

RMM

Ridgeburn
Landscape Strategy Document
Fast-track Approvals Act
Referral Application Ridgeburn

20 May 2025

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

rmmla.co.nz

Image produced by OTOH

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This drawing set is conceptual and is for Fast-track Approvals Act Referral 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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Reviewed by:

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Tony Milne

Director – NZILA Fellow

Date: 20 May 2025

Project Number: 25041

Status: Fast-track Approvals Act Referral Application

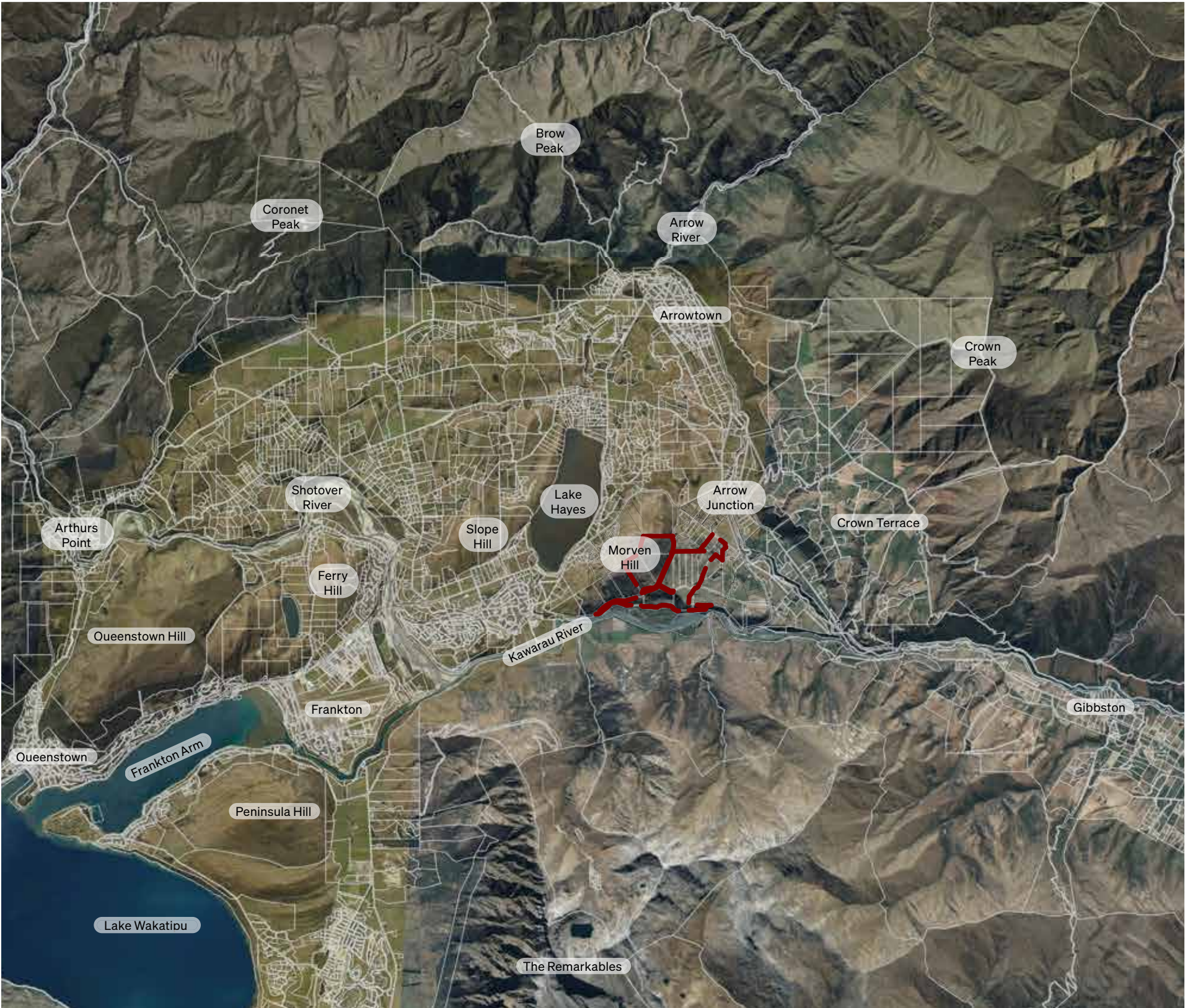
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Introduction

