



# RIDGEBURN

ARROW JUNCTION

AFFORDABLE HOUSING DESIGN CONTROLS

GIBBONS

RIDGEBURN LTD

| CO



NOVAK+MIDDLETON

ARCHITECTURE, URBAN DESIGN AND MASTERPLANNING

# AFFORDABLE HOUSING DESIGN CONTROLS

## Assessing Against

Queenstown Lakes Proposed District Plan: Urban Intensification Variation (UIV) and Medium Density Residential Zone (MDRZ)

**KEY**

- compliant
- non-compliant
- not applicable

### Housing Typology

		1	1a	2	2a	3	3a	4a	5	6	6a
<b>Building Height (Arrowtown)</b> Maximum building height: 8m		●	●	●	●	●	●	●	●	●	●
<b>Site Coverage</b> Maximum building coverage: 45%		●	●	●	●	●	●	●	●	●	●
<b>Outdoor living space:</b> Ground floor level: 20m <sup>2</sup> with minimum 3m dimension		●	●	●	●	●	●	●	●	●	●
First Floor: 8m <sup>2</sup> with minimum 1.8m dimension		○	○	○	○	○	○	●	○	○	○
<b>Outlook Space</b> Principal living room: 4x4m		●	●	●	●	●	●	●	●	●	●
All other habitable rooms: 1x1m		●	●	●	●	●	●	●	●	●	●
<b>Recession Planes</b> Southern Boundary: 4m + 35° recession plane		●	●	●	●	●	●	●	●	●	●
All other Boundaries: 4m + 60° recession plane		●	●	●	●	●	●	●	●	●	●
<b>Landscaped Permeable Surface</b> Minimum permeable surface: 25%		●	●	●	●	●	●	●	●	●	●
<b>Boundary setbacks</b> Front yard to house: 3m minimum		●	●	●	●	●	●	●	●	●	●
Front yard to garage: 4.5m minimum		○	○	●	●	●	●	○	○	●	●
Side and rear yards: 1.5m minimum		●	●	●	●	●	●	●	●	●	●
<b>Waste/recycling storage area</b> 2m <sup>2</sup> minimum (3x bins)		●	●	●	●	●	●	○	●	●	●
<b>Garages</b> Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.		○	○	●	●	●	●	○	○	●	●

# TYPE 1

1 Storey, 1 Bedroom, Car Pad  
(Can be accessible)

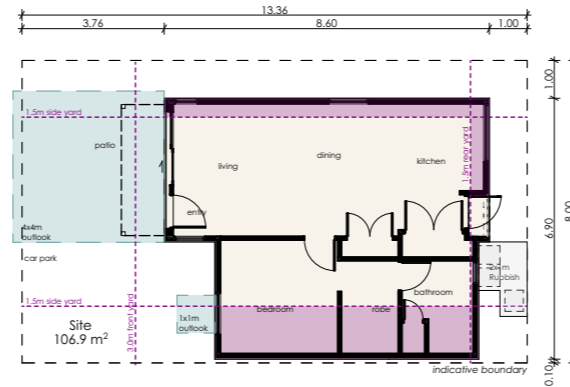
**Total Floor Plan Area: 53m<sup>2</sup>**

**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.

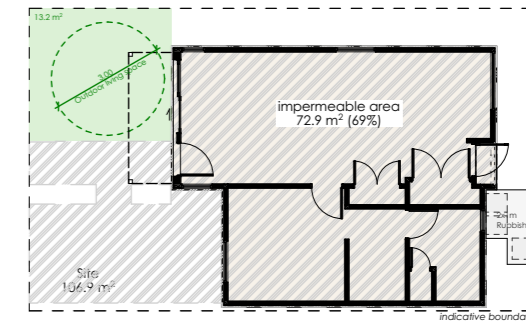
## DESIGN CONTROLS SUMMARY

COMPLIES	NON-COMPLIANT		
●	●	<b>Site Details</b>	Address: 122 Morven Ferry Road
●	●	<b>Building Height</b>	Maximum building height: 8m*
●	●	<b>Site Coverage</b>	Maximum building coverage: 45% **
●	●	<b>Outdoor living space:</b>	Ground floor level: 20m <sup>2</sup> with minimum 3m dimension *** First Floor: 8m <sup>2</sup> with minimum 1.8m dimension
●	●	<b>Outlook Space</b>	Principal living room: 4x4m All other habitable rooms: 1x1m
●	●	<b>Recession Planes</b>	Southern Boundary: 4m + 35° recession plane **** All other Boundaries: 4m + 60° recession plane
●	●	<b>Landscaped Permeable Surface</b>	Minimum permeable surface: 25%
●	●	<b>Boundary setbacks</b>	Front yard to house: 3m minimum Front yard to garage: 4.5m minimum Side and rear yards: 1.5m minimum
●	●	<b>Waste/recycling storage area</b>	2m <sup>2</sup> minimum (3x bins)
●	●	<b>Garages</b>	Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.

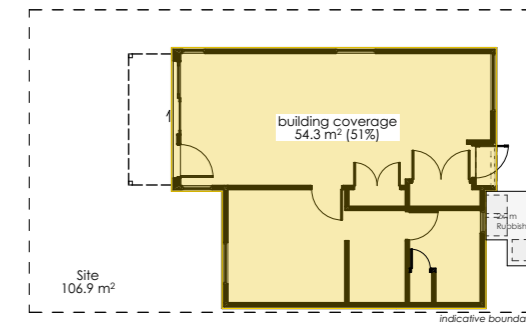
\* Chimneys and minor projections excluded from Building Height  
 \*\* Excludes Soffits and Overhangs  
 \*\*\* Gross Outdoor Area shown, hedges, planting and fencing within this area to be coordinated with Landscape Architects  
 \*\*\*\* Compliance is dependant on site orientation



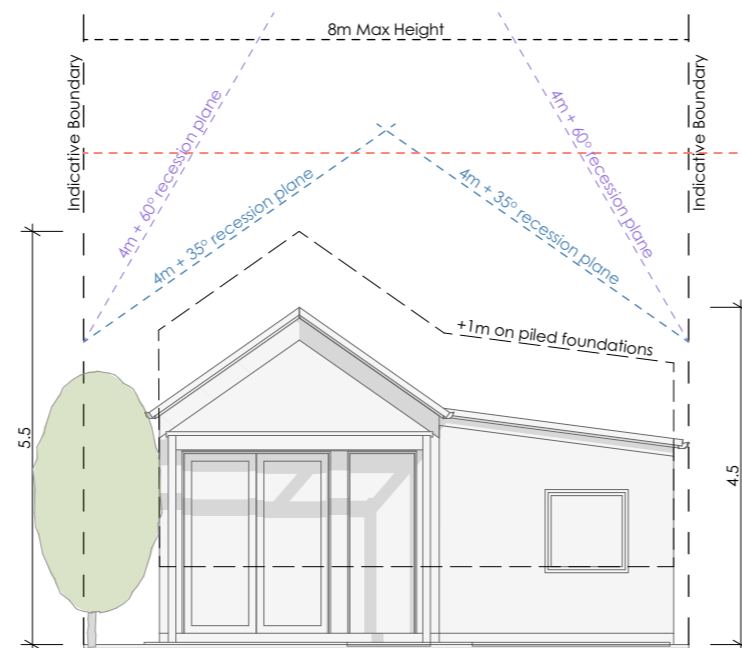
Yards and Outlook Spaces



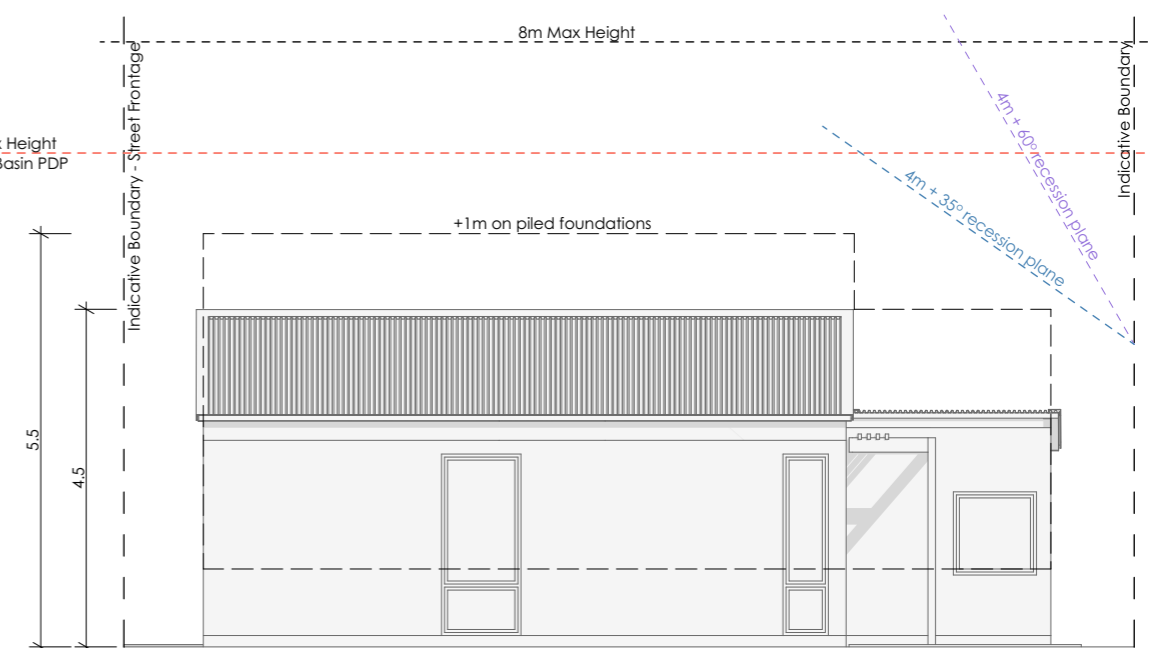
Outdoor Living and Impermeable Area



Site Coverage



Street Front Elevation



Side Elevation

# TYPE 1a

1 Storey, 1 Bedroom, Car Pad  
(Can be accessible)

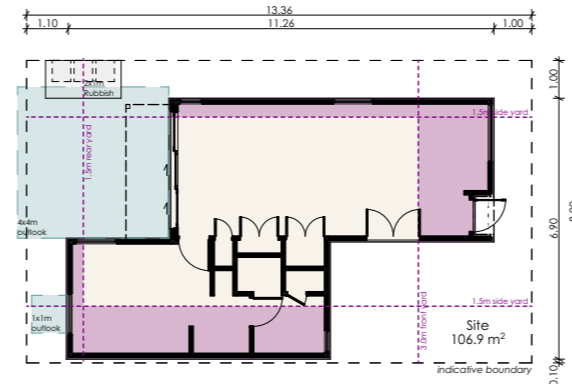
**Total Floor Plan Area: 53m<sup>2</sup>**

**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.

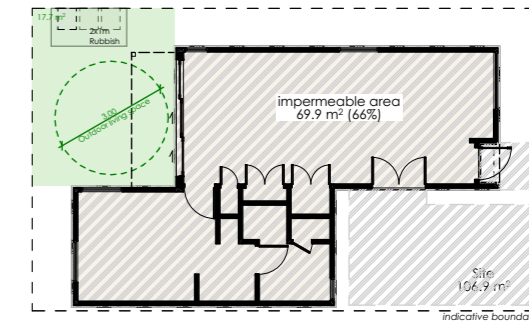
## DESIGN CONTROLS SUMMARY

COMPLIES	NON-COMPLIANT		
●	●	<b>Site Details</b>	Address: 122 Morven Ferry Road
●	●	<b>Building Height</b>	Maximum building height: 8m*
●	●	<b>Site Coverage</b>	Maximum building coverage: 45% **
●	●	<b>Outdoor living space:</b>	
●	●	Ground floor level:	20m <sup>2</sup> with minimum 3m dimension ***
●	●	First Floor:	8m <sup>2</sup> with minimum 1.8m dimension
●	●	<b>Outlook Space</b>	
●	●	Principal living room:	4x4m
●	●	All other habitable rooms:	1x1m
●	●	<b>Recession Planes</b>	
●	●	Southern Boundary:	4m + 35° recession plane ****
●	●	All other Boundaries:	4m + 60° recession plane
●	●	<b>Landscaped Permeable Surface</b>	
●	●	Minimum permeable surface:	25%
●	●	<b>Boundary setbacks</b>	
●	●	Front yard to house:	3m minimum
●	●	Front yard to garage:	4.5m minimum
●	●	Side and rear yards:	1.5m minimum
●	●	<b>Waste/recycling storage area</b>	
●	●	2m <sup>2</sup> minimum (3x bins)	
●	●	<b>Garages</b>	
●	●	Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.	

