



RIDGEBURN

ARROW JUNCTION

DESIGN VISION AND GUIDING PRINCIPLES

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RIDGEBURN LTD ARCHITECTURE, URBAN DESIGN AND MASTERPLANNING

DOCUMENT PURPOSE AND INTENT

Date: 6 March 2026
Issue: Rev 1 - Resource Consent

Project: Ridgeburn Masterplan
Project Number: 2512
Document Purpose: Fast-Track Approvals Act Substantive Application
Prepared for: Ridgeburn Ltd

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This drawing set is conceptual and has been prepared solely for the purposes of the Fast-track Approvals Act substantive application. Further changes and refinements are anticipated through subsequent consenting and detailed design stages. While the overall design intent will be maintained, it is acknowledged that additional consents and engineering approvals will be required from Queenstown Lakes District Council.

This Report has been prepared by Novak+Middleton Ltd on the specific instructions of our Client, and is provided for their use only and the purpose for which it is intended.

Novak+Middleton Ltd has been engaged by Ridgeburn Ltd as Architects, Urban Designers and Masterplanners to design and document Ridgeburn as part of the Ridgeburn Fast-track Approvals Act Substantive Application.

Ridgeburn is a comprehensive residential and mixed-use development that is comprised of approximately 1,210 residential units, including 180 more affordable units, workers accommodation, community facilities and commercial premises. The project includes the preservation of the existing farm museum, the repurposing of the historic woolshed into a restaurant & bar, and the reconstruction of the farmhouse, and the haybale shed, into outdoor shelter and community gathering spaces.

The design documentation for Ridgeburn has been prepared through collaboration of the following consultants, along with input from the wider consultant team:

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| Project Management: | GibbonsCo |
| Town Planning: | Barker & Associates |
| Masterplanning, Urban Design and Architecture: | Novak+Middleton Ltd |
| Landscape Architecture: | Rough Milne Mitchell Landscape Architects |
| Civil Engineering: | McKenzie & Co |
| Ecologist: | Viridis Limited |
| Traffic Engineer: | Carriageway Consultants |
| Waste Water Disposal: | WGA NZ |
| Perspective Artist | OTOH (One to One Hundred) |

ARCHITECTS DESIGN STATEMENT

Novak+Middleton are excited to partner with GibbonsCo to deliver Ridgeburn, a fully master planned and integrated community that responds directly to Queenstown’s identified demand for a range of new housing. Located at Arrow Junction, Ridgeburn, will offer approximately 1,210 new homes with associated community and supporting services.

The masterplan is comprised of a diverse range of housing options, including more affordable housing maintained as rental accommodation in the medium term. The development provides housing intended to meet the needs of local workers, first home buyers, singles and couples, families, retirees and all future residents, integrated within the Central Otago landscape. The design reflects local character, lasting quality, resilience and sustainability, and is intended to integrate with the surrounding landscape, while responding to existing landform and natural features.

Drawing inspiration from the informal charm of early Otago settlements, Ridgeburn’s meandering layout, natural landscaping, and simple gabled residential architecture reflect a deep respect for the land and its history. The masterplan retains and enhances identified landscape features, including escarpments, wetlands, schist deposits, and an historic water race, while restoring historic rural buildings as vibrant community facilities.

The Project includes walking and cycling tracks, water features, varied transport options, and an abundance of recreational opportunities, integrated within a landscape design that responds to the Central Otago environment.

Ridgeburn is a place where housing choice, community life, sustainability, and strong local identity come together. A place to call home.

Novak+Middleton are proud to support GibbonsCo in realising this vision of a fully integrated community that will be an important part of Queenstown’s future.