RMM has been engaged by Ridgeburn to develop a Landscape Strategy and Masterplan for the Ridgeburn Fast-track Approvals Act Referrals Application.

The site is 212.5 ha in area, located immediately south east of Morven Hill and south west of Arrow Junction. The proposal will provide approximately 1242 lots and a commercial development area.

RMM, along with several other consultants, have been involved throughout the design and assessment process which has informed the application proposal.



Legend

--- Site Boundary



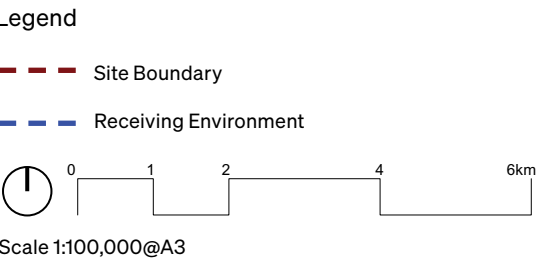
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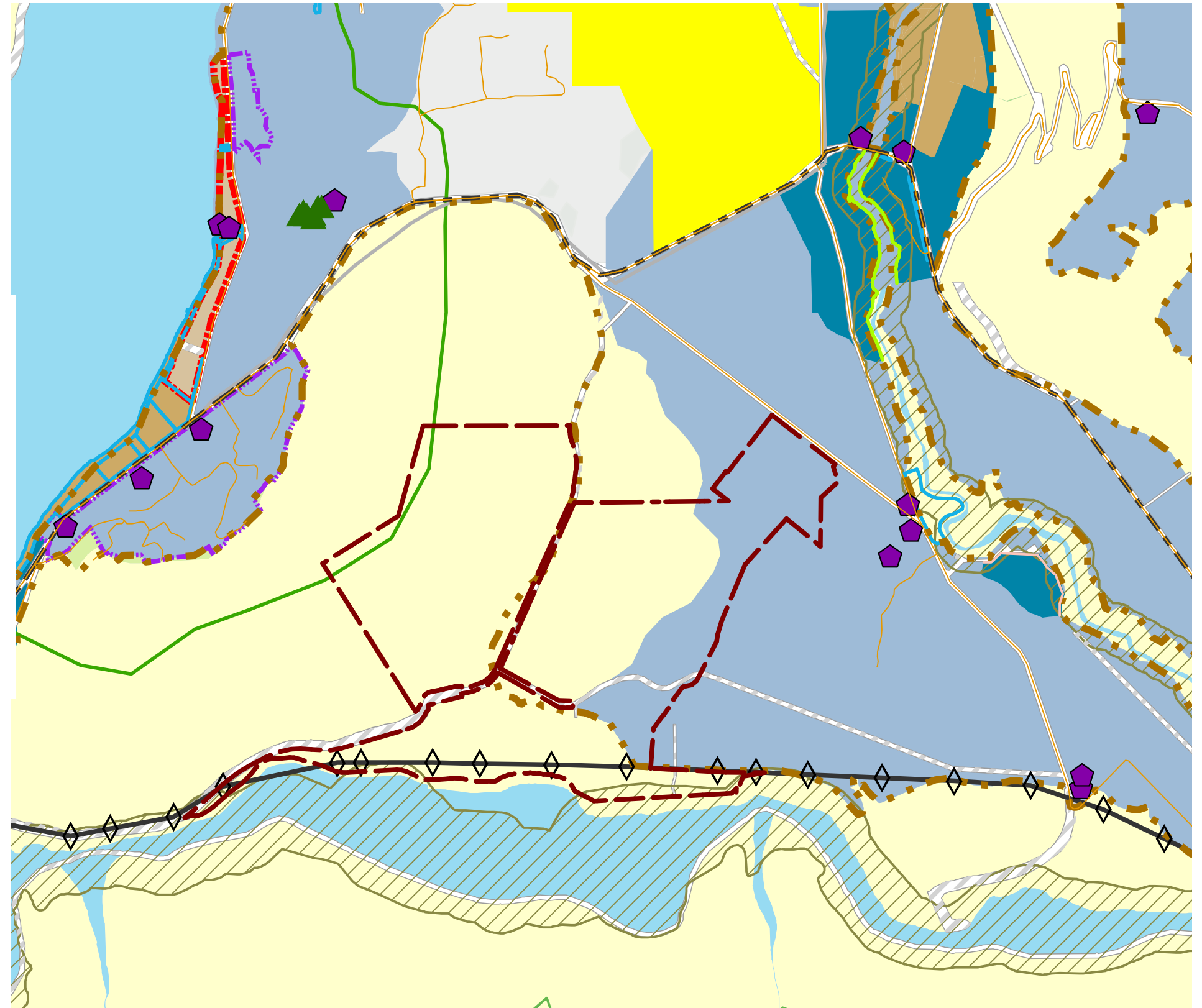
CONTEXT AND ANALYSIS

