

# RIVER MEADOW RETREATS



LUXURY LIVING,  
MADE EASY

Bespoke, luxury, transportable cabins









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# ABOUT US

Nestled along the breathtaking Waipū coastline, River Meadow Retreats is a boutique, family-run enterprise dedicated to creating bespoke luxury cabins that embody architectural elegance, refined practicality, and an intrinsic connection to the land. Each cabin is meticulously designed and crafted on Cluanag Farms, where five generations of the McAulay family have cultivated a deep respect for nature and place.



The name River Meadow, a translation of the Gaelic word '**Cluanag**', honours both the family's Scottish heritage and the serene beauty of the surrounding landscape. This legacy, combined with contemporary sophistication, informs every curve, texture, and material choice in our designs.

At the heart of River Meadow Retreats are Aaron and Rhonwen, the visionary duo behind every creation. Born from Aaron's desire to unite architectural luxury with meaningful living, each retreat is the result of precision, artistry, and shared passion. Aaron brings innovation and craftsmanship to life, while Rhonwen transforms ideas into timeless architectural designs. Together, they embody a balance of creativity and expertise, crafting spaces where luxury feels effortless and authenticity endures.

As a small, family-led studio, every cabin reflects not just quality and care, but the story of two people building something together. Choosing River Meadow Retreats means investing in more than a space — it's joining a legacy of design, heritage, and heartfelt craftsmanship.





# WHY CHOOSE US?

**At River Meadow Retreats, we create luxury transportable cabins that stand apart.** Every detail is thoughtfully considered, blending sleek style with everyday practicality, so your retreat is move-in ready from the moment it arrives.

Unlike many in the industry, we don't stop at the basics. Each cabin comes fully fitted with high-quality appliances like a fridge, cooktop, and more. We include the finishing touches others often overlook, right down to the finer details. It's this level of care that transforms our cabins from simple structures into complete, ready-to-live spaces.

Choosing River Meadow Retreats means choosing craftsmanship, convenience, and an experience designed entirely around you. With our cabins, you're not just buying a building — you're stepping straight into a home designed for comfort, beauty, and ease.

Because we believe in giving back to the environment, every cabin purchased comes with a gift of a native tree — the same name as your cabin: Kowhai, Pohutukawa, or Kauri. Not only that, but for every cabin sold, we also plant a native tree ourselves. This way, your investment in a new retreat also contributes to something lasting and sustainable — helping to grow a future that future generations can enjoy.



*RIVER MEADOWS  
NATIVE TREE  
INITIATIVE*





# OUR PROCESS

## 1 CHOOSE YOUR CABIN

Pick which cabin option best matches your lifestyle and budget, or customise your own.



## 2 DESIGN

Choose your materials and finishes. We'll prepare a tailored proposal for your cabin.



## 4 CONSTRUCTION

Relax as our expert team builds your cabin in our factory. We will keep you in the loop at every stage.



## 3 AGREEMENT

Once you're happy, review and approve the proposal, sign the agreement, and pay a deposit to secure your build slot.



## 5 DELIVERY

We transport your cabin to your site and set it up safely and securely.

## 6 FINAL HANDOVER

Together, we'll inspect your new cabin, hand over the keys, and provide compliance and warranty documents.





# K Ō W H A I



- **Seamlessly move-in ready**
- **Designed for luxury, crafted for nature**
- **Sustainable materials, timeless style**
- **Small footprint, big living**

Thoughtfully designed to fit easily into any space, the Kowhai is the perfect size for a sleepout, guest room, or home office. Compact, durable and stylish — built to last and impress.

Overall footprint: 4.4 m x 5.4 m (23.76 sqm)

Floor area: 3.6 m x 5.4 m (19.44 sqm)



3.6 x 5.4m (19.44 sqm)