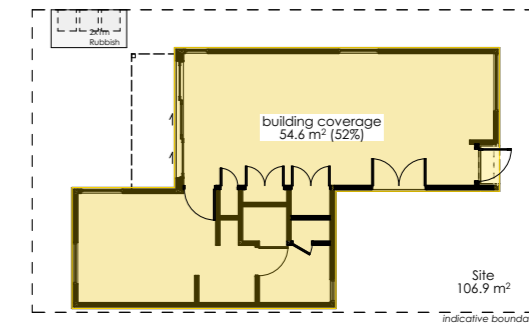
\* Chimneys and minor projections excluded from Building Height  
 \*\* Excludes Soffits and Overhangs  
 \*\*\* Gross Outdoor Area shown, hedges, planting and fencing within this area to be coordinated with Landscape Architects  
 \*\*\*\* Compliance is dependant on site orientation



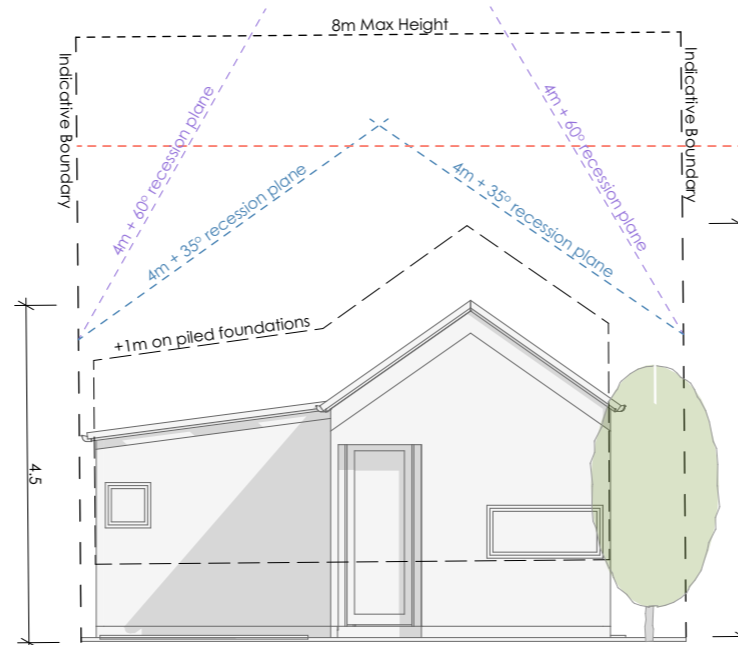
Yards and Outlook Spaces



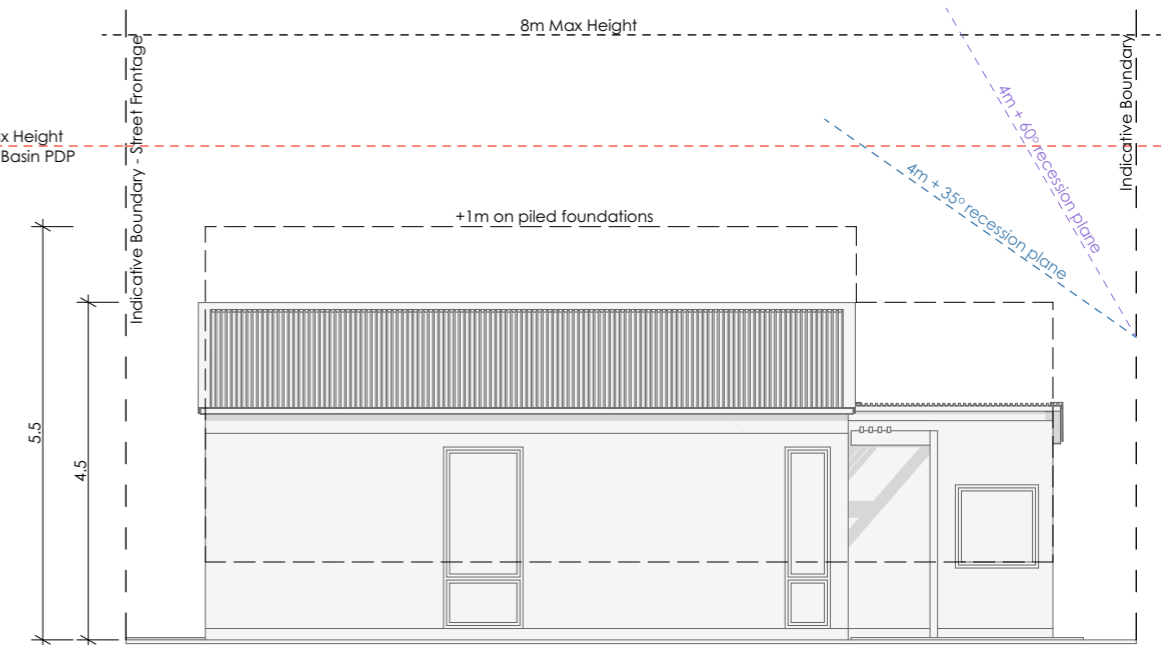
Outdoor Living and Impermeable Area



Site Coverage



Street Front Elevation



Side Elevation

# TYPE 2

1 Storey, 2 Bedroom, Garage

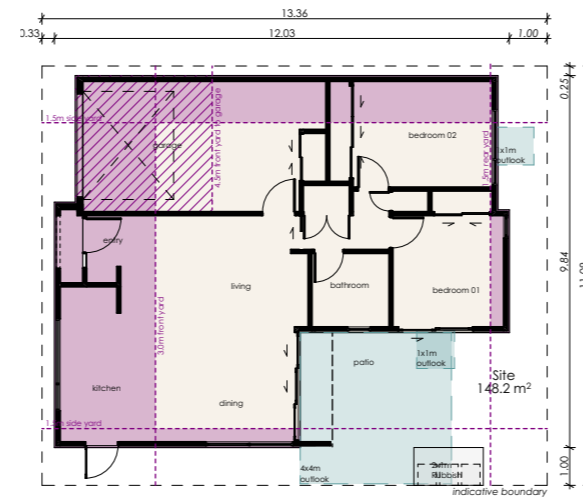
**Total Floor Plan Area: 97m<sup>2</sup>**

**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.

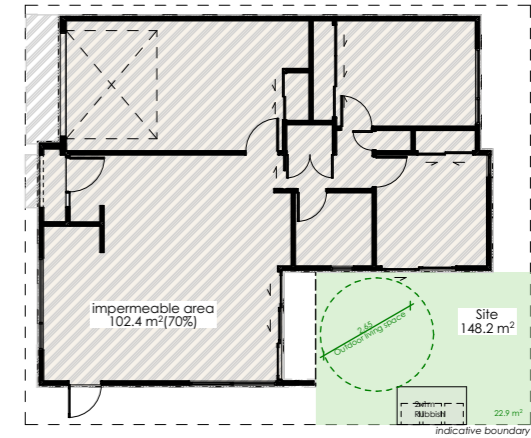
## DESIGN CONTROLS SUMMARY

COMPLIES	NON-COMPLIANT		
		<b>Site Details</b>	
		Address: 122 Morven Ferry Road	
		<b>Building Height</b>	
●	○	Maximum building height:	8m*
		<b>Site Coverage</b>	
○	●	Maximum building coverage:	45% **
		<b>Outdoor living space:</b>	
●	○	Ground floor level:	20m <sup>2</sup> with minimum 3m dimension ***
○	○	First Floor:	8m <sup>2</sup> with minimum 1.8m dimension
		<b>Outlook Space</b>	
●	○	Principal living room:	4x4m
●	○	All other habitable rooms:	1x1m
		<b>Recession Planes</b>	
○	●	Southern Boundary:	4m + 35° recession plane ****
●	○	All other Boundaries:	4m + 60° recession plane
		<b>Landscaped Permeable Surface</b>	
●	○	Minimum permeable surface:	25%
		<b>Boundary setbacks</b>	
○	●	Front yard to house:	3m minimum
○	●	Front yard to garage:	4.5m minimum
○	●	Side and rear yards:	1.5m minimum
		<b>Waste/recycling storage area</b>	
●	○	2m <sup>2</sup> minimum (3x bins)	
		<b>Garages</b>	
●	○	Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.	

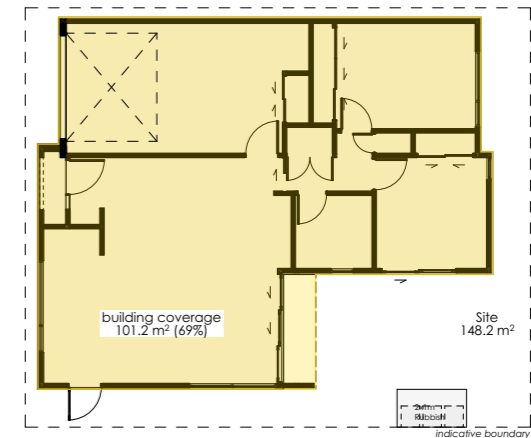
\* Chimneys and minor projections excluded from Building Height  
 \*\* Excludes Soffits and Overhangs  
 \*\*\* Gross Outdoor Area shown, hedges, planting and fencing within this area to be coordinated with Landscape Architects  
 \*\*\*\* Compliance is dependant on site orientation