CONTENTS

A1. Design Vision and Guiding Principles

Architects Design Statement
Vision
Introduction
Opportunities

Guiding Principles

Guiding Principles Summary
Place and Heritage
Community and Connectivity
Landscape Integration
Environmental Sustainability
Housing for All

Site and Context

Local Amenity

A2. Masterplans

Site Layout and Landform Response
Neighbourhood Structure
Site Context - Planning Overlays
Site Context - Setbacks and Constraints
Neighbourhood Lot Yield
Housing Typologies and Indicative Mix
Recreation, Roading and Pathway Networks

B. Residential Neighbourhoods

B1- Affordable District Plans and Housing Typology Drawings

Affordable District Structure and Character
Affordable Housing Typologies

B2- Family Housing Neighbourhoods

Neighbourhood B - Central Fields
Neighbourhood C - Midland Paddocks
Neighbourhood D - Crown Range Estates
Neighbourhood E - Doonholme Rise
Neighbourhood F - Morven Hill
Neighbourhood G - Remarkables Ridge
Neighbourhood H - Kawarau Riverview
Neighbourhood J - Queenstown Lookout

B3- Family Housing Typology Drawings

Typologies (Cottages, Terraces, Family Homes)

B4. Community and Commercial Precinct

Precinct Overview
Daycare and Community Facilities
Supermarket
Visitor and Worker Accommodation
Workspaces and Community Hub

B5. Heritage, Community and Recreation Spaces

Overview
Woolshed Pizzeria and Bar
Farmhouse Community Space
Farm Museum
Ridgeburn Gate House
Hay Barn Shelter and Bike Facilities
Community Park Changing Rooms
Schist Outcrops, Skinks and Geckos
Stream and Wetland Restoration
Recreation and Landscape Integration

C1. Design Approach and Controls

Environmental Design
Building Form and Massing
Material Controls
Signage and Wayfinding
Safety and Accessibility
Edge Controls and Lighting

C2. Design Standards for Affordable Housing

Design Controls
Material Palette

C3. Design Standards for Standalone Housing

Design Controls
Material Palette

C4. Design Standards for Commercial Buildings

Design Controls
Material Palette



INTRODUCTION

The Site

Ridgeburn, located at 122 Morven Ferry Road, Arrow Junction, is nestled within the rolling landscape of Central Otago, just outside Queenstown. The approximately 212 hectare site is discreetly framed by Morven Hill to the west and the Kawarau River to the south, offering expansive views toward Frankton and panoramic outlooks to The Remarkables.

Defined by escarpments, schist outcrops, and undulating terrain, the land features significant natural and cultural elements, including wetlands, an historic water race, and a cluster of heritage farm buildings. Historically a working farm, these features provide a strong foundation for a new master-planned community that respects both the environment and the site's heritage.

Existing Buildings

Near the site entrance, a small group of farm buildings includes a timber and stone farmhouse, a stone shearing shed, and several outbuildings. While weathered and modified over time, these structures reflect the site's agricultural history, constructed from local materials such as schist and corrugated iron. Surrounded by mature trees, the buildings remain an integral part of the landscape.

Though not formally protected, these buildings hold local heritage value. The masterplan proposes to retain and adapt them for community use, preserving a tangible connection to the past while repurposing them for modern needs. Mature trees will also be preserved and celebrated throughout the site where appropriate.

Local Character

Ridgeburn is situated in the rural landscape of Central Otago. Surrounded by open paddocks and pastoral rural lifestyle. To the west, Morven Hill provides a defining backdrop, while the Kawarau River Valley is an important landscape feature to the south.

The site is well connected to recreational infrastructure, including walking and cycling trails, including the Twin Rivers Trail, which forms part of the Queenstown Trail network and provides connections toward Arrowtown, Frankton and the Lake Hayes area. The site maintains a rural outlook, while Arrowtown and Lake Hayes are accessible within a short drive.

The built environment surrounding Ridgeburn is characterised by dispersed rural living and low-density development. Scattered farmhouses, woolsheds, and outbuildings reflect the area's agricultural history. More recent developments including rural lifestyle and tourism accommodation, are typically set back from the roads and screened by planting.

Arrowtown, with its historic charm and compact urban form, is located to the northeast. The suburban developments of Lake Hayes Estate and Shotover Country to the south include more conventional housing typologies. These varied built forms create a balance of rural and suburban elements, with Ridgeburn located at the intersection of these areas.