Kitchenette



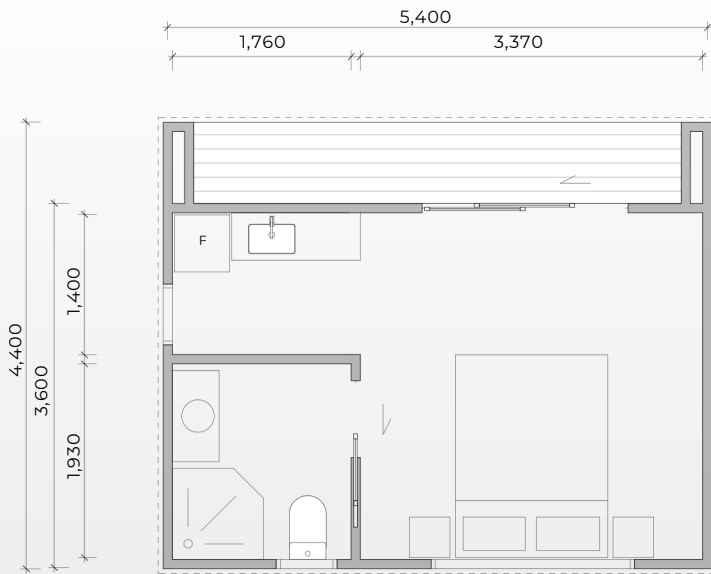
Bathroom



Studio bedroom

**Your private retreat,  
wherever life takes you.**





### INTERIOR FINISHES:

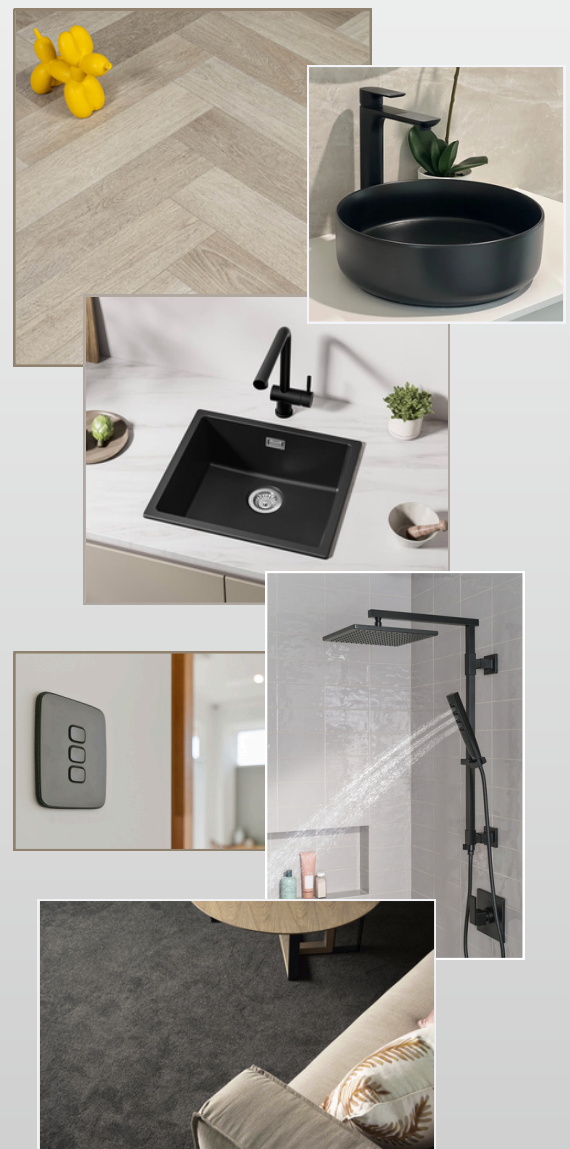
- Thermoformed kitchen cabinet panels
- High-pressure Laminate benchtop
- Belgotex sheet vinyl flooring & underlay
- Belgotex premium carpet & underlay

### INCLUSIONS:

- Blum soft close drawer hardware and hinges
- Haier 129L bar fridge (Black, 300 Series)
- Pop-up basin wastes and essential plumbing fittings
- Recessed LED downlights (interior and exterior)
- PDL Iconic Essence switches and sockets, USB ports included
- Energy-efficient insulation
- 150mm XL Manrose bathroom extract fan
- 32A Caravan Plug Connection
- Rinnai Infinity Gas Califont
- Mitsubishi Electric Designer Heat Pump (2.5/3.2 kW)

### OPTIONAL UPGRADES:

- Kitchen cabinetry colours and styles
- Alternative benchtop materials & colours
- Lighting layout and fittings
- Internal wall and ceiling linings
- Plumbing fixture colours and styles
- Alternative carpet material & colour



**View alternative floor plan options on page 12**



# POHUTUKAWA



- Spacious design, refined comfort
- Thoughtful design, timeless appeal
- Sustainable, detailed craftsmanship
- Bigger vision, same small impact

With a full-sized bathroom and a separate bedroom, the Pohutukawa is perfect as a long-term sleepout, guest retreat, or self-contained office. Built to the same high-quality specifications as our entire range, the Pohutukawa combines style, durability, and functionality.

Overall footprint: 4.4 m x 8.6 m (37.84 sqm)

Floor area: 3.6 m x 8.6 m (30.96 sqm)



3.6 x 8.6m (30.96 sqm)



Kitchenette



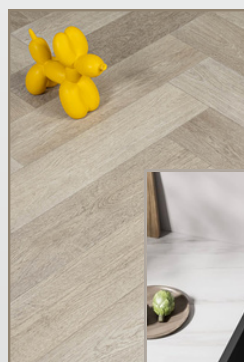
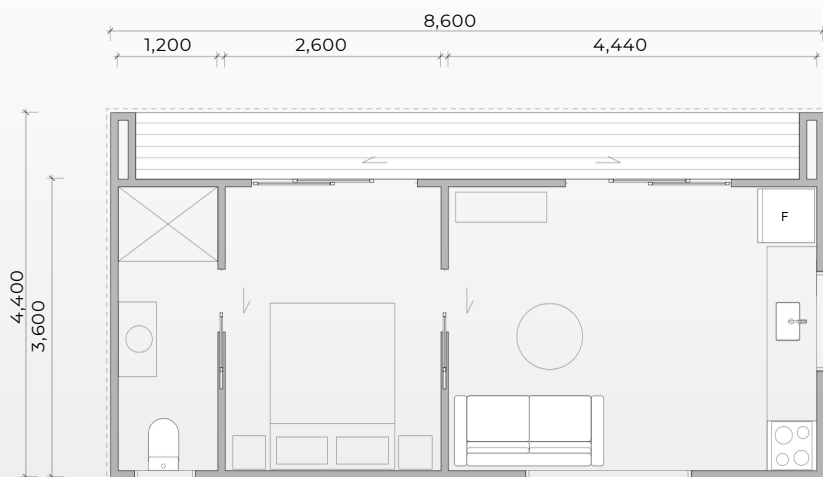
Full sized bathroom