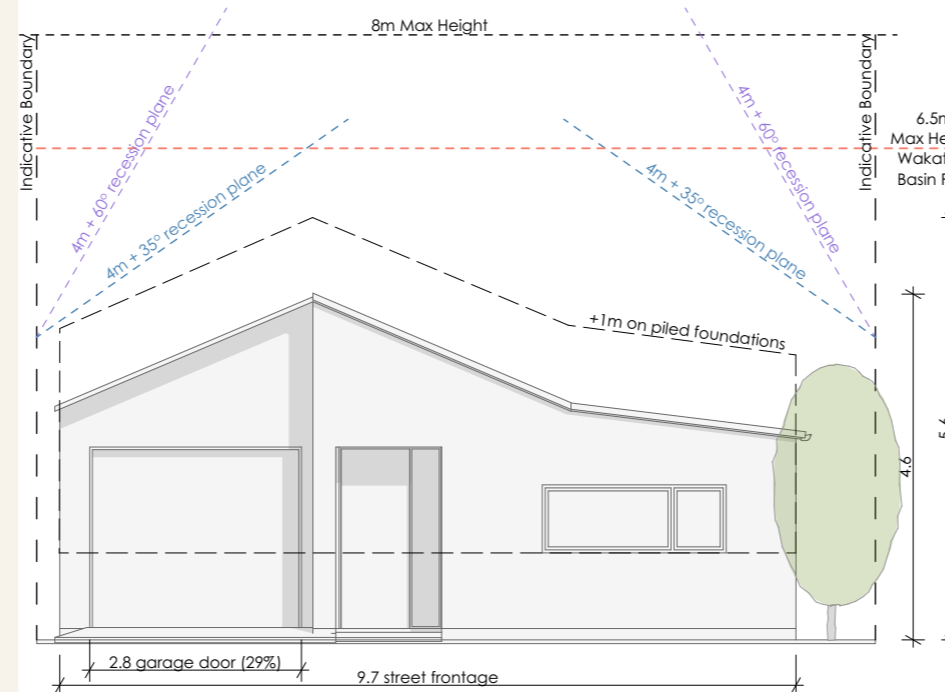
Yards and Outlook Spaces



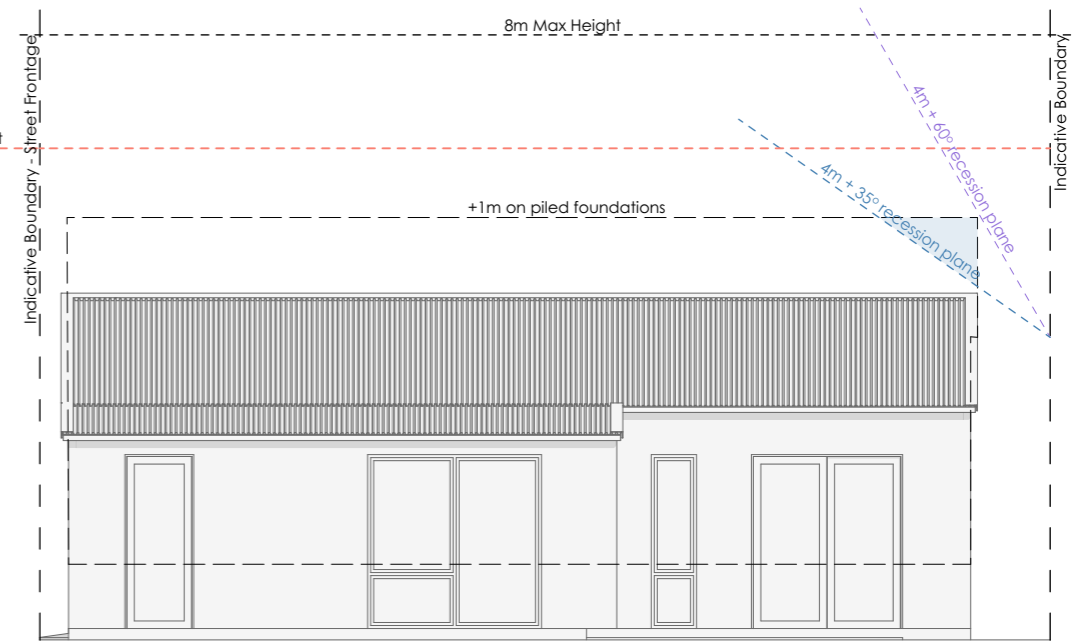
Outdoor Living and Impermeable Area



Site Coverage



Street Front Elevation



Side Elevation

# TYPE 2a

1 Storey, 2 Bedroom, Garage

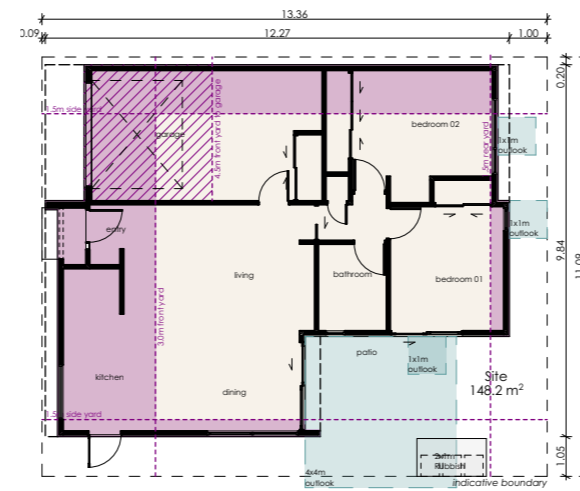
Total Floor Plan Area: 97m<sup>2</sup>

**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.

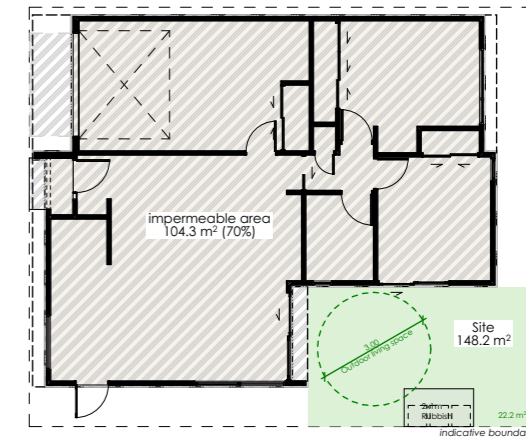
## DESIGN CONTROLS SUMMARY

COMPLIES	NON-COMPLIANT		
		<b>Site Details</b>	Address: 122 Morven Ferry Road
●	●	<b>Building Height</b>	Maximum building height: 8m*
●	●	<b>Site Coverage</b>	Maximum building coverage: 45% **
●	●	<b>Outdoor living space:</b>	Ground floor level: 20m <sup>2</sup> with minimum 3m dimension *** First Floor: 8m <sup>2</sup> with minimum 1.8m dimension
●	●	<b>Outlook Space</b>	Principal living room: 4x4m All other habitable rooms: 1x1m
●	●	<b>Recession Planes</b>	Southern Boundary: 4m + 35° recession plane **** All other Boundaries: 4m + 60° recession plane
●	●	<b>Landscaped Permeable Surface</b>	Minimum permeable surface: 25%
●	●	<b>Boundary setbacks</b>	Front yard to house: 3m minimum Front yard to garage: 4.5m minimum Side and rear yards: 1.5m minimum
●	●	<b>Waste/recycling storage area</b>	2m <sup>2</sup> minimum (3x bins)
●	●	<b>Garages</b>	Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.

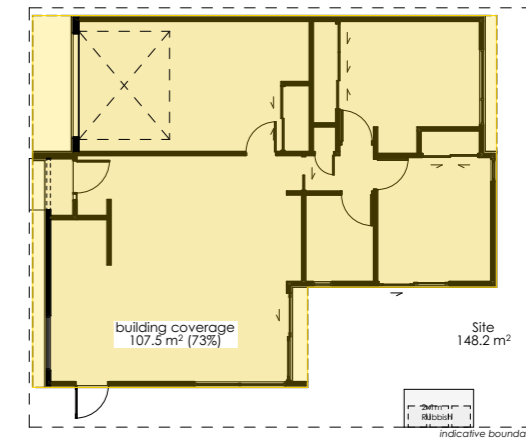
\* Chimneys and minor projections excluded from Building Height  
 \*\* Excludes Soffits and Overhangs  
 \*\*\* Gross Outdoor Area shown, hedges, planting and fencing within this area to be coordinated with Landscape Architects  
 \*\*\*\* Compliance is dependant on site orientation