OPPORTUNITIES AND CONSTRAINTS

Ridgeburn presents a compelling opportunity to deliver much needed housing in the Queenstown Lakes area, while enhancing the natural and cultural character of Central Otago.

The site's topography, heritage buildings, and ecological features offer a strong framework for a site responsive masterplan that integrates green infrastructure, celebrates local history, and supports diverse, community focused living.

Ridgeburn's undulating landforms, wetlands, rock outcrops, existing trees and outstanding views are key drivers of the proposed master planning. The topography naturally guides development into discrete clusters, enabling sensitive placement of built form and minimising visual impact. Natural landforms encourage innovative housing typologies and street design that follows the natural ground contours and reduces earthworks.

Environmental limitations support a water sensitive approach, where wetlands and drainage corridors become public amenities - part of a wider open space network that supports walking, biodiversity, and climate resilience. Similarly, the need to respect heritage fabric fosters a development pattern that is careful, compact, and embedded in local identity.



DESIGN VISION

Ridgeburn will be a contemporary neighbourhood that responds to the landscape and heritage of Central Otago.

The design will reflect the region's building traditions, with simple, low-profile structures and gable forms that respect the site's natural character. The built environment will prioritise simplicity, proportion, and restraint, creating a harmonious whole where every detail contributes to the aesthetic integrity.

The masterplan is designed to work with the existing landform, preserving important features such as escarpments, watercourses, and heritage buildings. The street network will be walkable, enhancing connectivity and fostering a sense of community. Density transitions have been carefully managed, with higher-density more affordable housing near the commercial precinct and more spacious lots in the rural heart of the site. Public spaces, including parks and heritage sites, will be interwoven with the development to promote a strong sense of place and continuity with the landscape.

The landscape strategy will reinforce the site's rural identity through informality, openness, and minimal intervention. Roads, paths, and open spaces will follow the natural contours of the land, with a loose structure that allows the landscape to remain legible. Boundaries will be soft and often undefined, blurring the line between public and private space and strengthening the connection between people and place, while still maintaining privacy for residents.





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Ridgeburn - Arrow Junction

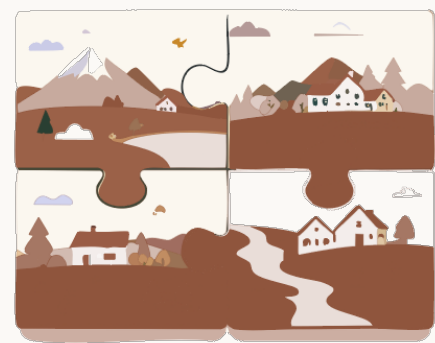
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Ridgeburn Design Vision and Guiding Principles
Perspective - Proposed Streetscape and Morven Hill FT-R-09/1 - Resource Consent

A.1 - 9/19

GUIDING PRINCIPLES



Place and Heritage

The masterplan integrates seamlessly with the natural landscape, honouring the site's topography and ecological features to foster a distinct sense of place rooted in local context and history. Several historic buildings, including a shearing shed, farmhouse, and outbuildings, will be restored and repurposed as community facilities, further reinforcing Ridgeburn's unique identity.



Community

Ridgeburn offers a broad range of well-designed homes to suit different household types and income levels, complemented by shared green spaces, community hubs, and pedestrian and cycle pathways that encourage social connection. Key community amenities-including a business centre, daycare, and retail hub-are thoughtfully located to serve as vibrant focal points within the neighbourhood.



Landscape Integration

The design emphasises the conservation of significant landscape features such as escarpments, hillocks, and schist deposits. The historic water race will be celebrated and wetlands and overland waterflows will be enhanced for both ecological value and recreational use. Landscape strategy featuring indigenous vegetation to support biodiversity and resilience. The Masterplan prioritises the visual amenity of the landscape, with tree-lined avenues along primary circulation visual connections to recreation areas.