Separate bedroom

Your private retreat,  
wherever life takes you.





### INTERIOR FINISHES:

- Thermoformed kitchen cabinet panels
- High-pressure Laminate benchtop
- Belgotex sheet vinyl flooring & underlay
- Belgotex premium carpet & underlay

### INCLUSIONS:

- Blum soft close drawer hardware and hinges
- Standard 310L fridge
- 60cm ceramic cooktop and in-built oven
- Pop-up basin wastes and essential plumbing fittings
- Recessed LED downlights (interior and exterior)
- PDL Iconic Essence switches and sockets, USB ports included
- Energy-efficient insulation
- 150mm XL Manrose bathroom extract fan
- 32A Caravan Plug Connection
- Rinnai Infinity Gas Calfont
- Mitsubishi Electric Designer Heat Pump (3.5/4.0 kW)

### OPTIONAL UPGRADES:

- Kitchen cabinetry colours and styles
- Alternative benchtop materials & colours
- Lighting layout and fittings
- Internal wall and ceiling linings
- Plumbing fixture colours and styles
- Alternative carpet material & colour

**View alternative floor plan options on page 12**



# KAURI



- **Seamlessly move-in ready**
- **Spacious two-bedroom retreat**
- **Sustainable materials, timeless style**
- **Crafted with luxury in mind**

Generous space and modern living at its finest. With two bedrooms, a spacious living area, and a full-sized bathroom, the Kauri is perfect as long-term accommodation or a compact family home.

Overall footprint: 4.8 m x 12.0 m (57.6 sqm)

Floor area: 4.0 m x 12.0 m (48.0 sqm)



4.0 x 12.0m (48.0 sqm)



Kitchen



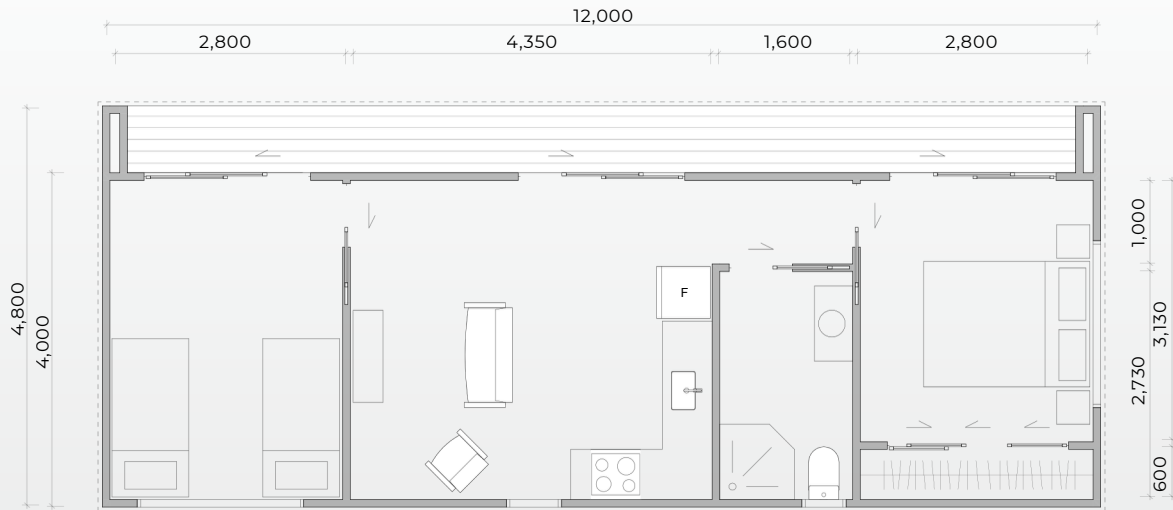
Full sized bathroom



Two separate bedrooms

Your private retreat,  
wherever life takes you.





