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LANDSCAPE ARCHITECTS

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Ridgeburn
Landscape Design Documents Two
Design Approach
Fast-track Approvals Act
Substantive Application



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This drawing set is conceptual and is for Fast-track Approvals Act Substantive Application purposes only. Changes and refinements will likely occur through the future consenting and detail design process. The design intent will remain while it is acknowledged future consent and engineering approval will be required by Queenstown Lakes District Council.

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The background features a complex pattern of overlapping circles in various shades of blue and green, creating a sense of depth and movement. Overlaid on these circles are several horizontal, wavy lines in a light blue color, which appear to be drawn or painted, adding a dynamic and organic feel to the composition.

DESIGN APPROACH

Landscape Design Principles & Key Moves

Design Approach

Design Principles



Key Moves

Creating a unique Ridgeburn identity which celebrates the past agricultural activities on the site, and the geological processes which have formed the topography	Providing a range of high quality housing choices with different densities and values	Ecological rehabilitation of the gullies, hills, and rock outcrops to create green corridors across the development
Framing views to the wider Wakatipu Basin landscape	Providing attractive walking / cycling facilities within the development and connecting to wider landscape	Best practice stormwater management
Celebrating the outstanding landscape of the Queenstown Lakes District	Creating distinctive Ridgeburn open space and public spaces which support community connection	Retain or enhance ephemeral and permanent waterways and wetlands
Creating a multi-functional green network incorporating ecology, recreation, and embracing existing wetlands, waterways, and topography	Creating a hub of commercial and community activities	Establishing a green frame of locally sourced indigenous vegetation

Landscape Masterplan

Design Approach

A core driver for the design of Ridgeburn has been the retention of key existing natural features on the site. These areas, along with other proposed reserves, creates a series of green and open spaces connected by a network of paths, trails and roads that will see recreation and amenity being a key element of the development. The circulation and connections with the surrounding environment, both physical and visual, including proposed indigenous and exotic vegetation typical to the area, will see the development appropriately tie in with the wider Wakatipu Basin context.

1:1500 plan enlargements to be found in part 3 of document

- ① Ridgeburn entrance

② Retail and hospitality commercial hub

③ Affordable living units

④ Refurbished farm buildings

⑤ Lookout

⑥ ONL/ ONF Line

⑦ Community node - including shelter, playground, sports field

⑧ Development edge rural landscape buffer

⑨ Park and ride adjacent to Morven Ferry Road

⑩ Development edge 30m escarpment landscape buffer

⑪ Connection to Twin Rivers Trail

⑫ Wetlands/ Stormwater management areas

⑬ Waste water treatment plant

⑭ Native dry shrubland management areas of ecological restoration

Legend

— Boundary

— Lot Boundary

Gravel

Grassed Areas

Dry Shrubland Reserve Slope

Riparian Margins - Upper Bank

Riparian Margins - Mid Bank

Riparian Margins - Stream Edge

Stormwater / Wastewater Basin Planting

Wetland Revegetation Planting

Tussock Planting

Amenity Planting

Boundary Interface Planting

Contour Interval = 5m

Scale 1: 7,000 @A3

0

10

50

100

300m



Ridgeburn Structure and Staging Plan

Design Approach

Supporting Community

Ridgeburn will provide living opportunities for a variety of lifestyles, which will include the following elements:

Providing a range of housing choices:

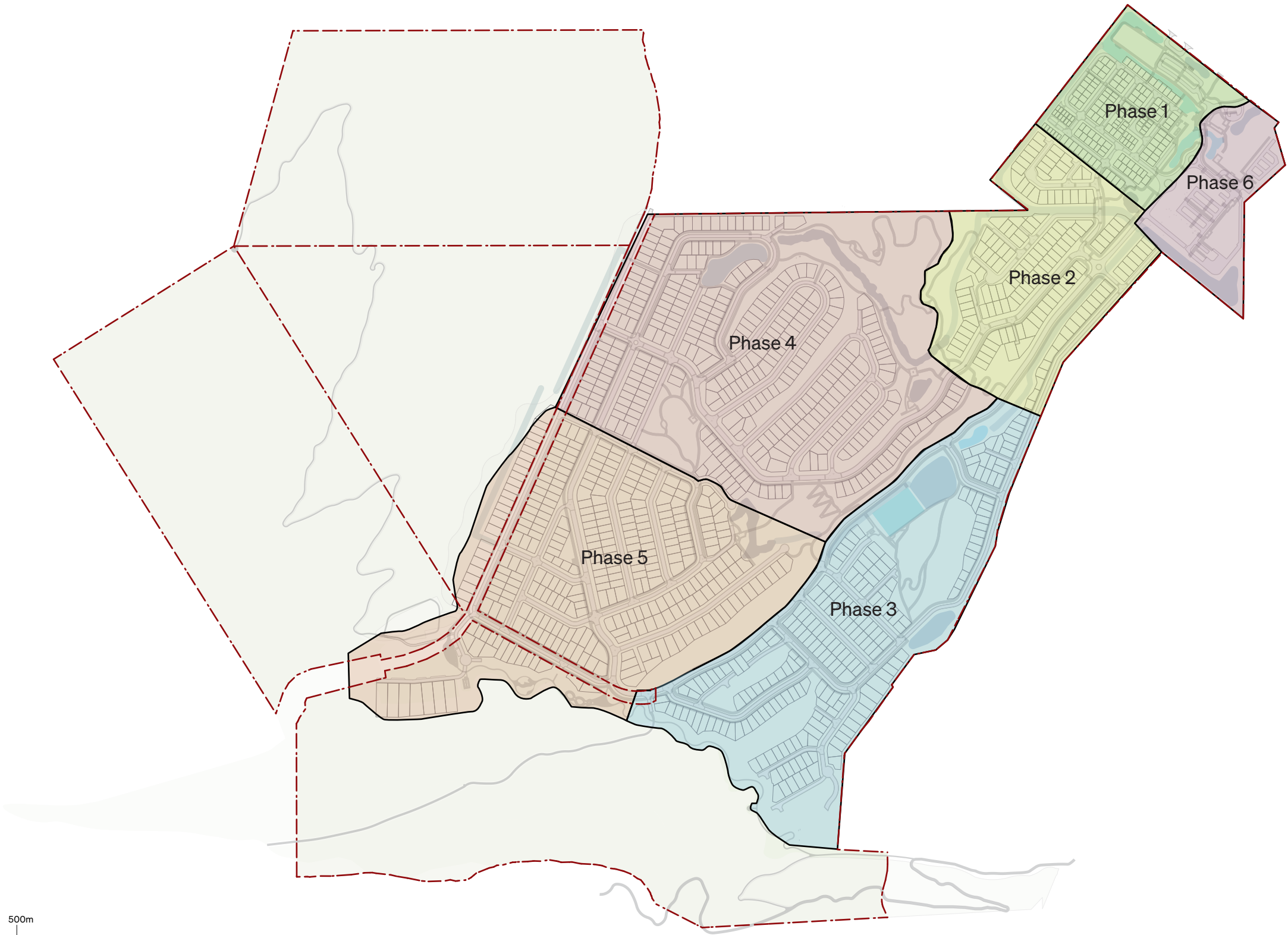
The development has been designed to create neighbourhoods which uses a variety of lot sizes and built forms to respond effectively to the topography and existing landscape features of the site. The development provides a range of high-quality living providing additional housing choices for Tāhuna / Queenstown and the Wakatipu Basin.

A neighbourhood of affordable housing options will be located adjacent to the commercial hub at the site's north end, creating a concentrated hub of activity with easy access to SH6 via Morven Ferry Road.

Ridgeburn delivers an array of residential lot sizes to support consolidated growth. All residential lots are located in areas of high shared amenity, surrounded by an array of reserves and green spaces that are well connected by a network of pedestrian links, cycleways and roads. A series of larger lots are sited on the more sensitive Kawarau escarpment edge to mitigate adverse landscape and visual effects.

Retail and hospitality commercial hub:

The retail and hospitality hub will provide worker / visitor accommodation, a business centre, daycare, a supermarket, community facilities, and opportunity for shops and restaurants to meet local needs and provide a focus for the new community.



Scale 1:8,000 @A3

Connections Network

Design Approach

Pedestrian/ Cycle Network:

A network of walking/cycling paths provides routes throughout Ridgeburn and connects to the Twin Rivers Trail.