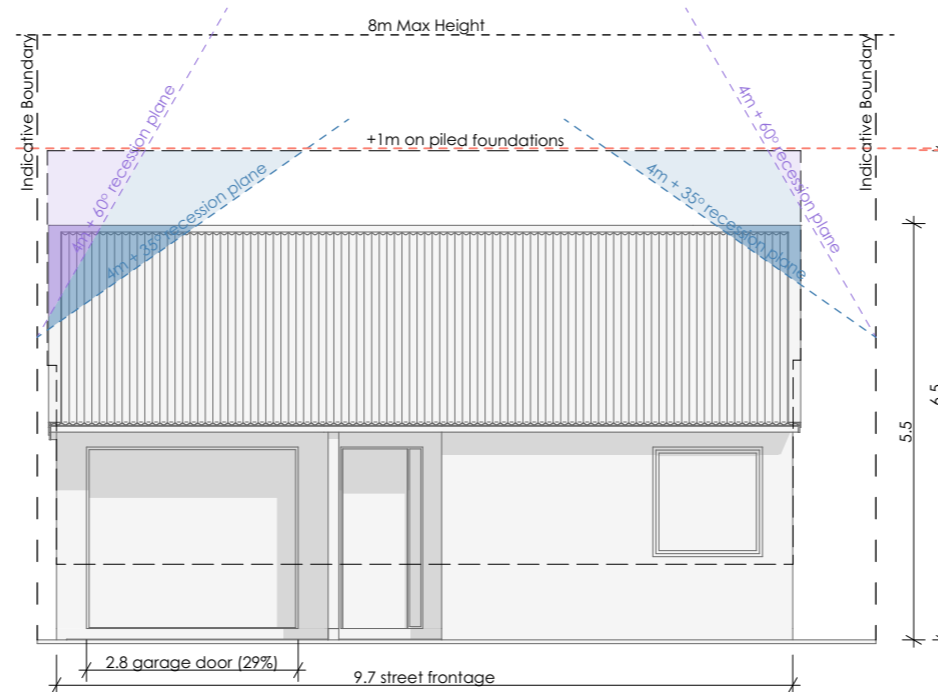
Yards and Outlook Spaces



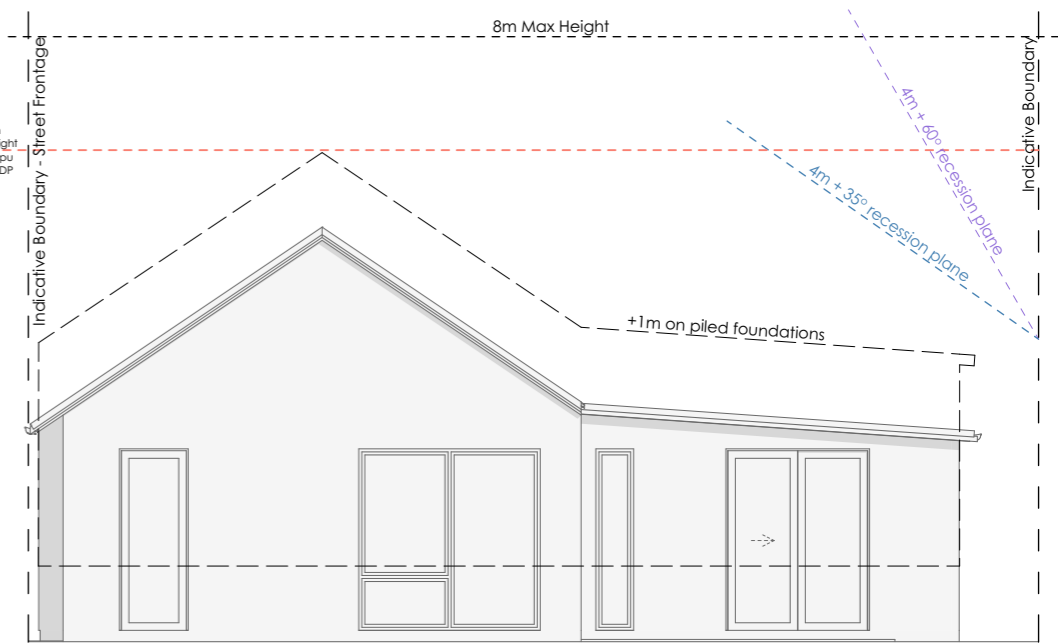
Outdoor Living and Impermeable Area



Site Coverage



Street Front Elevation



Side Elevation

# TYPE 3

2 Storey, 3 Bedroom, Garage

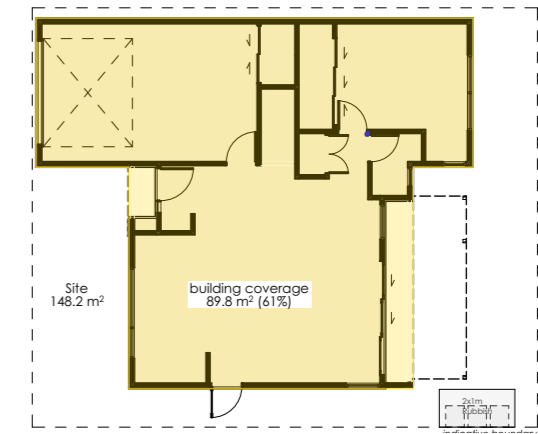
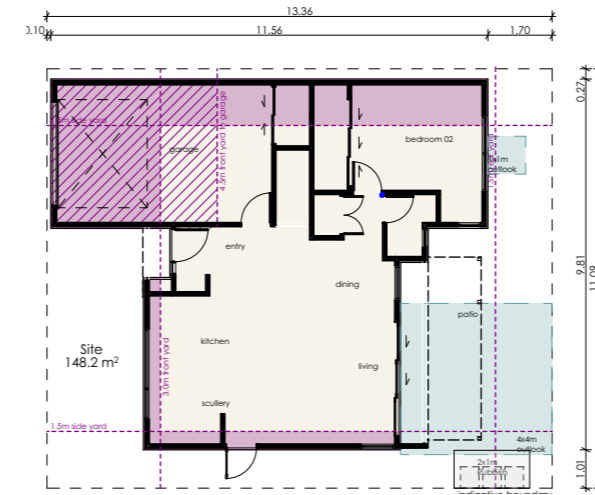
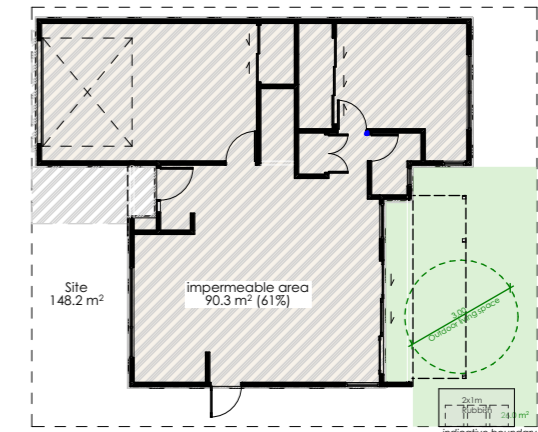
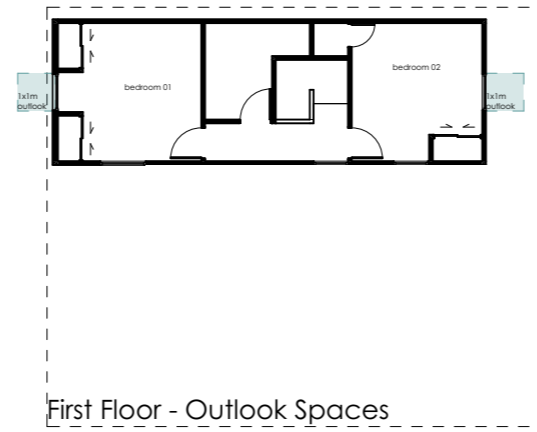
Total Floor Plan Area: 125m<sup>2</sup>

**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.

## DESIGN CONTROLS SUMMARY

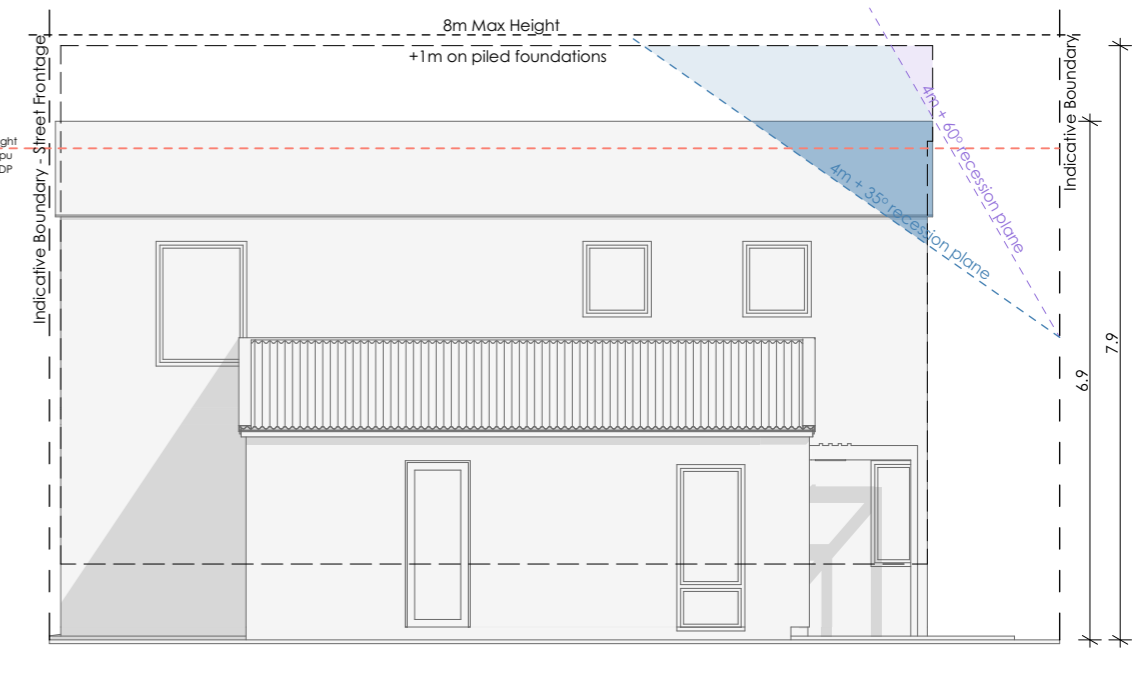
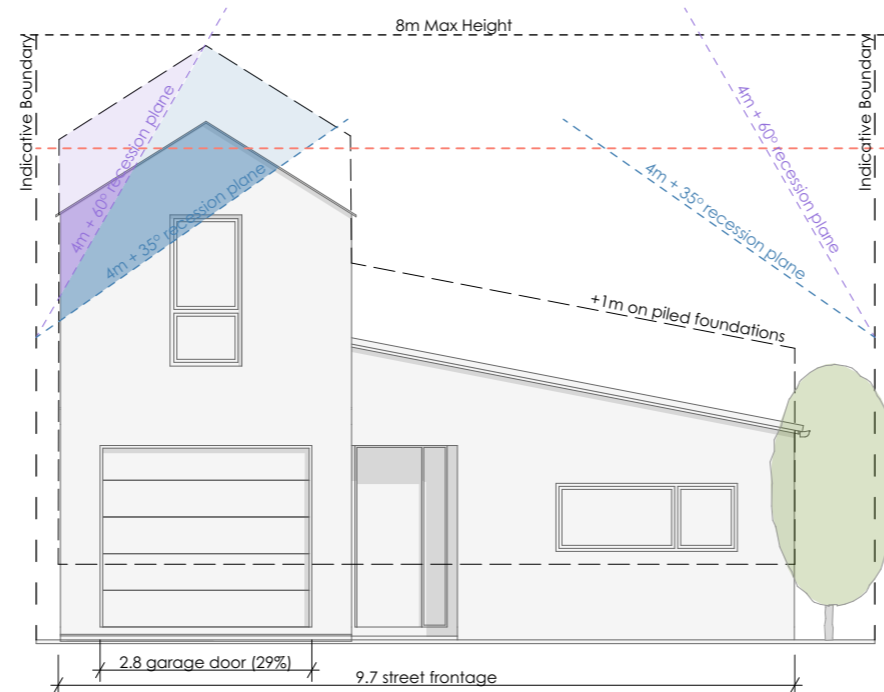
COMPLIES	NON-COMPLIANT		
		<b>Site Details</b>	
		Address: 122 Morven Ferry Road	
		<b>Building Height</b>	
●	○	Maximum building height:	8m*
		<b>Site Coverage</b>	
○	●	Maximum building coverage:	45% **
		<b>Outdoor living space:</b>	
●	○	Ground floor level:	20m <sup>2</sup> with minimum 3m dimension ***
○	○	First Floor:	8m <sup>2</sup> with minimum 1.8m dimension
		<b>Outlook Space</b>	
●	○	Principal living room:	4x4m
●	○	All other habitable rooms:	1x1m
		<b>Recession Planes</b>	
○	●	Southern Boundary:	4m + 35° recession plane ****
○	●	All other Boundaries:	4m + 60° recession plane
		<b>Landscaped Permeable Surface</b>	
●	○	Minimum permeable surface:	25%
		<b>Boundary setbacks</b>	
○	●	Front yard to house:	3m minimum
○	●	Front yard to garage:	4.5m minimum
○	●	Side and rear yards:	1.5m minimum
		<b>Waste/recycling storage area</b>	
●	○	2m <sup>2</sup> minimum (3x bins)	
		<b>Garages</b>	
●	○	Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.	

\* Chimneys and minor projections excluded from Building Height  
 \*\* Excludes Soffits and Overhangs  
 \*\*\* Gross Outdoor Area shown, hedges, planting and fencing within this area to be coordinated with Landscape Architects  
 \*\*\*\* Compliance is dependant on site orientation



Ground Floor - Yards and Outlook Spaces

Site Coverage



Street Front Elevation

Side Elevation

# TYPE 3a

2 Storey, 3 Bedroom, Garage

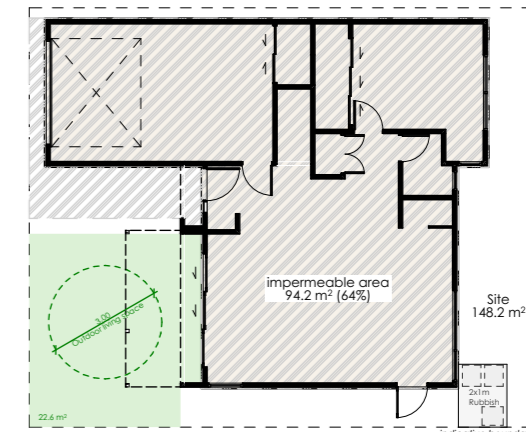
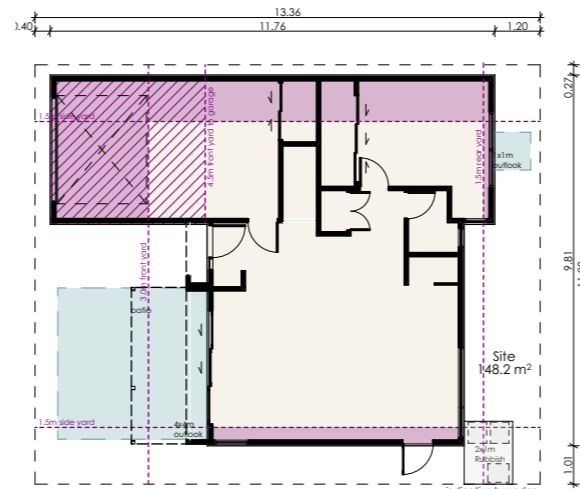
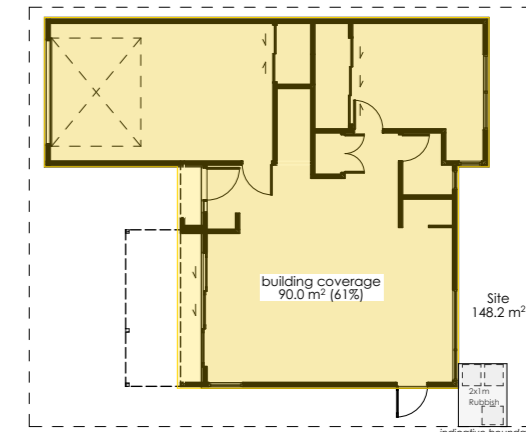
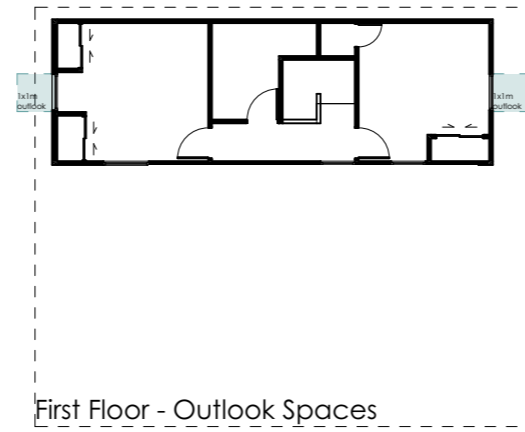
Total Floor Plan Area: 125m<sup>2</sup>