### INTERIOR FINISHES:

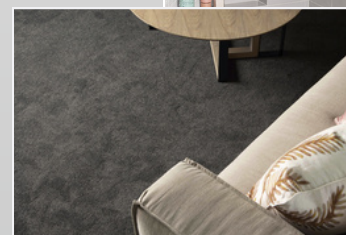
- Thermoformed kitchen cabinet panels
- High-pressure Laminate benchtop
- Belgotex sheet vinyl flooring & underlay
- Belgotex premium carpet & underlay

### INCLUSIONS:

- Blum soft close drawer hardware and hinges
- Standard 310L fridge
- 60cm ceramic cooktop and in-built oven
- Pop-up basin wastes and essential plumbing fittings
- Recessed LED downlights (interior and exterior)
- PDL Iconic Essence switches and sockets, USB ports included
- Energy-efficient insulation
- 150mm XL Manrose bathroom extract fan
- 32A Caravan Plug Connection
- Rinnai Infinity Gas Calfont
- Mitsubishi Electric Designer Heat Pump (4.2/5.4 kW)

### OPTIONAL UPGRADES:

- Kitchen cabinetry colours and styles
- Alternative benchtop materials & colours
- Lighting layout and fittings
- Internal wall and ceiling linings
- Plumbing fixture colours and styles
- Alternative carpet material & colour



**View alternative floor plan options on page 12**



# FLOOR PLAN LAYOUTS

Our standard floor plans offer a versatile starting point, with thoughtfully designed 1-bedroom, 2-bedroom, and 3-bedroom options to suit a variety of lifestyles and uses. Every cabin is fully customisable. Internal layouts can be reconfigured, spaces refined, and features tailored to meet your specific needs.



## **Designed as a Starting Point**

Our floor plans are thoughtfully developed to showcase layout possibilities, not limitations.



## **Fully Customisable Layouts**

Internal configurations can be adapted to suit your lifestyle, site, and specific requirements.



## **Flexible Living Solutions**

Suitable for sleepouts, guest accommodation, home offices, or long-term living.



## **Tailored Openings**

Window and door locations, sizes, and styles can be adjusted to optimise light, views, and privacy.

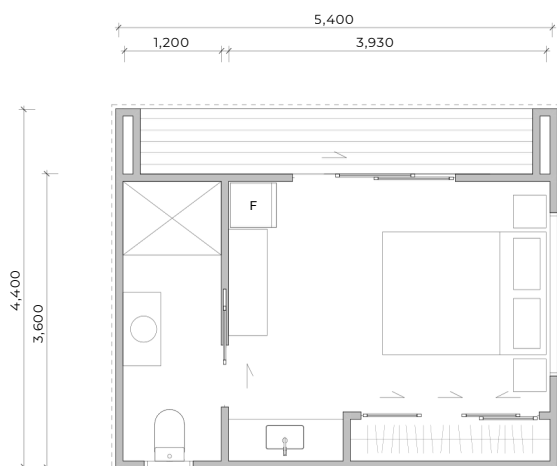


## **Guided Design Process**

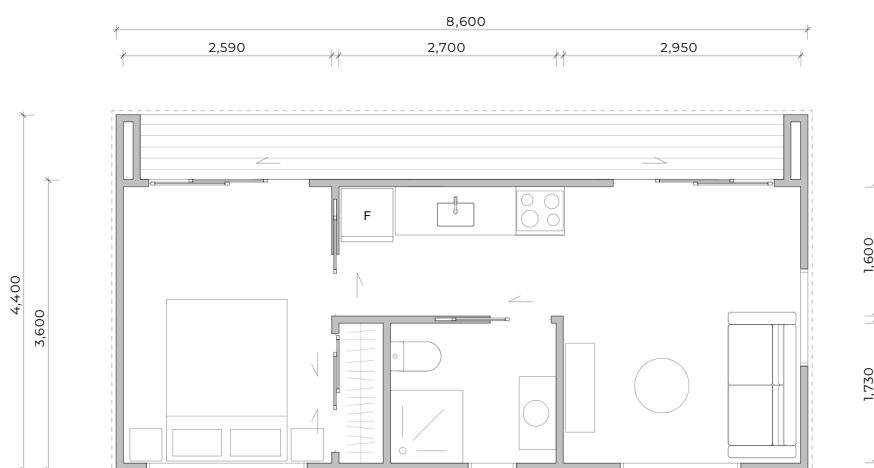
Our team works closely with you to refine your layout with clarity and confidence.