Hierarchy of Streets:

A hierarchy of streets provides a functional, safe, and efficient network that also provides attractive public spaces for the community. The streets are designed as tree-lined and semi-rural in character. This informal design style promotes residents to move around the development by non-vehicular means, including walking and cycling. Ample street widths will also allow space for social interaction alongside street trees and vegetation. Stormwater will be collected and treated through roadside swales.

Primary Road (A1):

The primary road is a loop road through the development and is designed to be a 23m wide tree-lined avenue that includes a 2.5m separated shared path, grassed swales on each side of the road, and some on-street parking interspersed between street trees.

Secondary Roads (B1, B1-C):

The secondary roads are narrower and designed for slower speeds while supporting vehicular connections. Raised crossings and footpaths provide a safe environment for all users. These streets include some on-street parking interspersed between street trees with grassed or vegetated swales on both sides of the roads.

Tertiary Roads (B2, B3):

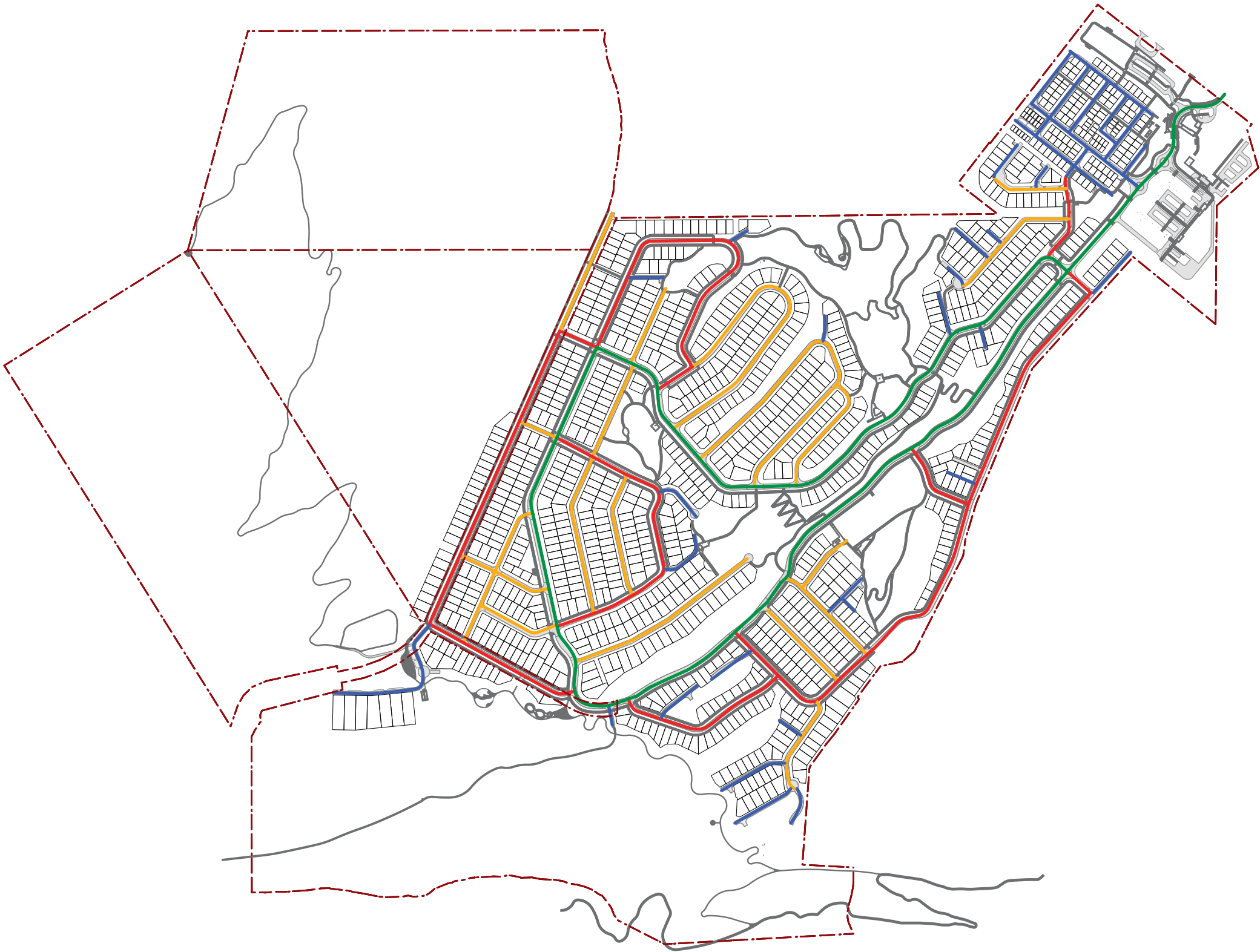
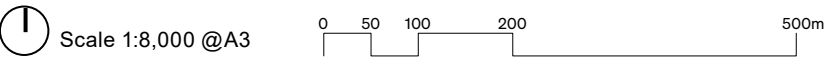
The tertiary roads are low-speed and low-traffic environments with raised crossings. These streets include some on-street parking interspersed between street trees with grassed or planted swales on both sides of the roads.