**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.

## DESIGN CONTROLS SUMMARY

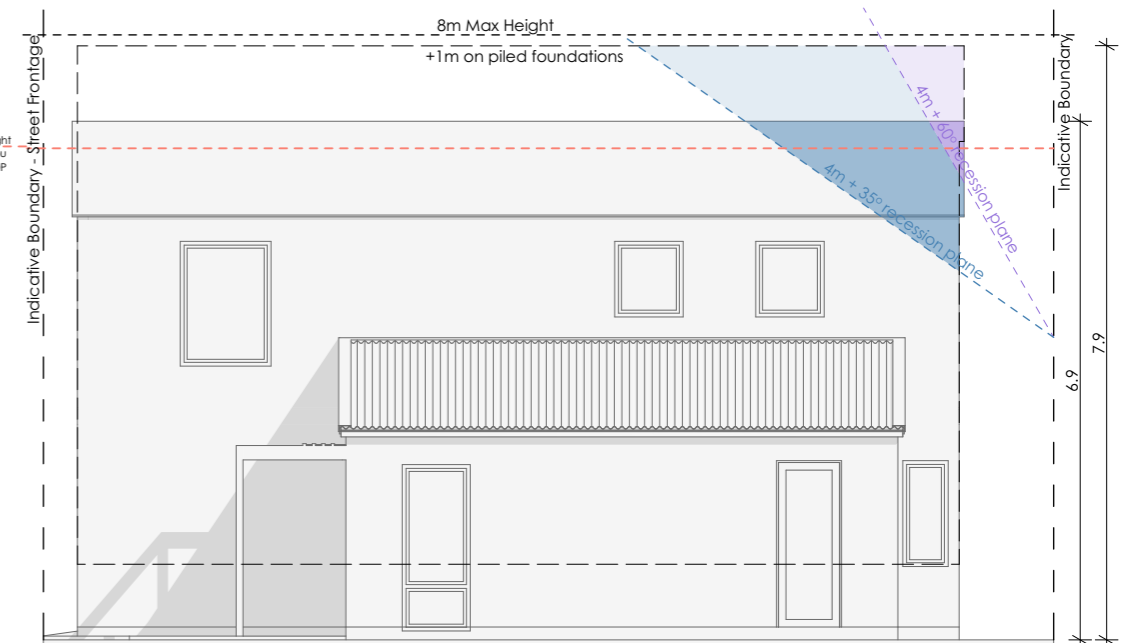
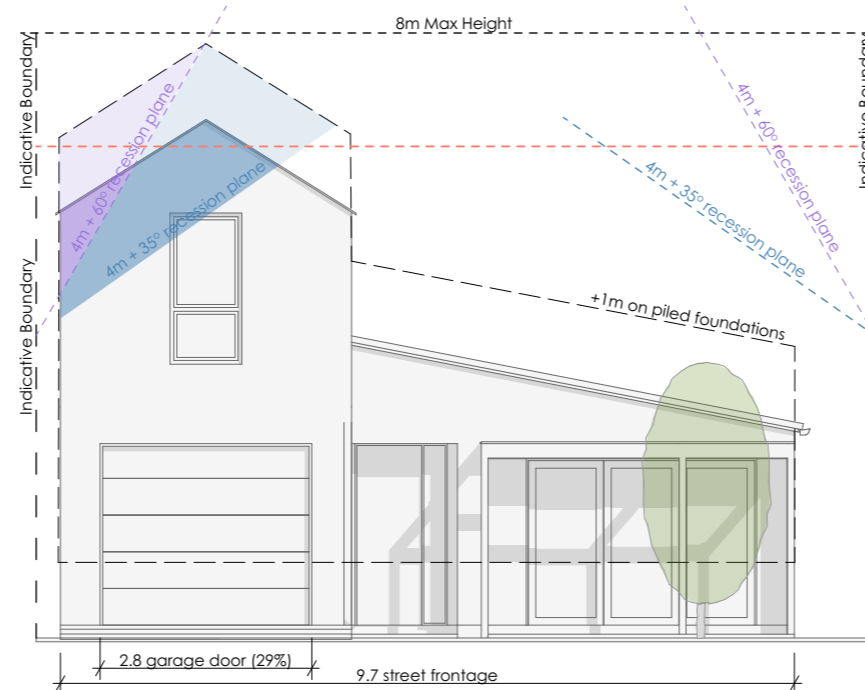
COMPLIES	NON-COMPLIANT		
		<b>Site Details</b>	Address: 122 Morven Ferry Road
●	●	<b>Building Height</b>	Maximum building height: 8m*
●	●	<b>Site Coverage</b>	Maximum building coverage: 45% **
●	●	<b>Outdoor living space:</b>	Ground floor level: 20m <sup>2</sup> with minimum 3m dimension ***
●	●		First Floor: 8m <sup>2</sup> with minimum 1.8m dimension
●	●	<b>Outlook Space</b>	Principal living room: 4x4m
●	●		All other habitable rooms: 1x1m
●	●	<b>Recession Planes</b>	Southern Boundary: 4m + 35° recession plane ****
●	●		All other Boundaries: 4m + 60° recession plane
●	●	<b>Landscaped Permeable Surface</b>	Minimum permeable surface: 25%
●	●	<b>Boundary setbacks</b>	Front yard to house: 3m minimum
●	●		Front yard to garage: 4.5m minimum
●	●		Side and rear yards: 1.5m minimum
●	●	<b>Waste/recycling storage area</b>	2m <sup>2</sup> minimum (3x bins)
●	●	<b>Garages</b>	Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.

\* Chimneys and minor projections excluded from Building Height  
 \*\* Excludes Soffits and Overhangs  
 \*\*\* Gross Outdoor Area shown, hedges, planting and fencing within this area to be coordinated with Landscape Architects  
 \*\*\*\* Compliance is dependant on site orientation



Ground Floor - Yards and Outlook Spaces

Site Coverage



Street Front Elevation

Side Elevation

# TYPE 4a

2 Storey, Duplex, Separate Car Park

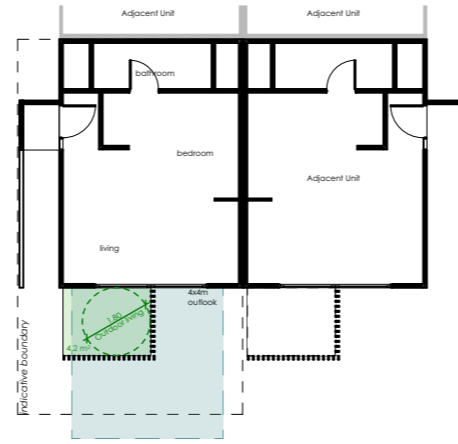
Floor Plan Area (Per level): 32m<sup>2</sup>

**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.

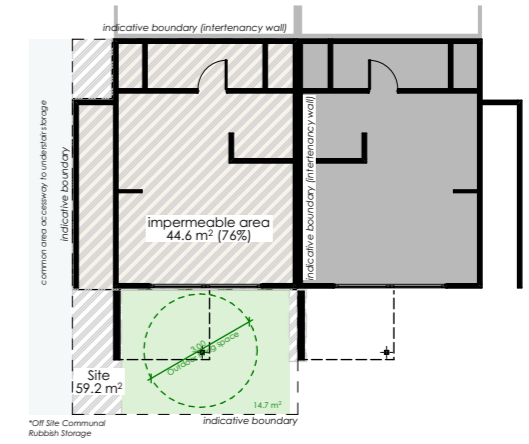
## DESIGN CONTROLS SUMMARY

COMPLIES	NON-COMPLIANT		
●	●	<b>Site Details</b>	Address: 122 Morven Ferry Road
●	●	<b>Building Height</b>	Maximum building height: 8m*
●	●	<b>Site Coverage</b>	Maximum building coverage: 45% **
●	●	<b>Outdoor living space:</b>	
●	●	Ground floor level:	20m <sup>2</sup> with minimum 3m dimension ***
●	●	First Floor:	8m <sup>2</sup> with minimum 1.8m dimension
●	●	<b>Outlook Space</b>	
●	●	Principal living room:	4x4m
●	●	All other habitable rooms:	1x1m
●	●	<b>Recession Planes</b>	
●	●	Southern Boundary:	4m + 35° recession plane ****
●	●	All other Boundaries:	4m + 60° recession plane
●	●	<b>Landscaped Permeable Surface</b>	
●	●	Minimum permeable surface:	25%
●	●	<b>Boundary setbacks</b>	
●	●	Front yard to house:	3m minimum
●	●	Front yard to garage:	4.5m minimum
●	●	Side and rear yards:	1.5m minimum
●	●	<b>Waste/recycling storage area</b>	
●	●	2m <sup>2</sup> minimum (3x bins)	
●	●	<b>Garages</b>	
●	●	Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.	