**The following pages showcase our floor plan options across each cabin range.**

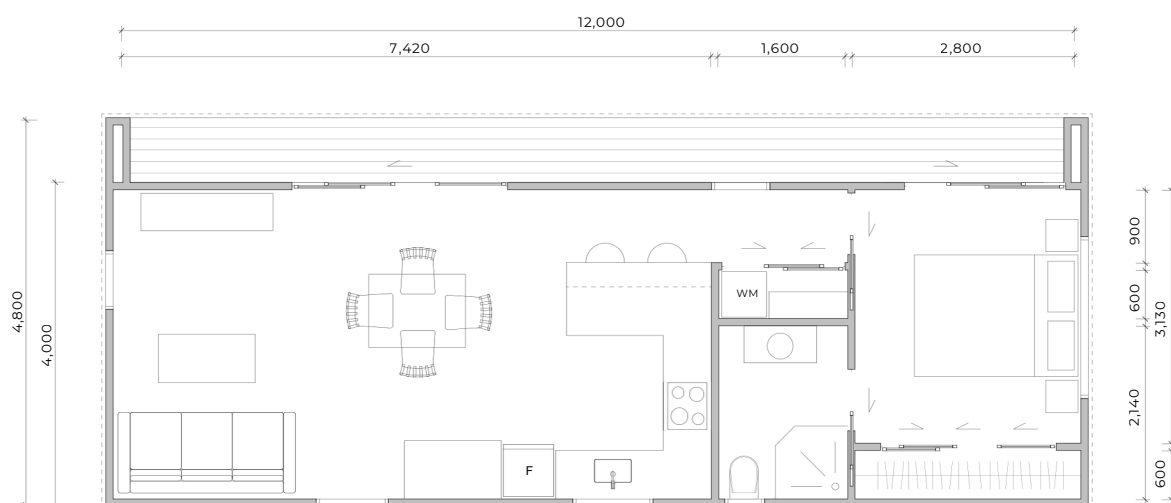




**Kowhai 1**



**Pohutukawa 1**



**Kauri 1**

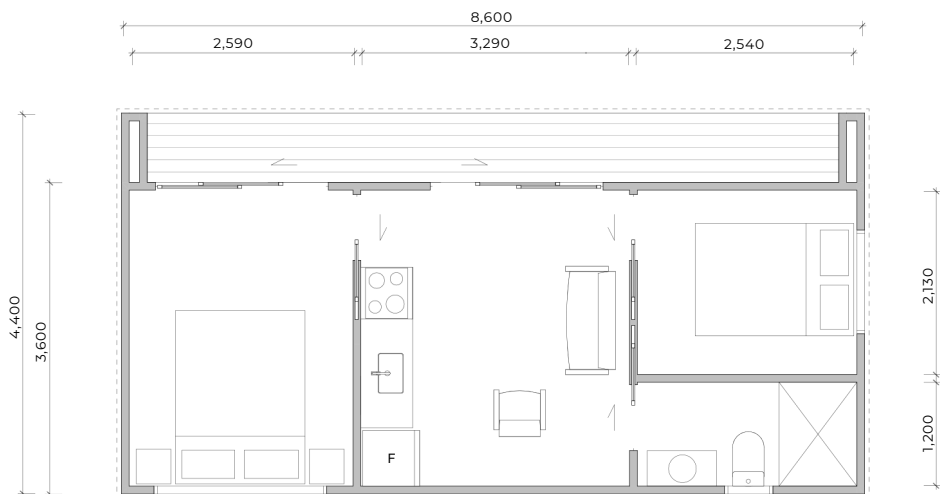
## 1-BEDROOM OPTIONS

Our standard 1-bedroom range is available across all River Meadow Retreats cabin models – Kōwhai, Pōhutukawa, and Kauri. Each design offers a functional layout that maximises space, comfort, and natural light. While these cabins provide a typical single-bedroom configuration, all internal layouts are fully customisable, allowing spaces to be reconfigured and tailored to suit your lifestyle and intended use.

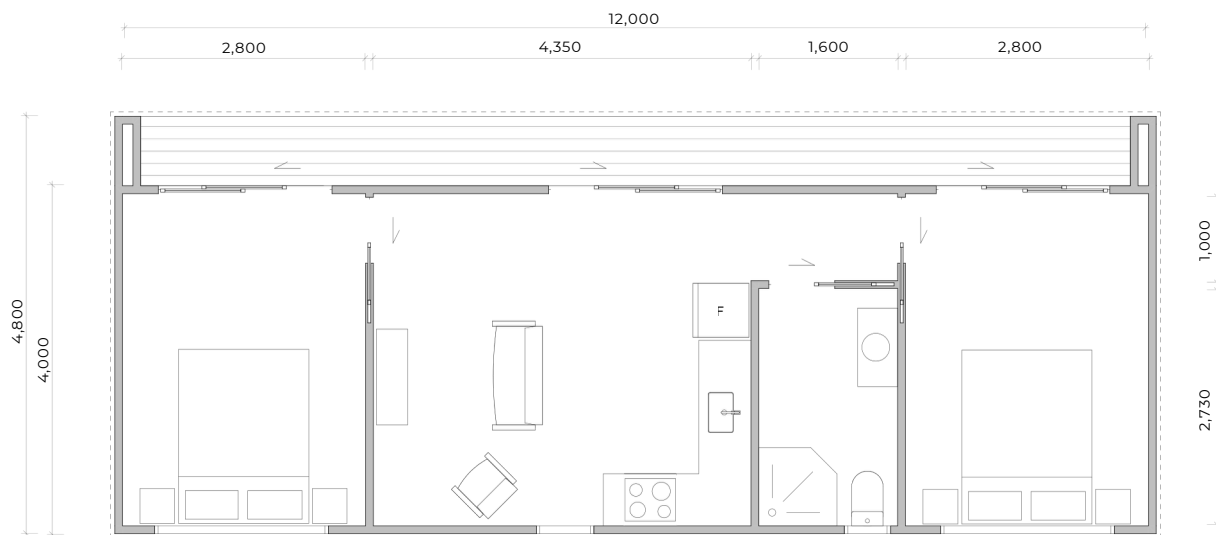


## 2-BEDROOM OPTIONS

Our 2-bedroom option is available within the Pōhutukawa and Kauri cabin ranges, offering a flexible and well-considered layout ideal for families, guests, or shared living. Designed to balance privacy and open living, these cabins provide generous bedroom spaces alongside functional communal areas. As with all River Meadow Retreats designs, internal layouts are fully customisable, allowing you to adapt room sizes, configurations, and flow to suit your lifestyle and specific requirements.