Community Lanes (C1, C2, C3, C4) :

The community lanes are low-speed and low-traffic environments with mixed surface materials, central drainage channels, and street trees. There is limited on-street parking.

Legend

	Footpaths / Pathways
	Primary Road (A1)
	Secondary Roads (B1, B1-C)
	Tertiary Roads (B2, B3)
	Community Lanes (C1, C2, C3, C4)

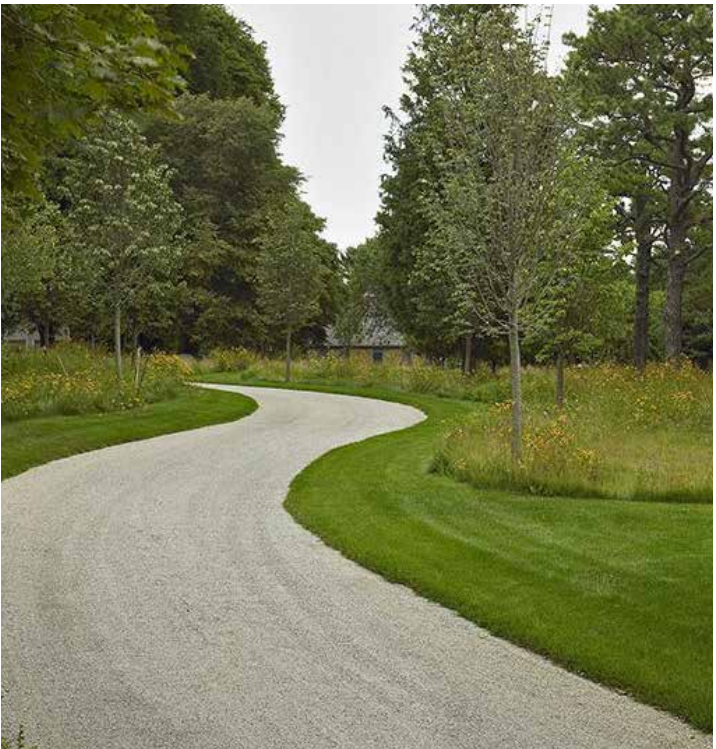


Recreation Connections

Design Approach

The reserves within the Ridgeburn will provide strong recreation opportunities for people on foot and by bike. These connections will consist of compacted gravel pathways, which provide links alongside the main roads and

through the grassed and planted sections of the reserves, connecting a variety of community nodes, including lookout points, playgrounds, BBQ spots, and exercise equipment.



Community Nodes

Design Approach

Picnic Areas:

A series of gathering areas are peppered throughout the various neighbourhoods within the development, with various amenity offerings associated with these areas such as picnic tables, BBQ spots, shade provision, and community orchards - to provide central spaces for recreational use and the coming together of the community.

Playgrounds:

Similarly, play spaces of various sizes are distributed across the development, providing proximate access to play for children of a range of ages.

Lookouts:

Existing hummocky landforms, which the development has been designed around remaining, will form part of the network of recreational trails, with lookouts and opportunities for rest at key vantage points.