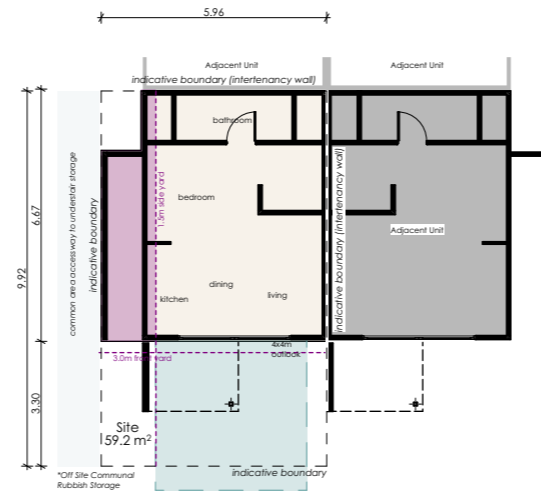
\* Chimneys and minor projections excluded from Building Height  
 \*\* Excludes Soffits and Overhangs  
 \*\*\* Gross Outdoor Area shown, hedges, planting and fencing within this area to be coordinated with Landscape Architects  
 \*\*\*\* Compliance is dependant on site orientation



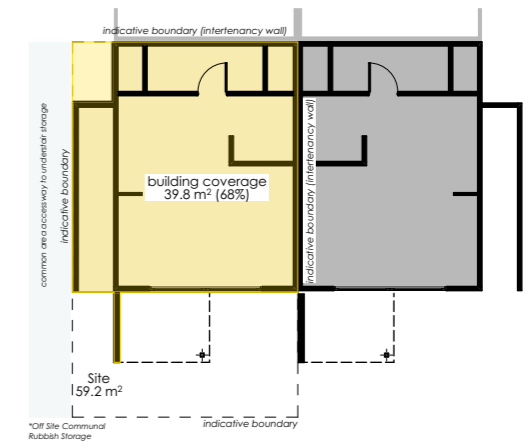
First Floor - Outdoor Living and Outlook Spaces



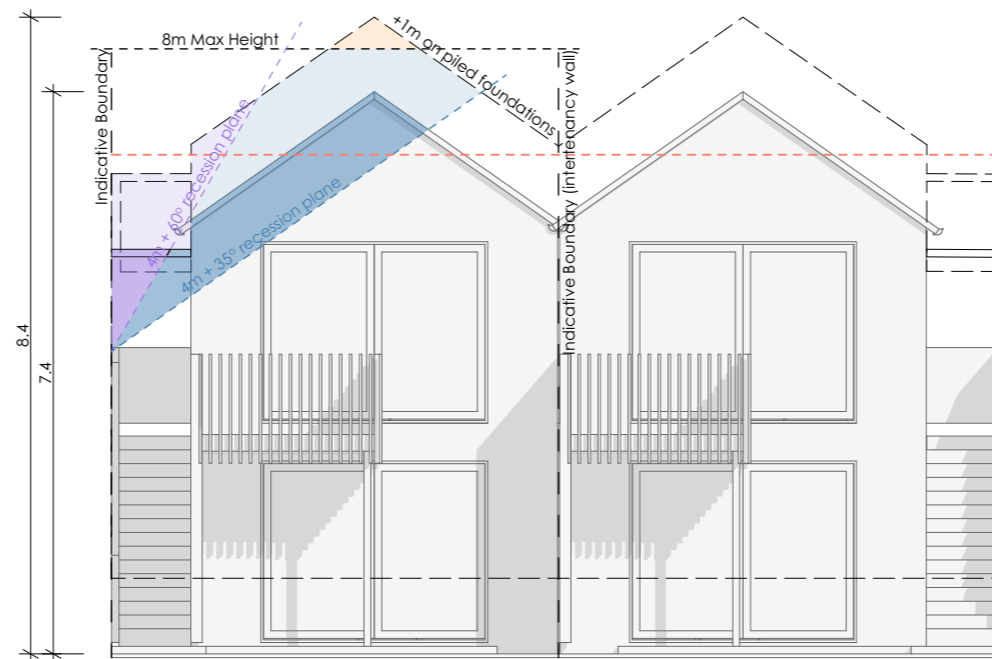
Outdoor Living and Impermeable Area



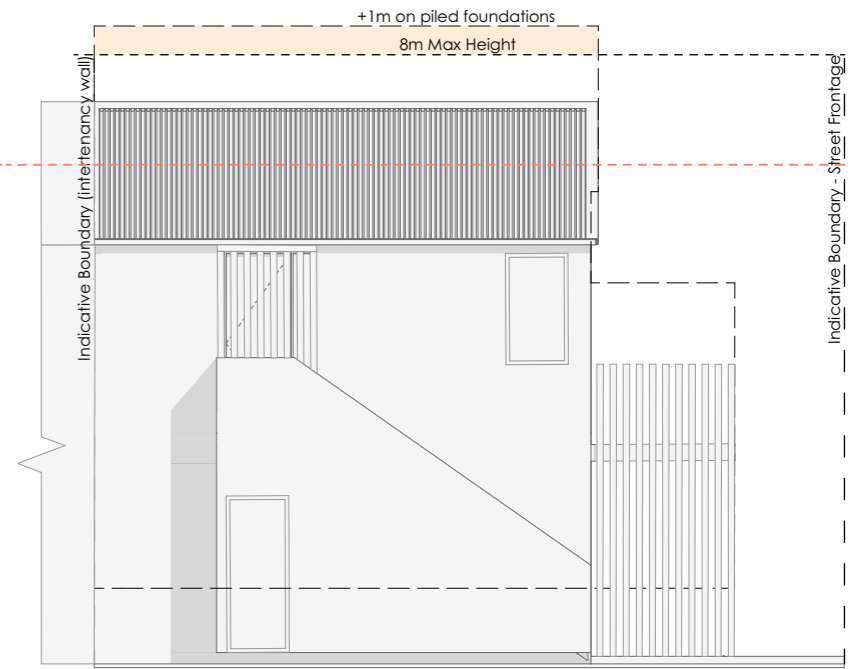
Ground Floor - Yards and Outlook Spaces



Site Coverage



Street Front Elevation



Side Elevation

# TYPE 5

2 Storey, Two Bedroom, Separate Car Park

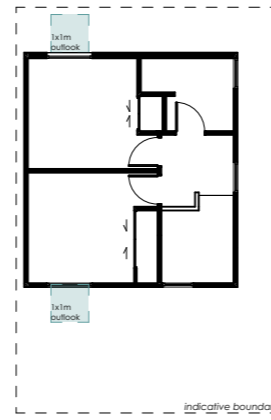
Floor Plan Area (Per level): 70m<sup>2</sup>

**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.

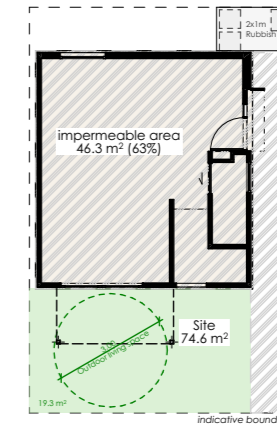
## DESIGN CONTROLS SUMMARY

COMPLIES	NON-COMPLIANT		
		<b>Site Details</b>	Address: 122 Morven Ferry Road
●	●	<b>Building Height</b>	Maximum building height: 8m*
●	●	<b>Site Coverage</b>	Maximum building coverage: 45% **
●	●	<b>Outdoor living space:</b>	
●	●	Ground floor level:	20m <sup>2</sup> with minimum 3m dimension ***
●	●	First Floor:	8m <sup>2</sup> with minimum 1.8m dimension
●	●	<b>Outlook Space</b>	
●	●	Principal living room:	4x4m
●	●	All other habitable rooms:	1x1m
●	●	<b>Recession Planes</b>	
●	●	Southern Boundary:	4m + 35° recession plane ****
●	●	All other Boundaries:	4m + 60° recession plane
●	●	<b>Landscaped Permeable Surface</b>	
●	●	Minimum permeable surface:	25%
●	●	<b>Boundary setbacks</b>	
●	●	Front yard to house:	3m minimum
●	●	Front yard to garage:	4.5m minimum
●	●	Side and rear yards:	1.5m minimum
●	●	<b>Waste/recycling storage area</b>	
●	●	2m <sup>2</sup> minimum (3x bins)	
●	●	<b>Garages</b>	
●	●	Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.	

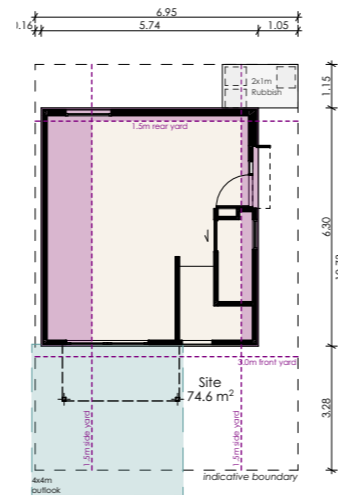
\* Chimneys and minor projections excluded from Building Height  
 \*\* Excludes Soffits and Overhangs  
 \*\*\* Gross Outdoor Area shown, hedges, planting and fencing within this area to be coordinated with Landscape Architects  
 \*\*\*\* Compliance is dependant on site orientation



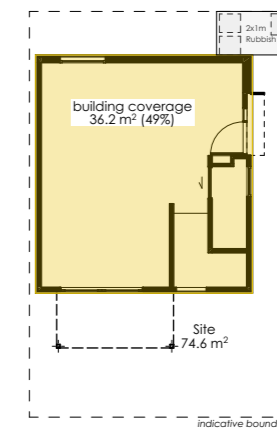
First Floor - Outdoor Living and Outlook Spaces



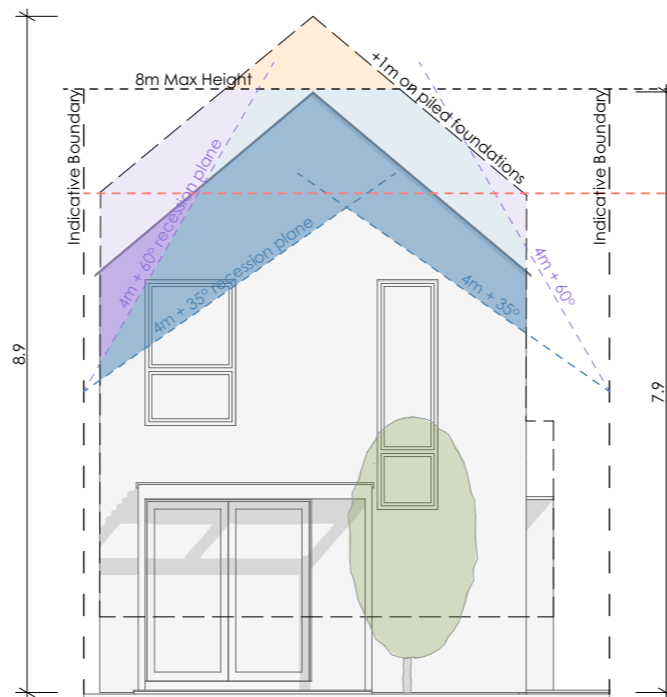
Outdoor Living and Impermeable Area



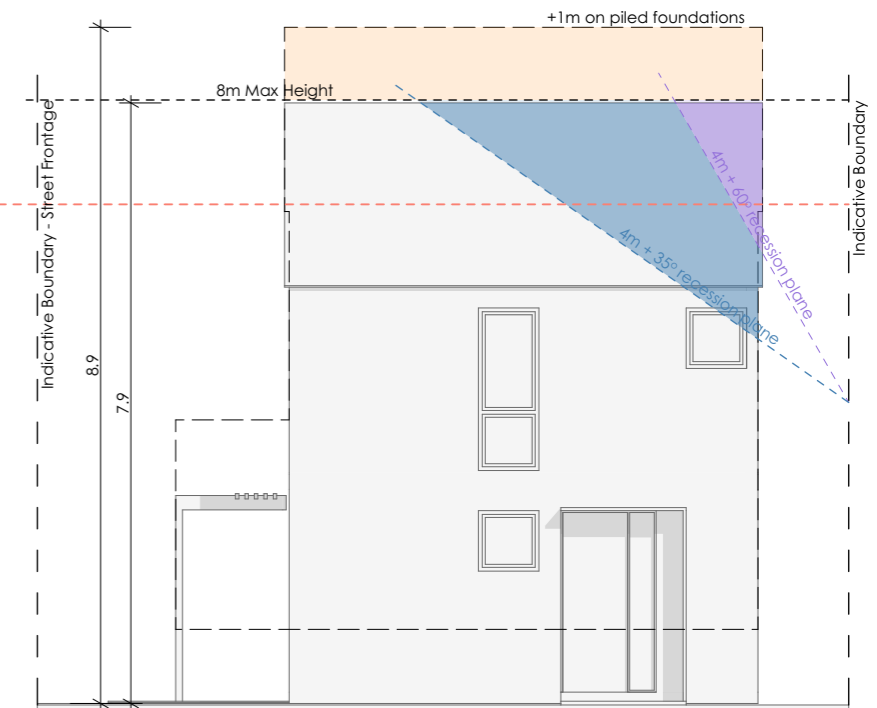
Ground Floor - Yards and Outlook Spaces



Site Coverage



Street Front Elevation



Side Elevation

# TYPE 6

2 Storey, 3 Bedroom, Garage

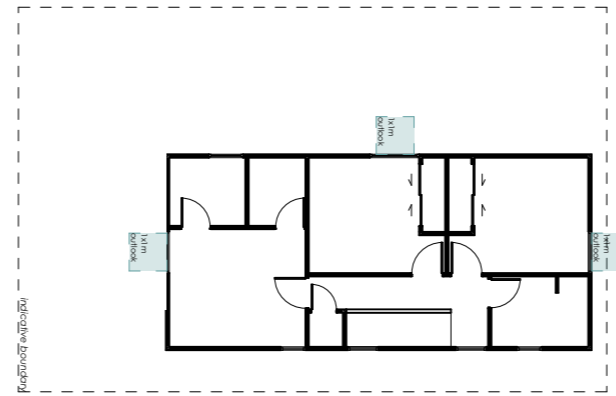
Floor Plan Area (Per level): 135m<sup>2</sup>