Receiving Environment

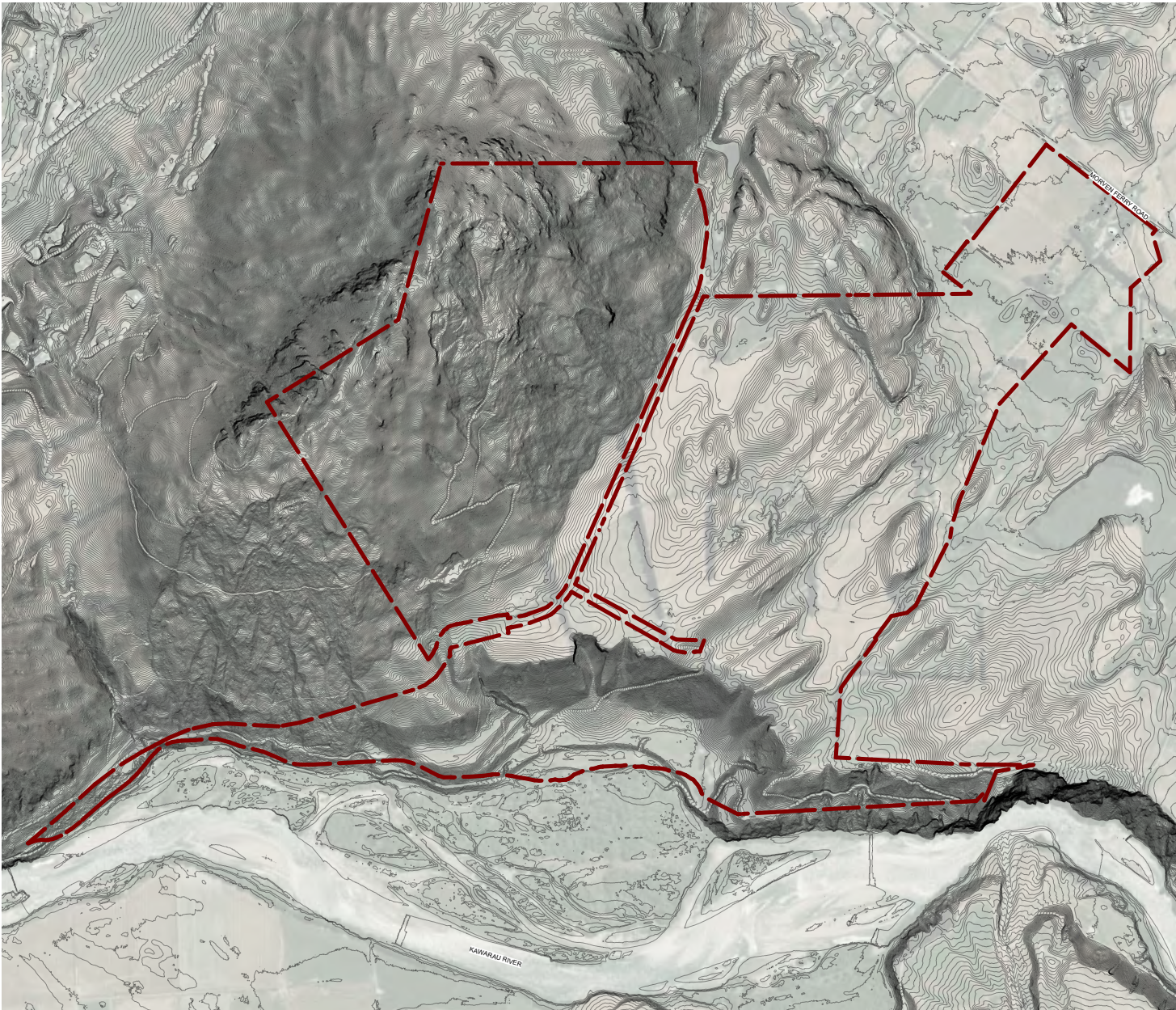
The 212.5ha Ridgeburn site is situated south east of Morven Hill and south west of Arrow Junction. The site also sits, north of the Kawarau River.