Bike Infrastructure:

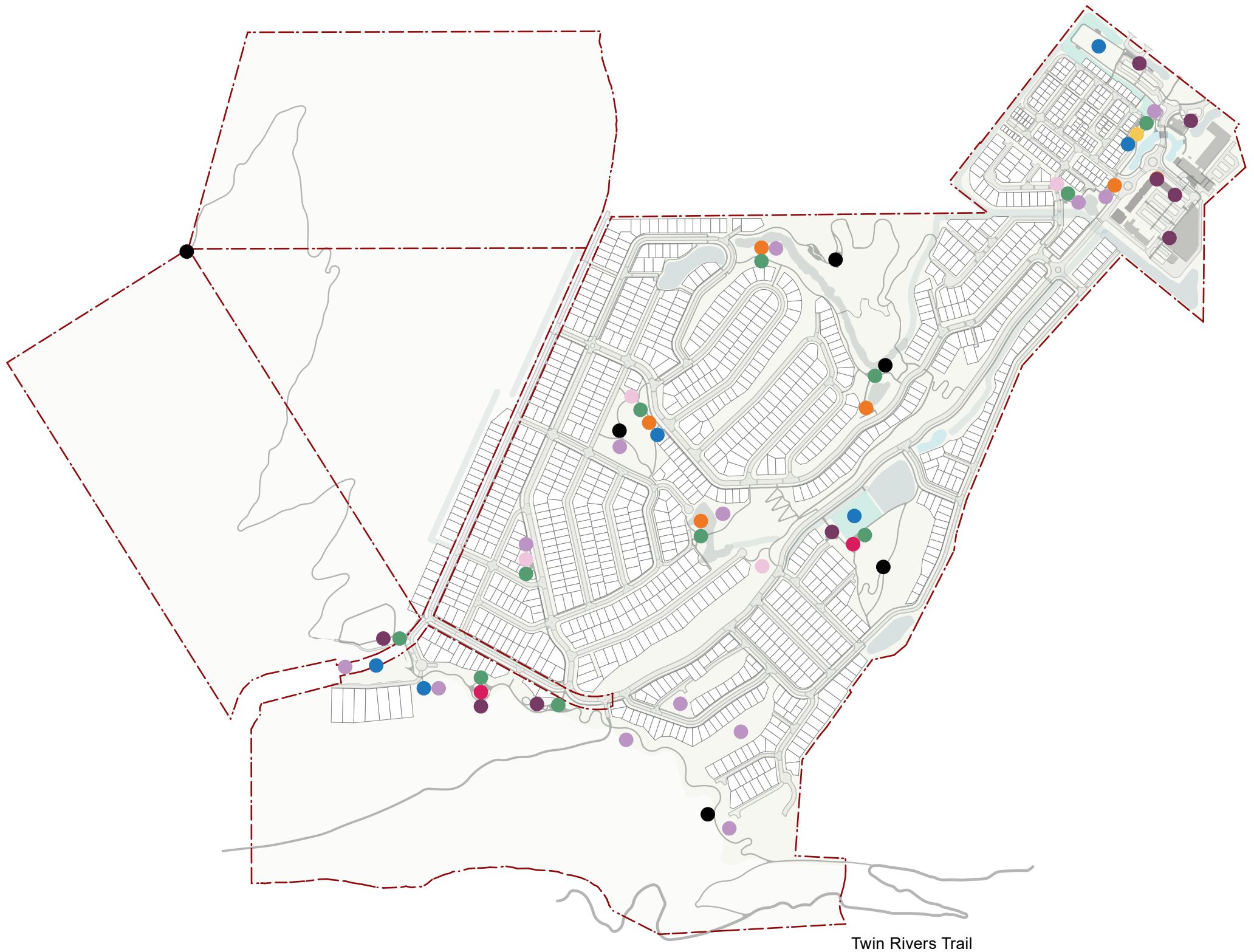
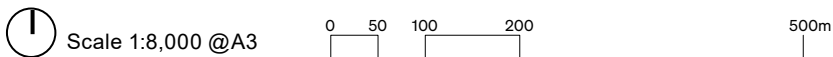
Key recreation nodes will include provision for bike parking and shelter, serving cycle trails and the internal pedestrian/cycle network to promote multi-modal movement to, from and around the development.

Sports Fields:

Larger format fields for programmed sports games are located adjacent the affordable housing area and park and ride, and the central reserve at the heart of the development - the latter including a facilities building with changing rooms and toilets.

Legend

	Play - Large (e.g. Destination / Key Reserves)
	Play - Medium (Neighbourhood Scale)
	Play - Small (Tots and/or Nature Play)
	BBQ / Picnic / Shelter
	Sports (Playing Field / Petanque / Exercise Equipment)
	Bikes Provision (Shelter / Pump Track / Learn-to-Ride)
	Unprogrammed Open Space with Recreational Trails
	Community Orchards
	Lookout



Community Nodes

Design Approach

The community nodes within the reserves will consist of a variety of elements that will provide amenities to reserve users. Some of these elements will include: BBQ areas, seating, picnic shelters, community gardens, calisthenics equipment, space for outdoor performances and events, and playgrounds.