Environment and Sustainability

Landscaping to Implementation of best-practice stormwater management, including enhancement of waterways and wetlands. Wetland areas are planted with native aquatic and marginal species, enhancing ecological function and providing valuable habitat for local wildlife.



Housing for all

The development will provide 1,210 residential units across a range of typologies and lot sizes. Housing choice will include 180 more affordable units, with the majority of these to operate as rental units intended to support households experiencing housing affordability constraints. Ridgeburn will contribute to housing supply within the Queenstown Lakes District, supporting population growth and addressing identified housing demand in the wider Central Otago region.

PLACE AND HERITAGE

Ridgeburn's architecture reflects Central Otago's rural vernacular through simple gabled forms, low profiles, and a restrained material palette. The design responds to the site's natural context by minimising earthworks, preserving key landscape features, and ensuring visual recession, so new development complements the area's character.

Heritage buildings are adaptively reused with care, retaining original elements such as schist walls and corrugated iron roofs. The shearing shed becomes a café and restaurant, the farmhouse a community hub, and the multi-bay shed a recreational centre.

Restoration uses traditional materials and techniques, while new interventions remain distinct, preserving the legibility of the site's history. These spaces provide amenities for gathering, recreation, and cultural events, ensuring heritage assets remain relevant and celebrated.

The masterplan anchors the community in its agricultural past, retaining clusters of timber and stone farm buildings surrounded by mature trees. Their adaptive reuse offers a tangible link to history, integrating heritage into the fabric of a vibrant, future-focused neighbourhood.



COMMUNITY AND CONNECTIVITY

Ridgeburn is envisioned as a connected, people-centred neighbourhood where movement and amenity are seamlessly integrated. A comprehensive network of pedestrian and cycle paths links homes to parks, heritage sites, and the commercial precinct, encouraging active lifestyles and reducing reliance on private vehicles.

Streets are designed to be safe and inviting, with traffic-calming measures and generous landscaping that create a pleasant, walkable environment. These connections extend beyond the site, linking to regional trails and public transport to enhance accessibility for residents and visitors alike.

Each neighbourhood includes multiple recreation areas, each with its own character and purpose, ranging from intimate pocket parks and play spaces to larger green commons and active sports areas, ensuring a rich variety of experiences for all ages.

This layered approach to amenity not only supports sustainable travel but also fosters social interaction, wellbeing, and a strong sense of community identity.

Commercial Precinct

The commercial precinct at Ridgeburn will provide essential services and amenities to support the day-to-day needs of residents and the surrounding area. Located also at the front of the site, it will include a small supermarket, business centre, daycare, health centre and worker accommodation. This mix of uses will create a convenient local hub that supports both living and working within the community, contributing to the overall vibrancy and self-sufficiency of the development.



LANDSCAPE INTEGRATION

Ridgeburn's undulating terrain; shaped by escarpments, schist outcrops, and natural landforms informs the spatial structure and layout of the masterplan. Development is arranged in discrete clusters that follow ground contours, reducing earthworks and visual impact while enabling innovative housing and street layouts. Wetlands and drainage corridors double as public amenities, enhancing ecological resilience and recreational value.

A mix of native shrubs and trees, typical of the Queenstown Lakes and Otago region, will be used throughout, selected for their suitability to local climatic and soil condition. These will be complemented by avenues and clusters of exotic trees to provide seasonal interest and structure along key roads.

Planting mixes are tailored to specific landforms-such as gullies, open spaces, and water channels-and include species chosen for erosion control and resilience to frost, drought, and wind.

Water-sensitive design underpins the landscape strategy, using swales, wetlands, and native planting for stormwater management and erosion control. Open spaces are distributed throughout, offering parks, playgrounds, and community gardens alongside larger reserves that protect natural features. These flexible spaces support informal play, organised events, and biodiversity through green corridors.

