



Legend

- Ponds and waterways
- Historic water race and 7m setback to edges
- Primary Rooding network
- Pedestrian / Cycle amenity network
- Secondary and tertiary rooding network
- Outstanding Natural Landscape (ONL) boundary
- Site boundary
- Escarpment edge and 30m setback
- 110kV Transmission lines (derived from Transpower GIS - Location TBC)
- Native dry shrubland management
- natural landscape planting areas
- Existing rocky outcrops with tussock planting
- 1 Ridgeburn Entrance
- 2 Retail and hospitality commercial hub
- 3 Affordable living units
- 4 Existing farm buildings
- 5 Lookout
- 6 Water race
- 7 Community node + playground
- 8 Development edge rural landscape buffer
- 9 Development edge Morven Ferry Rd landscape buffer
- 10 Development edge 30 escarpment buffer
- 11 Connection to twin rivers trail
- 12 Wetlands and stormwater management areas
- 13 Wastewater disposal area
- 14 Native dry shrubland areas of ecological restoration
- 15 Relocated farm shed / community node
- 16 Wastewater treatment plant - refer civil engineer

Note: This masterplan is indicative / conceptual only. All elements, including site layout, lot configuration, and house typologies, are subject to further design development, regulatory approvals, and stakeholder consultation.

RIDGEBURN  
ARROWTOWN JUNCTION

Ridgeburn - Arrowtown Junction

at 122 Morven Ferry Road for Ridgeburn Ltd



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\02-BL\PLN\250422-2512-122\_Morven\_Ferry\_Rd-Site-BL-  
AC28\_Site Masterplan\_Lots off.pln

PRINTED: 20/05/2025

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PD102 / Site Master Plan





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# RIDGEBURN

## ARROWTOWN JUNCTION

Lot Legend

| Lot Type - Affordable                    |  | #  |
|------------------------------------------|--|----|
| Type 1 - 1 Storey / 1 Bedroom / Car Pad  |  | 54 |
| Type 2 - 1 Storey / 2 Bedroom / Garage   |  | 46 |
| Type 3 - 2 Storey / 3 Bedroom / Garage   |  | 12 |
| Type 4 - 2 Storey / Dual-Key / Car Park  |  | 52 |
| Type 5 - 2 Storey / 2 Bedroom / Car Park |  | 16 |

TOTAL - 180

| Lot Type - House / Land |  | #   |
|-------------------------|--|-----|
| Lot 100m <sup>2</sup>   |  | 12  |
| Lot 300m <sup>2</sup>   |  | 521 |
| Lot 350m <sup>2</sup>   |  | 250 |
| Lot 400m <sup>2</sup>   |  | 190 |
| Lot 450m <sup>2</sup>   |  | 83  |
| Lot 1000+m <sup>2</sup> |  | 6   |

TOTAL - 1062

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PD101 / Lot Plan

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