**Pōhutukawa 2**

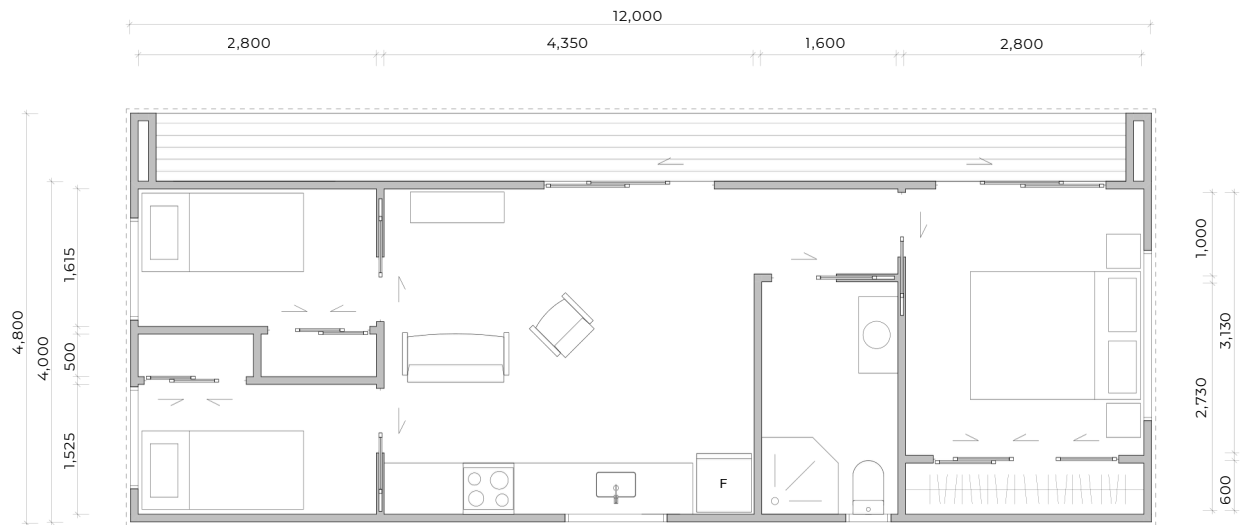


**Kauri 2**

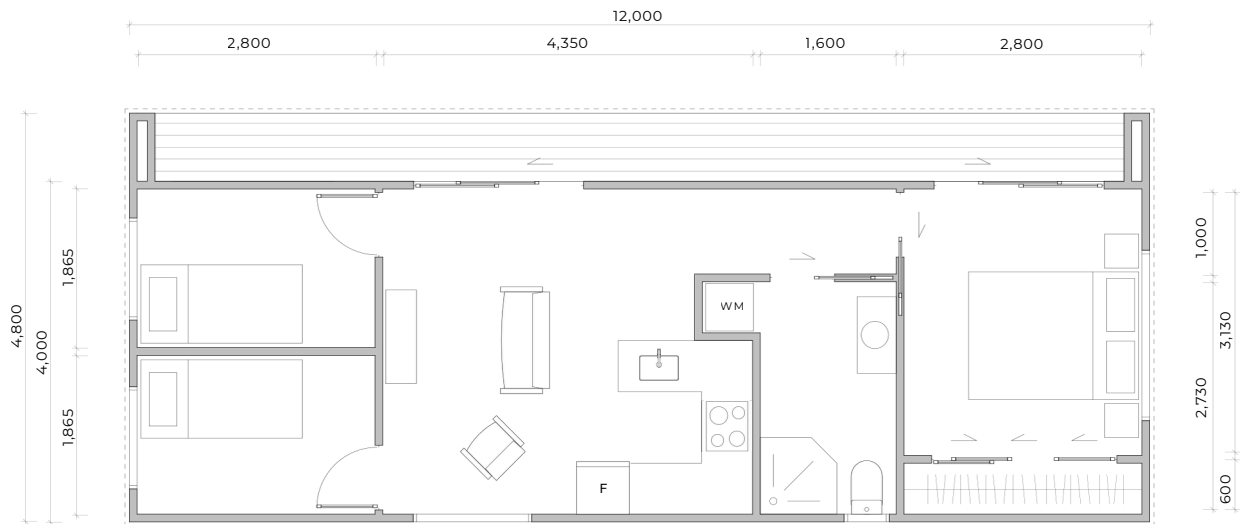


### 3-BEDROOM OPTIONS

Our three-bedroom option is exclusively available within the Kauri cabin range, designed to accommodate larger living requirements thanks to its generous footprint. This layout is ideal for families or those seeking additional space for guests, work, or flexible use. As with all River Meadow Retreats cabins, the internal layout is fully customisable, with the option to incorporate dedicated laundry space and tailor room configurations to suit your lifestyle, needs, and long-term plans.