Built form respects view corridors, mature trees, and heritage settings, ensuring new development integrates seamlessly with the landscape and historic assets. Adaptively reused farm buildings provide community amenities, anchoring the neighbourhood in its rural past. Planting combines native species typical of Otago with select exotics for seasonal interest, reinforcing informality with minimal kerbing, natural drainage, and open boundaries to maintain connection to the landscape.

The overall layout will maintain a sense of informality, with winding roads that follow the natural contours of the land, minimal use of formed kerbs, and natural swale drainage.

Meandering gravel paths and a general absence of fences or defined boundaries will reinforce a sense of openness and connection to the landscape.



ENVIRONMENTAL SUSTAINABILITY AND MATERIALITY

The architectural design at Ridgeburn is guided by principles of authenticity, sustainability, and community. Buildings are conceived to sit lightly on the land, with forms and materials that reflect the region's rural traditions. The design philosophy emphasizes the creation of a cohesive neighbourhood identity, while allowing for individual expression within a robust framework of design controls. Sustainability is embedded at every level, from passive solar orientation to the use of durable, low-maintenance materials.

Homes at Ridgeburn are carefully sited to optimize sunlight, views, and privacy, while minimizing visual impact on the landscape. Orientation is tailored to maximize passive solar gain and natural ventilation, supporting energy efficiency and occupant comfort. The placement of buildings also considers the relationship to streets, open spaces, and heritage features, fostering a sense of community and belonging.

External Aesthetic

The architecture at Ridgeburn will be visually recessive and grounded in rural precedent.

Buildings are simple in form - single or double storey, rectilinear volumes, modest footprints, and rooflines characterised by gables. This composition will avoid excessive articulation or ornamentation, instead relying on proportion and rhythm to create visual interest. Roofs, particularly gable ends will be void of eaves and be clad in non-reflective materials, referencing the utilitarian sheds and homes typical of the area.

Materiality is critical. The houses will be constructed from robust, natural materials, including schist, vertical timber cladding, and corrugated steel. These materials will be left to weather naturally or painted and stained in dark, earthy tones.

All external surfaces - including walls, roofs, joinery, and fencing - will have a Light Reflectance Value (LRV) under 30%, ensuring the architecture blends into the surrounding environment. Colour palettes will be muted and recessive, with a preference for greys, charcoals, browns, and deep reds.

Consistent with a pedestrian-centric vision, and historic precedent, garages and carports will not dominate the street or dwelling. They will be visually and physically secondary-set back from the primary building line, embedded in the terrain where possible, or expressed as a lean-to under a lower gable or mono-pitched roof. Detached garage forms are included where appropriate, especially when they can be treated as modern shed-like structures that reinforce the utilitarian rural character.



HOUSING FOR ALL

Housing Choice

Housing choice is a key priority in Ridgeburn, with a range of options designed to support a diverse and inclusive community.

At the front of the site, adjacent to the proposed commercial centre, the design provides a variety of more affordable housing, with the majority to operate as rental units and worker-focused accommodation. This area will offer a mix of housing types-such as compact detached homes, and terraces-that support greater density and affordability while maintaining the overall design quality of the development.