**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.

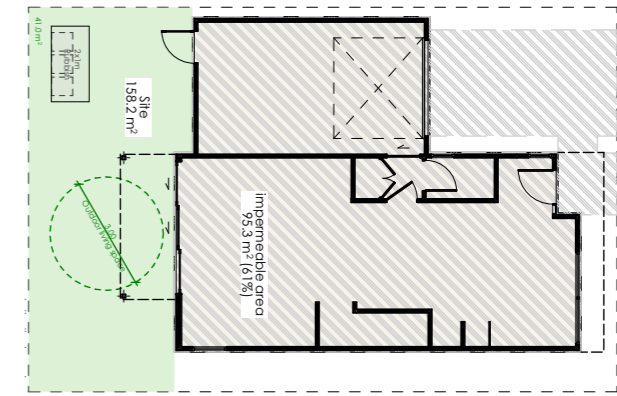
## DESIGN CONTROLS SUMMARY

COMPLIES	NON-COMPLIANT		
		<b>Site Details</b>	Address: 122 Morven Ferry Road
		<b>Building Height</b>	Maximum building height: 8m*
		<b>Site Coverage</b>	Maximum building coverage: 45% **
		<b>Outdoor living space:</b>	
●	○	Ground floor level:	20m <sup>2</sup> with minimum 3m dimension ***
○	○	First Floor:	8m <sup>2</sup> with minimum 1.8m dimension
		<b>Outlook Space</b>	
○	●	Principal living room:	4x4m
●	○	All other habitable rooms:	1x1m
		<b>Recession Planes</b>	
○	●	Southern Boundary:	4m + 35° recession plane ****
○	●	All other Boundaries:	4m + 60° recession plane
		<b>Landscaped Permeable Surface</b>	
●	○	Minimum permeable surface:	25%
		<b>Boundary setbacks</b>	
○	●	Front yard to house:	3m minimum
●	○	Front yard to garage:	4.5m minimum
○	●	Side and rear yards:	1.5m minimum
		<b>Waste/recycling storage area</b>	
●	○	2m <sup>2</sup> minimum (3x bins)	
		<b>Garages</b>	
●	○	Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.	

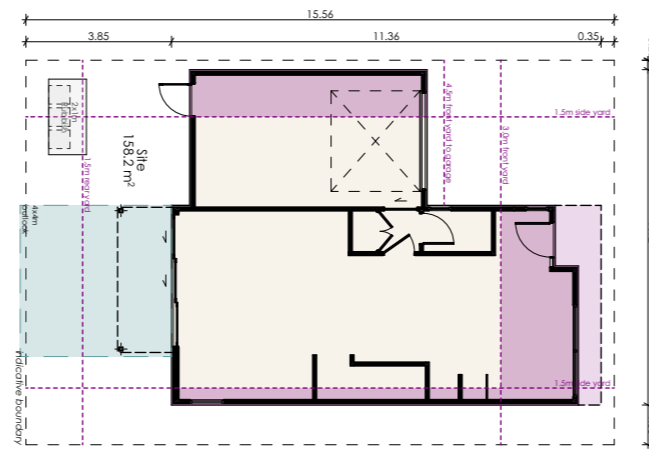
\* Chimneys and minor projections excluded from Building Height  
 \*\* Excludes Soffits and Overhangs  
 \*\*\* Gross Outdoor Area shown, hedges, planting and fencing within this area to be coordinated with Landscape Architects  
 \*\*\*\* Compliance is dependant on site orientation



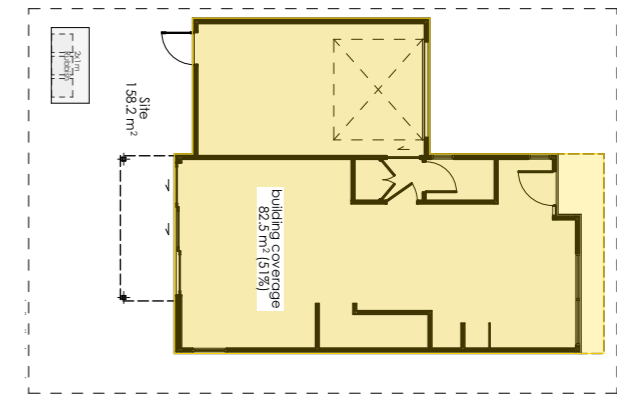
First Floor - Outdoor Living and Outlook Spaces



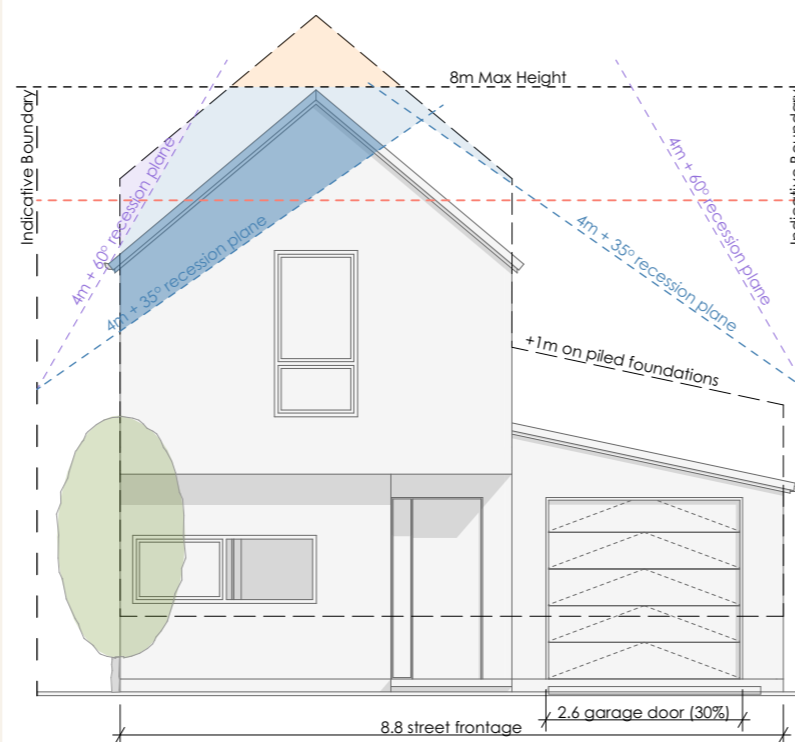
Outdoor Living and Impermeable Area



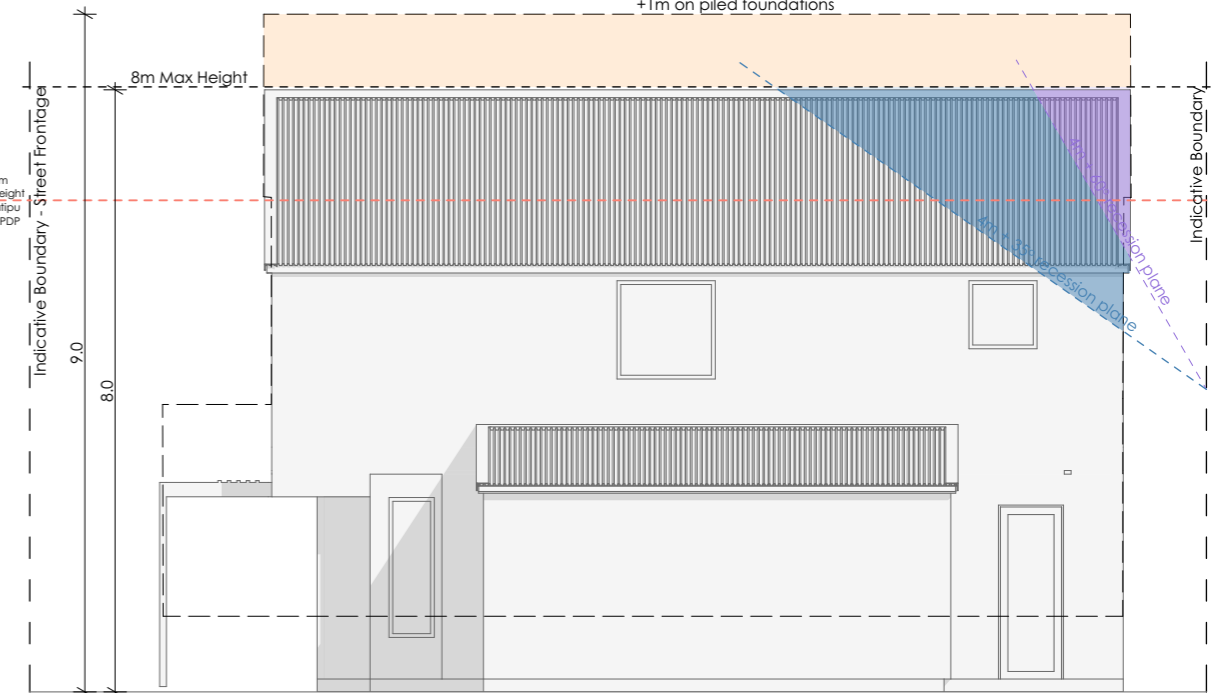
Ground Floor - Yards and Outlook Spaces



Site Coverage



Street Front Elevation



# TYPE 6a

2 Storey, 3 Bedroom, Garage

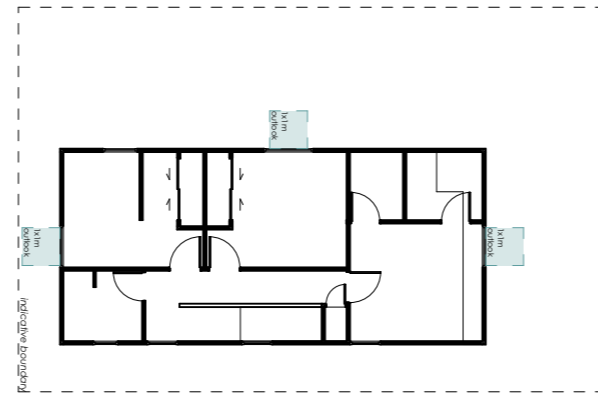
Floor Plan Area (Per level): 135m<sup>2</sup>

**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.

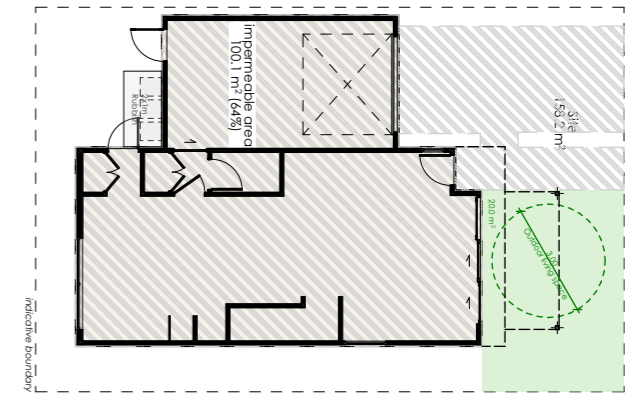
## DESIGN CONTROLS SUMMARY

COMPLIES	NON-COMPLIANT		
		<b>Site Details</b>	Address: 122 Morven Ferry Road
		<b>Building Height</b>	Maximum building height: 8m*
		<b>Site Coverage</b>	Maximum building coverage: 45% **
		<b>Outdoor living space:</b>	
		Ground floor level:	20m <sup>2</sup> with minimum 3m dimension ***
		First Floor:	8m <sup>2</sup> with minimum 1.8m dimension
		<b>Outlook Space</b>	
		Principal living room:	4x4m
		All other habitable rooms:	1x1m
		<b>Recession Planes</b>	
		Southern Boundary:	4m + 35° recession plane ****
		All other Boundaries:	4m + 60° recession plane
		<b>Landscaped Permeable Surface</b>	
		Minimum permeable surface:	25%
		<b>Boundary setbacks</b>	
		Front yard to house:	3m minimum
		Front yard to garage:	4.5m minimum
		Side and rear yards:	1.5m minimum
		<b>Waste/recycling storage area</b>	
		2m <sup>2</sup> minimum (3x bins)	
		<b>Garages</b>	
		Garage doors shall not exceed 50% of the width of the building front elevation visible from the street.	