Play

Design Approach

Within Ridgeburn the reserves a variety of play opportunities will be provided for all ages and abilities. Play elements will include: slides, a flying fox, swings, climbing ropes, jumping rocks, balancing logs, hopping stumps, a learn to ride area, and a pump track.



Blue Network

Design Approach

Water Management:

All the stormwater captured on the site will be treated on-site with stormwater management devices that also provide landscape amenity, revegetation, and ecological habitat opportunities. A series of existing wetlands have been identified within Ridgeburn; these will be retained and revegetated to enhance their capacity as ecological habitat.

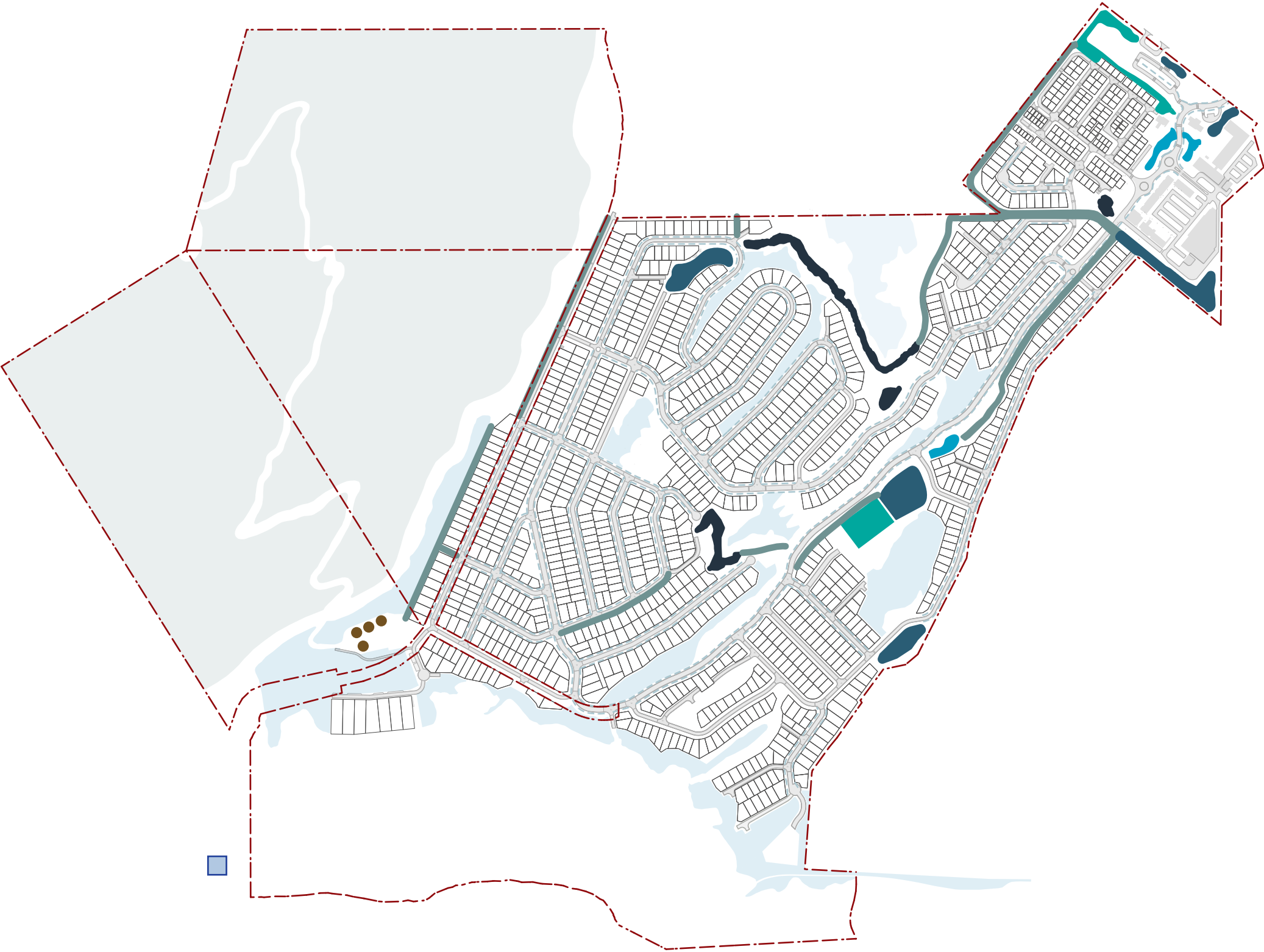
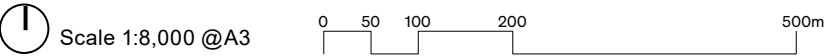
Due to the topography of the site and the surrounding landscape the stormwater and flood management for the site is extensive. A series of swales/channels and retention basins located within the road corridor and reserves will manage stormwater across the site. These integrated stormwater treatment devices will include large planted and grassed areas, which will be temporarily inundated in storm events.