**Kauri 3**



**Kauri 3**







# SCHEDULE OF FINISHES

## EXTERIOR FINISHES:

### ROOFING:

- 0.55BMT Colorsteel Maxam Trapezoidal or Corrugate profile.

### SPOUTING:

- Continuous Archie 120 Designer Series.

### DOWNPIPES:

- Continuous EF-80 Ezi-Flo Series.

### WALL CLADDING:

- 0.55 BMT Colorsteel Maxam Trapezoidal or Corrugate profile.
- Vulcan Abodo WB18 horizontal weatherboards or Shadowclad Plywood

### DECKING:

- 140x 19mm Kwila hardwood decking timber.

### SOFFIT LINING:

- Vulcan TG9 soffit panelling or Plywood.

## INTERIOR FINISHES:

### CEILING LININGS:

- 12mm Plywood lining. Premium face grade. Smooth or grooved.

### WALL LININGS:

- 12mm Plywood lining. Premium face grade. Smooth or grooved.

### FLOOR LININGS:

- Belgotex Sheet Vinyl on underlay.
- Belgotex premium carpet on underlay.

### INSULATION:

- R2.6 Glasswool wall insulation.
- R5.0 Glasswool skillion roof insulation.
- R2.6 Glasswool underfloor insulation.







# DELIVERY AND INSTALLATION

At River Meadow Retreats, we keep your cabin journey simple from day one. Our streamlined delivery, installation, and set-up process is designed to be fast, stress-free, and tailored to your site, so all you need to do is choose your cabin, and we'll take care of the rest.

We offer flexible build and delivery options designed to suit your property, access requirements, and project timeline.

## Build Options

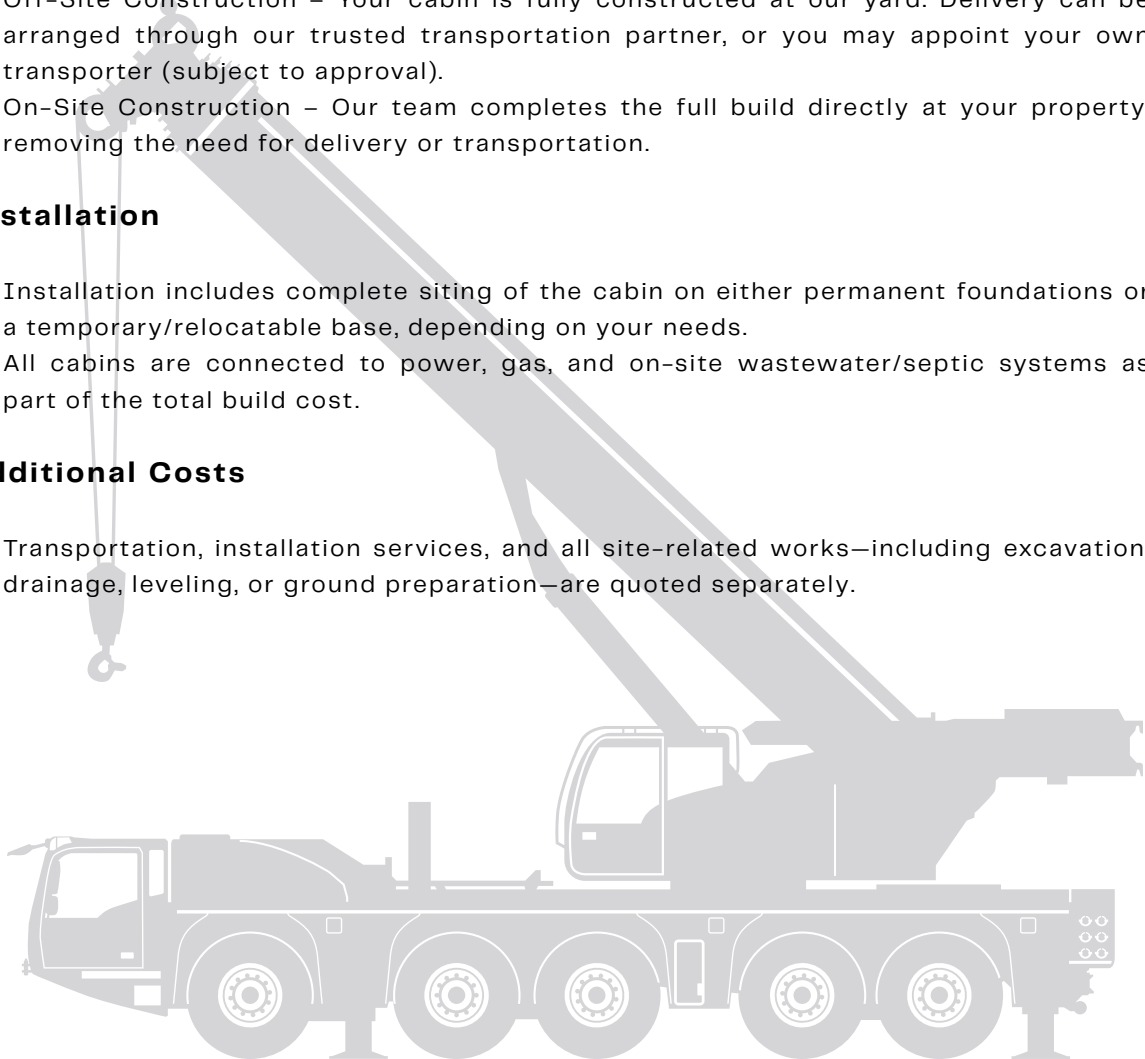
- Off-Site Construction – Your cabin is fully constructed at our yard. Delivery can be arranged through our trusted transportation partner, or you may appoint your own transporter (subject to approval).
- On-Site Construction – Our team completes the full build directly at your property, removing the need for delivery or transportation.