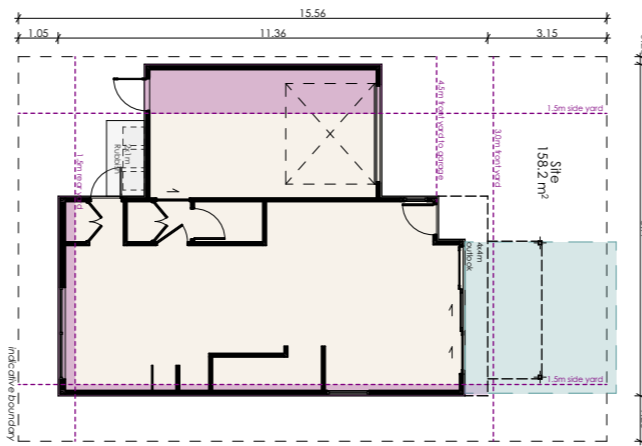
\* Chimneys and minor projections excluded from Building Height  
 \*\* Excludes Soffits and Overhangs  
 \*\*\* Gross Outdoor Area shown, hedges, planting and fencing within this area to be coordinated with Landscape Architects  
 \*\*\*\* Compliance is dependant on site orientation



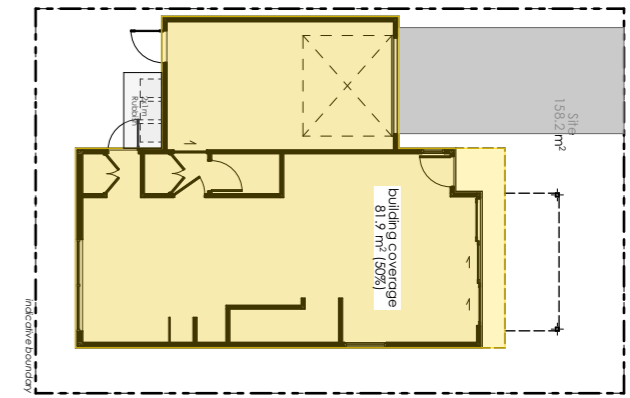
First Floor - Outdoor Living and Outlook Spaces



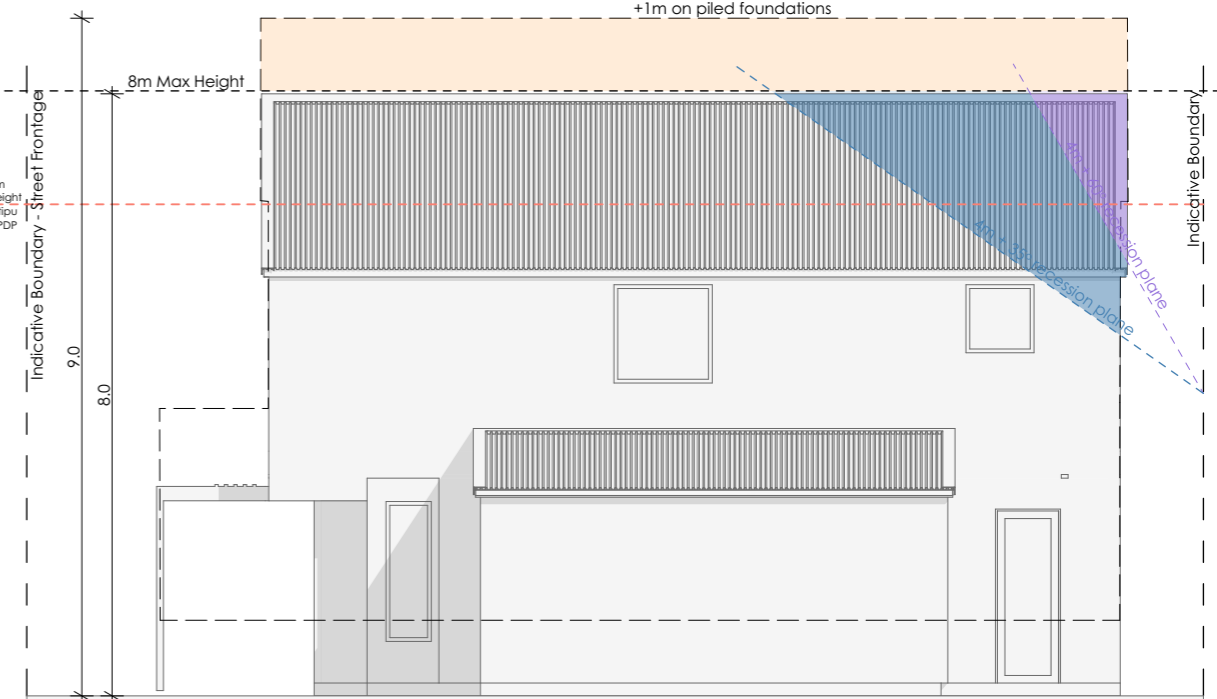
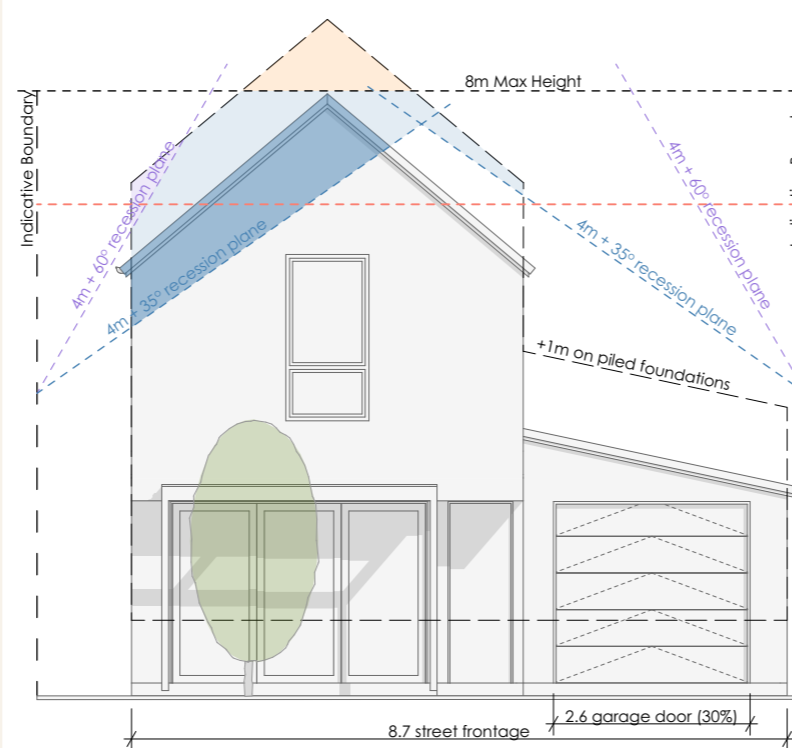
Outdoor Living and Impermeable Area



Ground Floor - Yards and Outlook Spaces



Site Coverage



Street Front Elevation

## AFFORDABLE HOUSING MATERIALS PALETTE

The material palette for Ridgeburn's more affordable housing typologies prioritises durability, cost-efficiency, and harmony with the surrounding rural landscape. Robust, low-maintenance materials such as vertical timber cladding, corrugated steel, and locally sourced stone are employed where practical. These selections ensure longevity while reducing upkeep costs for residents.

All external finishes are specified with low Light Reflectance Values (LRV), with roof colours to be no greater than 20% LRV, and other exterior finishes such as wall cladding and joinery colours to be no greater than 30% LRV. Colours are drawn from natural, muted tones that integrate with the site's ecological character, reinforcing a sense of place without imposing on the landscape.

Textural variation is introduced through timber grain, profiled metal, and stone detailing, creating depth and interest while preserving simplicity. This restrained approach avoids unnecessary ornamentation, aligning with the rural vernacular and supporting affordability goals.

Buildings are designed to visually recede into their setting, using non-reflective surfaces and earthy hues. This allows the new development to be less obtrusive, complementing heritage structures and contributing to a cohesive, landscaped community identity.



### Profiled Metal Roofing

Corrugate, Trapezoidal or Tray Profile  
Pre-finished Metal



LRV: 13%

**Tidal Drift Matte**  
(Matte)

LRV: 8%

**Ironsand**  
(Low Gloss)

### Cedar Weatherboard Cladding

Vertical Shiplap or Horizontal Rusticated Profiles  
Resene Wood-X or approved colour match



LRV: ~30%

**Shale**

LRV: ~27%

**Veil**

LRV: ~15%

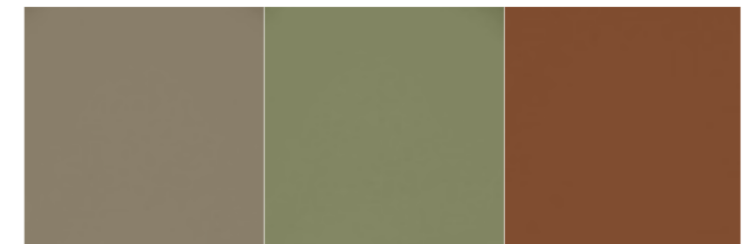
**Forge**

LRV: ~8%

**Flint**

### Fibrecement Cladding

Vertical 200mm "Oblique" Weatherboards  
Paint Finish



LRV: 30%

**Double Napa**

LRV: 29%

**Flax**

LRV: 16%

**Root Beer**  
(Arrowtown Range)

### Profiled Metal Cladding

Vertical Corrugate, Trapezoidal or Tray Profile  
Pre-finished Metal



LRV: 27%

**Sandstone Grey**  
(Low Gloss)

LRV: 25%

**Mist Green**

LRV: 13%

**Tidal Drift Matte**  
(Matte)

LRV: 9%

**Scoria**

LRV: 8%

**Ironsand**  
(Low Gloss)

### Aluminium Joinery

Duratec Powdercoated



LRV: 8%

**Ironsand**

### Garage Doors

Sectional Steel Doors  
Pre-finished Metal



LRV: 27%

**Sandstone Grey**  
(Low Gloss)

LRV: 13%

**Tidal Drift Matte**  
(Matte)

LRV: 25%

**Mist Green**



GIBBONS | CO NOVAK+MIDDLETON

  
RIDGEBURN