Existing QLDC PDP Zone Plan



Site Contour Plan



Legend

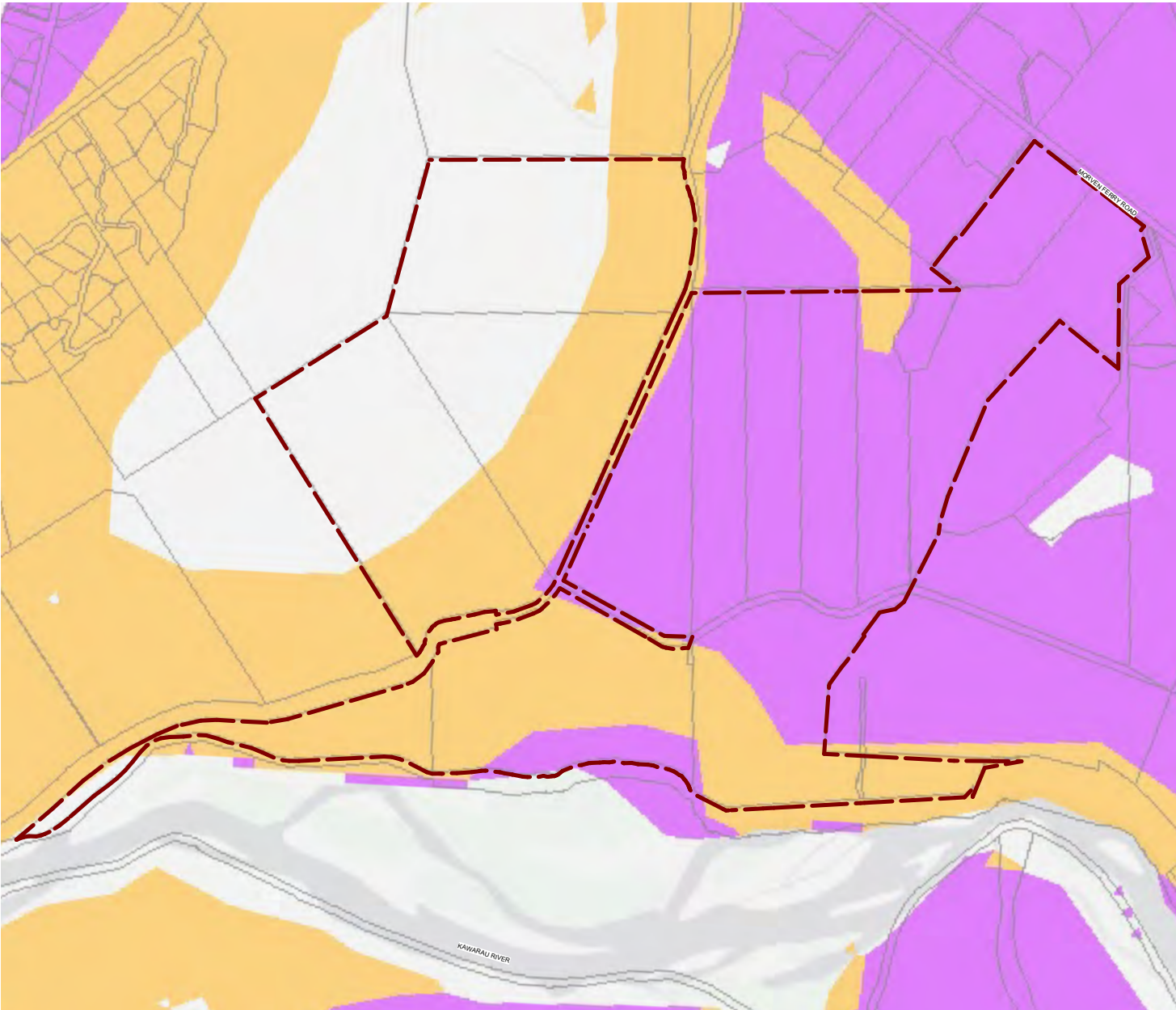
--- Site Boundary

— Contours at 1m intervals

0 100 200 300 500 800m