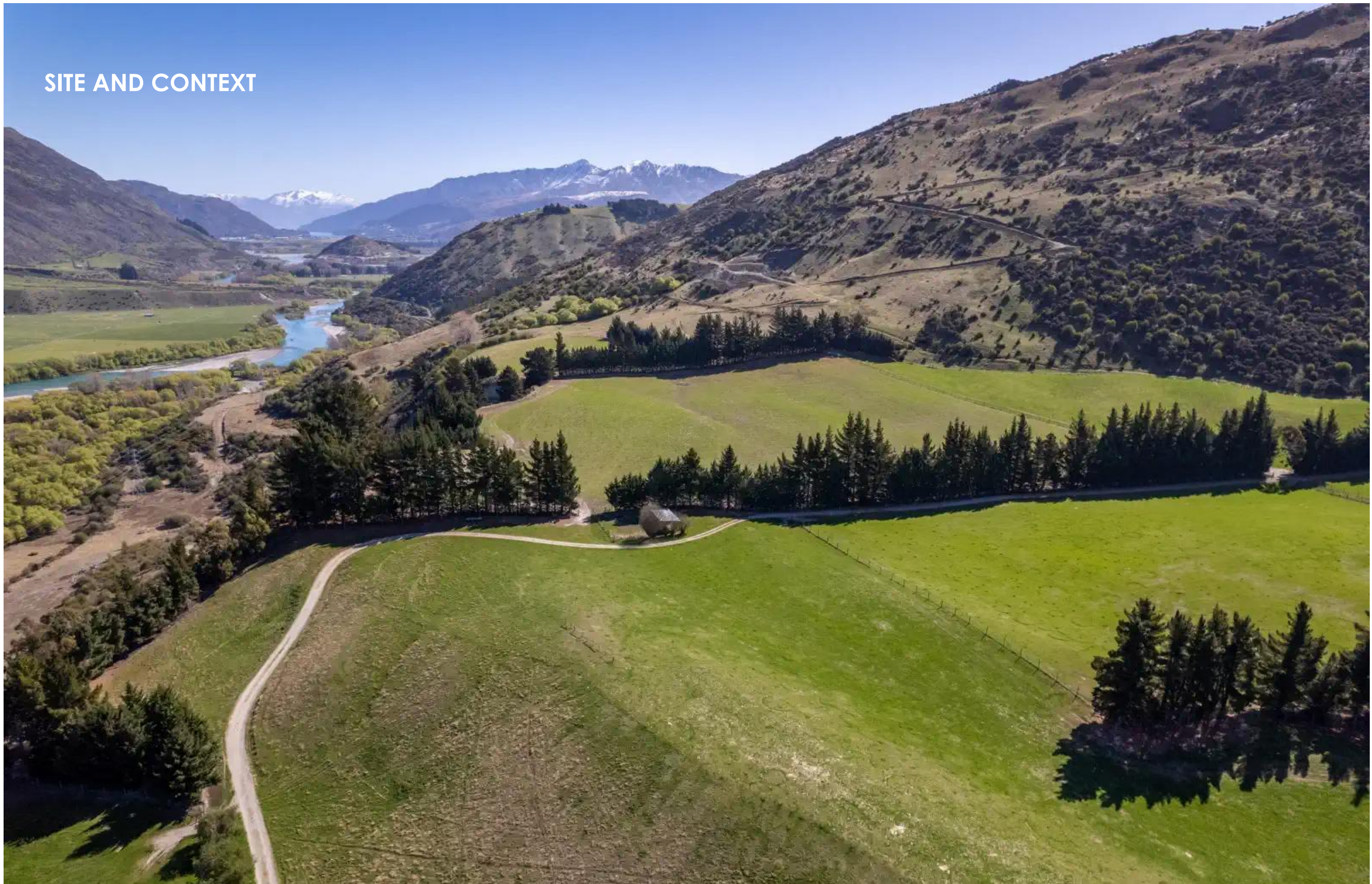
Locating these homes near the commercial precinct allows for a strong relationship between living and working environments and reflects a broader commitment to providing housing that meets the needs of the wider Queenstown-Lakes community.