## Installation

- Installation includes complete siting of the cabin on either permanent foundations or a temporary/relocatable base, depending on your needs.
- All cabins are connected to power, gas, and on-site wastewater/septic systems as part of the total build cost.

## Additional Costs

- Transportation, installation services, and all site-related works—including excavation, drainage, leveling, or ground preparation—are quoted separately.





# FAQ'S

## **Do I need Council Consent?**

Following the passage of the Building and Construction Amendment Bill and supporting regulations, new laws allow granny flats and minor dwellings up to 70 square metres to be built without consent. Though consent will no longer be required, all our cabins will still be fully compliant with all the relevant requirements of the New Zealand Building Code.

With a Licenced Building Practitioner on site, we guarantee every cabin is fully compliant with the New Zealand Building Code.

## **Can I create a custom cabin design?**

Yes. We offer in-house design and drafting services that allow you to tailor the cabin to suit your requirements. Our custom package also allows for internal layout changes, alternative joinery sizes and locations, alternative interior linings, and upgraded kitchen and bathroom fixtures and accessories. We can provide you with a few design options to suit your requirements at an additional cost which covers the time it will take to design and draft up your options.

## **Can you make a cabin without a kitchen or bathroom?**

Yes, we certainly can. Select from our standard cabin range and let us know what you want removed. Without a kitchen or bathroom in your cabin, you won't require building consent either!

## **Can I live in one of these cabins full-time?**

In short, yes. All our cabins are issued with approved Building Consent and a Code Compliance Certificate, meaning they are officially recognised as liveable dwellings. They come fully equipped with essential amenities, with the exception of a laundry, which can be easily incorporated at a later stage if required.

## **Do you arrange transportation and set-up on site?**

Yes, we arrange transportation of your cabin directly to your site, with costs depending on the location. Our team can also handle on-site set-up, including earthworks, foundations, plumbing, and drainage, providing a seamless, hassle-free experience from delivery to your first day in your new cabin.



# FAQ'S

## **Are decks and pergolas included?**

All our cabins include a front deck spanning the full length of the cabin, and projecting approximately 800 mm, the same depth as the wing walls. Should you wish, a larger deck or pergola can be incorporated into your design, however these additions will be constructed once the cabin is installed on site.

## **How are these cabins connected to utilities?**

Our cabins are designed for quick and straightforward connection to site services. Electricity is supplied via a caravan plug for simple plug-and-play use. The water connection uses a standard 20 mm fitting (similar to a hose tap), and wastewater outlets are pre-installed through the floor, ready for a drainlayer to connect on site. With a pre-installed gas califont, your cabin will have instant hot water as soon as the water supply is connected.

## **Are these cabins suitable for any location?**

Yes, all our cabins are constructed with an additional protective layer known as a rigid air barrier. This enables them to withstand all wind zones, up to and including Extra High. They are also fully insulated to H1 Building Code standards, featuring double-glazed joinery, underfloor insulation, wall insulation, and roof insulation.

If your cabin is to be located in an extreme coastal area or climate zone subject to heavy snowfall, please contact us, as additional measures may be required to ensure full compliance with the New Zealand Building Code.

## **How long will it take to build my cabin?**

Upon signing of the contract, our build time is between 3 – 5 weeks depending on the size of your cabin. Other things to consider are the design and consenting process, as well as supplier lead-times. As a result, we generally forecast up to 8 weeks from deposit to delivery.

## **Can I pay in instalments?**

Yes. A non-refundable deposit of 50% is required at the time of signing your contract. A 25% instalment is required once your cabin has been lined. The final 25% instalment is required upon completion. The final amount must be paid prior to transport to site.



# CONTACT US

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