDDLETON

Ø
RIDGEBURN

PRINTED: 10/03/2026

Ridgeburn - Arrow Junction

GIBBONS | CO



NOVAK+MIDDLETON

Heritage and Community Spaces
Community Park Perspective FT-AA-25/1 - Resource Consent

SCHIST OUTCROPS, SKINKS AND GECKOS

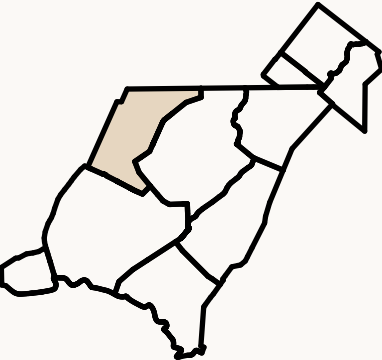
The Ridgeburn site supports native lizard species, with habitat concentrated in areas of ungrazed pasture, rock piles, woody debris, and exposed bedrock.

The most notable species identified is the mountain beech gecko (*Woodworthia "south-western"*), classified as At Risk - Declining under New Zealand's conservation status. Although the current habitat is modified and fragmented within a pastoral environment, the development proposal includes significant measures to enhance conditions for lizards.

These measures involve salvage and relocation of lizards to protected areas within the site, habitat enhancement through native revegetation, and comprehensive pest plant and animal control.

The Morven Hill Neighbourhood Reserve features a central schist outcrop that will be protected and preserved specifically to provide high quality lizard habitat. Carefully landscaped and located trails will allow for people to appreciate these special locations without impact.

(Work in progress with Iwi consultation)



STREAM AND WETLAND RESTORATION

The Ridgeburn masterplan places strong emphasis on retaining, restoring and enhancing the site's freshwater systems, recognising their ecological and cultural significance.

Existing streams, ephemeral channels, and natural inland wetlands- a modified condition and assessed as having low ecological value -will be retained within a network of green open spaces and enhanced through targeted ecological restoration measures.

Restoration measures include riparian planting with a diverse palette of native species, designed to improve water quality by increasing filtration, stabilising banks, and providing shade to reduce thermal stress on aquatic environments. These plantings will also deliver organic matter inputs, enriching aquatic habitats and supporting invertebrate communities.

Constructed stormwater treatment infrastructure will complement these efforts, ensuring that runoff entering wetlands and waterways is treated in accordance with industry best practice standards. Together, these initiatives will contribute to freshwater ecological function and connectivity, while also providing recreational amenity.

(Work in progress with Iwi consultation)



RECREATION AND LANDSCAPE INTEGRATION

The Ridgeburn masterplan establishes a connected green network that weaves through every neighbourhood, creating an immersive recreational experience for residents and visitors. This network integrates active playgrounds, petanque courts, bike parks, and multi-use playing fields, ensuring a diverse range of activities for all ages and abilities.

Each element is strategically positioned within walking distance of homes and linked by a series of shared trails and cycle paths. The network promotes active transport and encourages social interaction across the community and beyond, with routes linking through to the wider Twin Rivers Bike Trail.

Beyond functionality, the green network is conceived as a landscape-driven experience, blending recreation with ecological enhancement. Trails meander through enhanced wetlands, native planting zones, and heritage features, offering moments of pause and interpretation alongside active play.

Sheltered seating areas, picnic nodes, and informal gathering spaces punctuate the route, creating opportunities for relaxation and community events. High points form lookouts to take in the views across the surrounding landscape.

By integrating sport, play, and nature within a coherent framework, Ridgeburn delivers a recreational environment that is robust, adaptable, and deeply rooted in its rural context—supporting health, wellbeing, and a strong sense of place.

Refer to the comprehensive Landscape Design documentation prepared by Rough Milne Mitchel Landscape Architects for detail.

(Work in progress with lwi consultation)



RECREATION NETWORK

Approximate Development Areas

Total Site Area	212 Ha
Total Reserve Area	32 Ha
Total Urban Development	66.5 Ha
Morven Hill and Kawarau Escarpment	
Native Restoration	103 Ha
Community Park (Including Sports Field)	3 Ha
Community Park (Excluding Sports Field)	2.6 Ha
Sports Fields	1.5 Ha
Neighbourhood Parks	0.3 Ha
Reserve Planting	11 Ha
Riparian Planting	5 Ha
Slope Planting (Excl. Morven Hill and Escarpment)	6 Ha
Street Trees	820
Reserve Trees	363