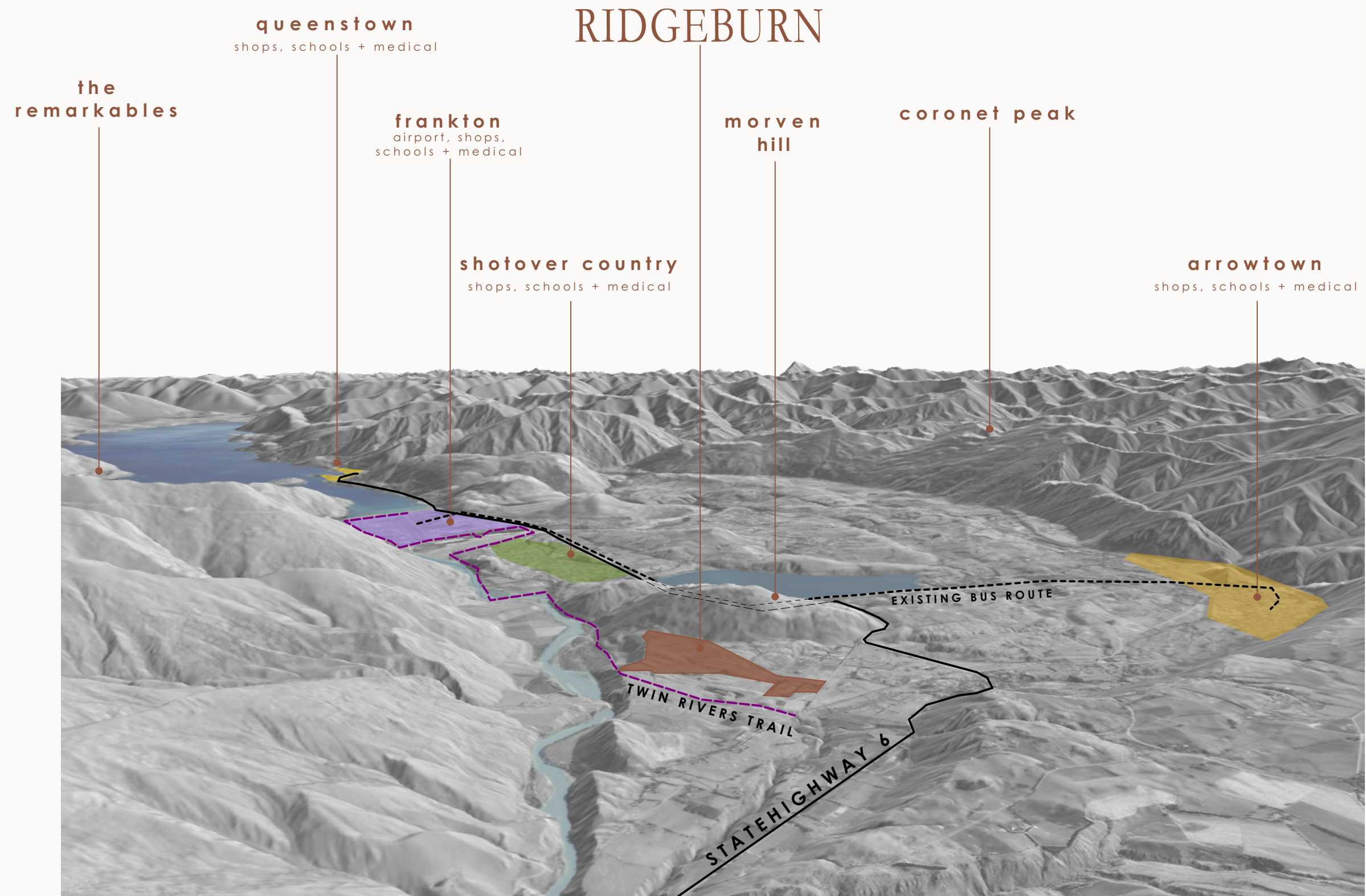
Across all neighbourhoods combined, the development includes 1,210 residential units with a wide spectrum of offerings; including modest, more affordable housing, houses for first home buyers, for workers, singles, couples, families, retirees.

Ridgeburn will provide much needed housing for all demographics in the Central Otago community, helping to address Queenstown's acute housing challenges by offering high-quality, attainable homes alongside mid-market and premium options, creating a vibrant, multi-generational community where everyone can belong.