Ridgeburn 's fresh water supply will be stored in water tanks located in the south-west corner of the site, on the lower slopes of Morven Hill. These tanks will be nestled into the hillside via strategic bunding and native planting.

Ridgeburn proposes to manage wastewater through treatment and discharge to land on site rather than piping and disposing of it elsewhere. The development's wastewater treatment plant will be located in the south-east corner of the site, adjacent to the site boundary and the Kawarau river escarpment setback. The treated wastewater will be dispersed via spray infrastructure on Morven Hill and driplines within the reserves network on site.

Legend

	Existing Wetland
	Proposed Wetlands
	Proposed Grassed Stormwater Basins
	Proposed Ponds
	Proposed Stormwater Channels
	Proposed Treatment Swales
	Proposed Wastewater Spray Area
	Proposed Wastewater Dripline Area
	Proposed Water Tanks
	Proposed Bore Take



Water

Design Approach

Due to the site's complexity, stormwater infrastructure will be present throughout the site. This infrastructure is an opportunity to engage with water and to celebrate the temporality of water movement and storm events on site.

Several features will be included to help residents and visitors engage with the stormwater design on site, these include: bridges, steps, weirs, and general landscaping and planting.



Green Network

Design Approach

- ① **Neighbourhood and Pocket Parks:**
Ridgeburn focuses on providing a series of green spaces which will provide a sequence of opportunities for community interaction, play, and relaxation.

② **Green Link:**
Green links, one of which largely follows the route of the existing water race currently on site and connects through to the escarpment reserve, provides integrated green corridors and recreational links within the blue/green network.

③ **Sport and Recreation:**
The reserve network provides green space, recreation, and opportunities for community activities, linked together by a series of gravel walking and cycling paths. Three playing fields are located across the site, providing flat open space for both programmed sports and passive recreation.

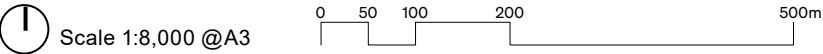
④ **Indigenous Vegetation and Corridors:**
The reserve network includes several hills, which will be left in part as meadow. The remainder of the hills are to be revegetated areas using locally sourced indigenous vegetation, providing an opportunity to support indigenous flora and fauna and increase the health of local ecosystems. The series of swales and stormwater retention basins, which form part of the stormwater infrastructure on site, will also provide green links and ecological habitat by being planted with native riparian plant species. .

⑤ **Morven Hill and Kawarau Escarpment:**
The site contains part of the south eastern face of Morven Hill. This area of the site is set to be revegetated with native dry shrub species, including grey scrub. A walking track will allow residents and visitors to access this Ridgeburn Morven Hill reserve and further to the top of Morven Hill. The Ridgeburn Morven Hill reserve will provide significant ecological habitat.

Note: All plant species proposed within the green network have been selected in accordance with recommendations from the project ecologist and reflect QLDC and ORC recommended plant lists.

Legend

	Slope Planting
	Wet Planting
	Amenity Planting
	Lawn Planting



Entrance Reserve

Design Approach

The front entrance reserve will reflect the original Doonholme homestead garden with stone walls, exotic trees and seasonally flowering plants such as hellebores and daffodils. This planting will be interspersed with stormwater retention basins planted with natives, grassed hummocks, and a park and ride carpark.



Level Changes

Design Approach

Due to the site's topography, numerous level changes will occur within the reserves. Managing these level changes throughout Ridgeburn will include stacked stone retaining walls, planted slopes, stairs, and walkway ramps.



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