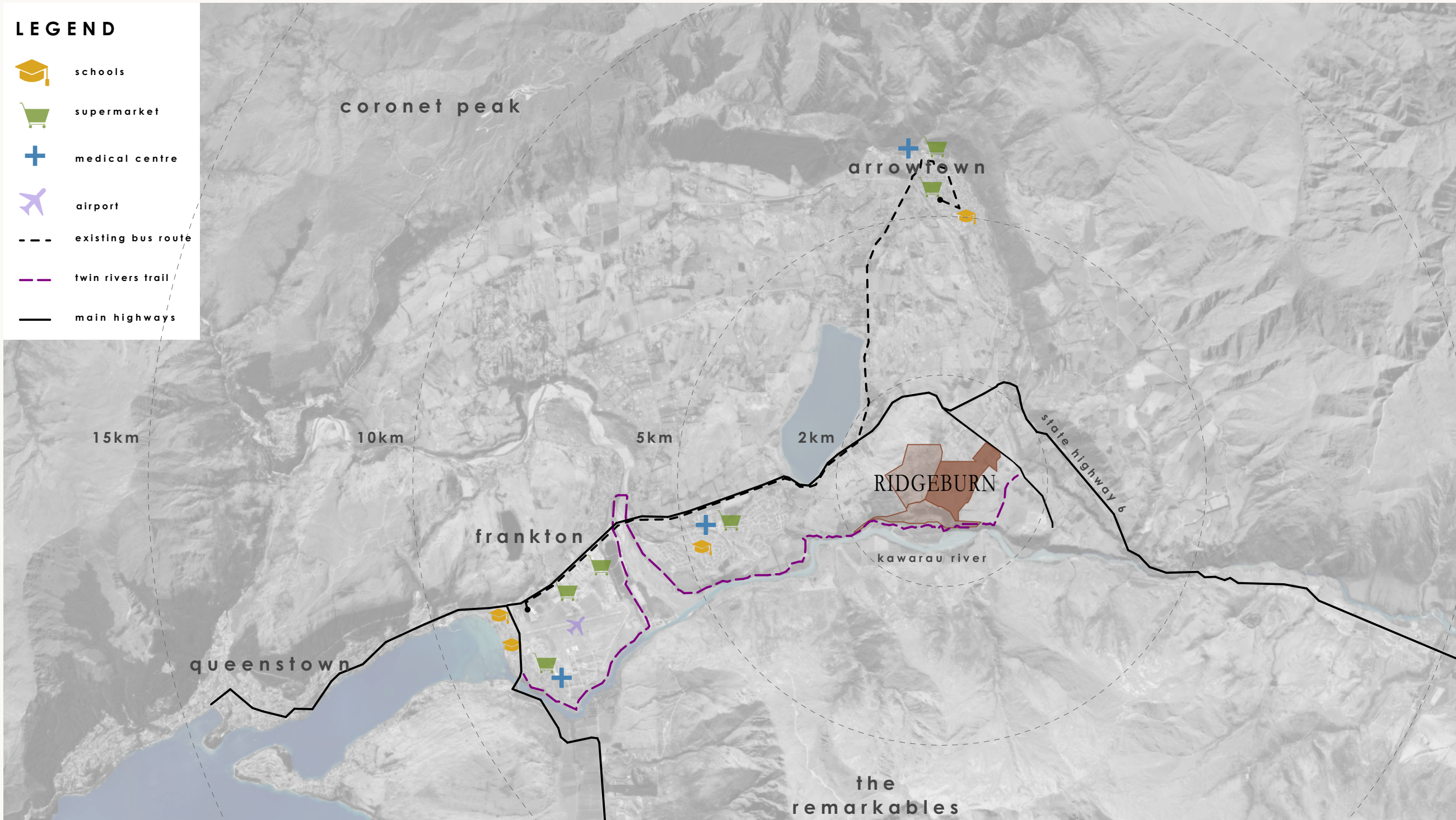


SITE AND CONTEXT





LOCAL AMENITY



CONCLUSION

The Ridgeburn architectural response is grounded in a deep respect for the site's landscape, heritage, and community aspirations. The development delivers a diverse range of high-quality homes, integrated with robust landscape and sustainability strategies, and supported by a strong sense of place. Through thoughtful design and careful stewardship, Ridgeburn will make a lasting contribution to the local identity and quality of life in the Queenstown Lakes region.



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