Scale 1:15,000@A3

Threatened Environments Plan



Legend

--- Site Boundary

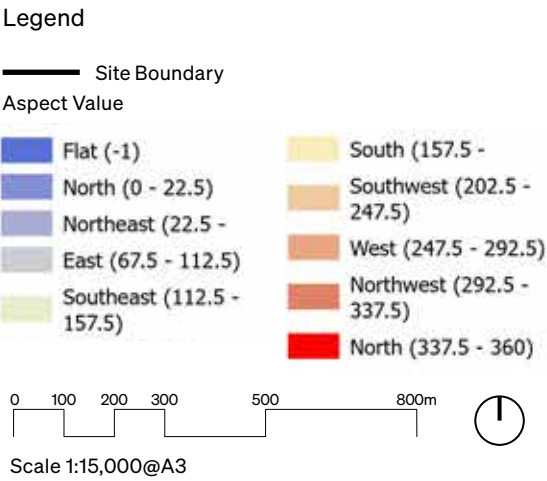
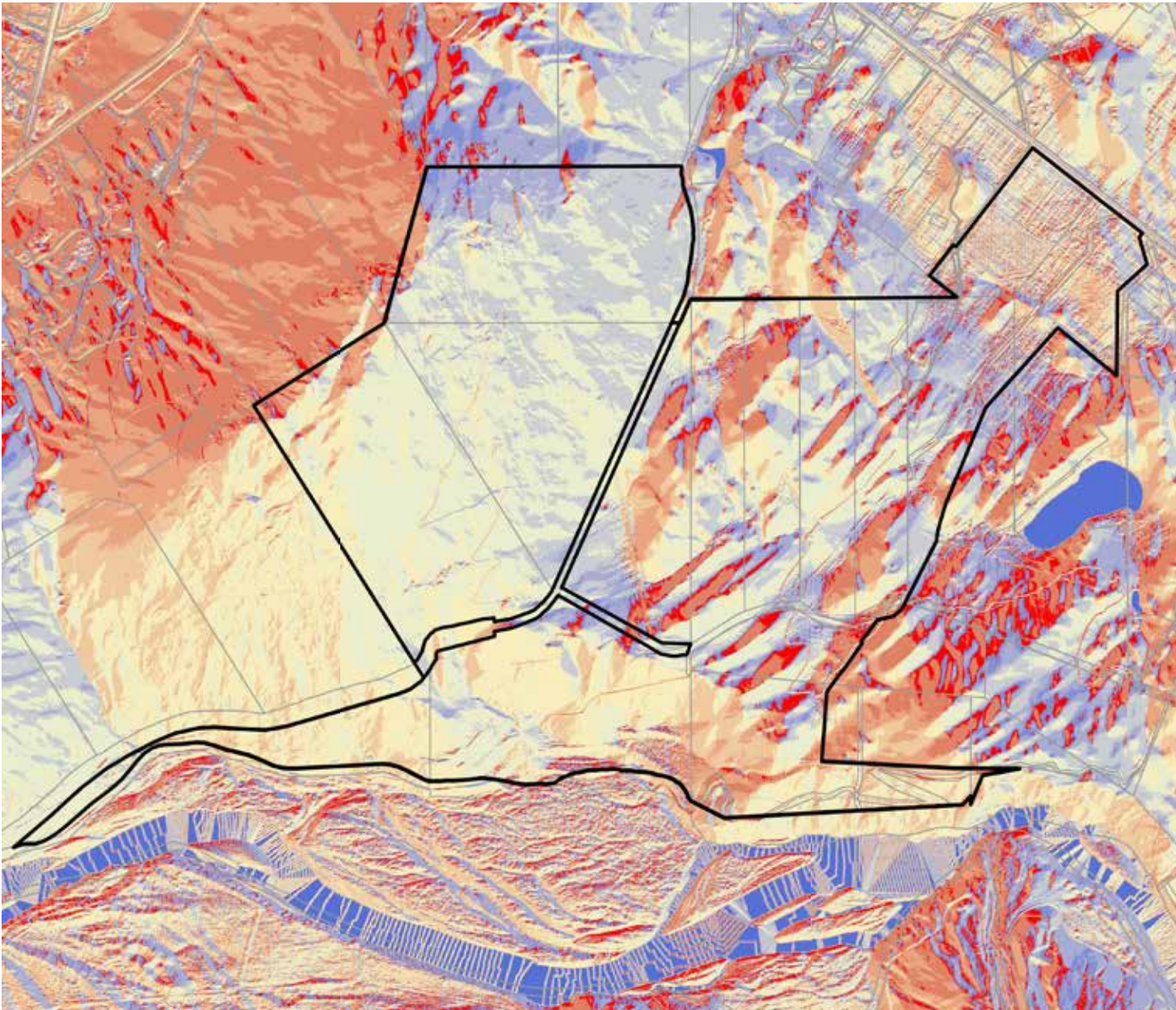
Threatened Environments
Classification 2012
Criteria: <10% indigenous cover left

Threatened Environments
Classification 2012
Criteria: 10-20% left

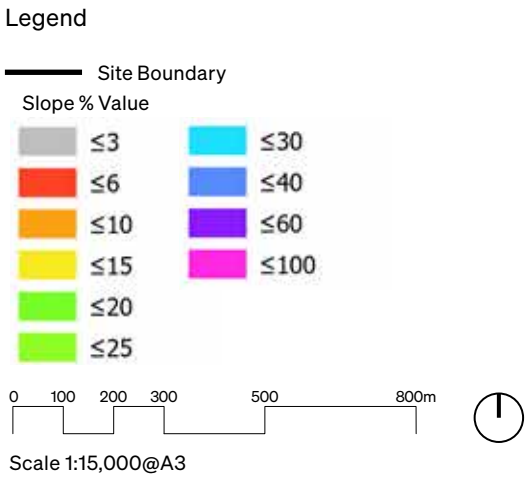
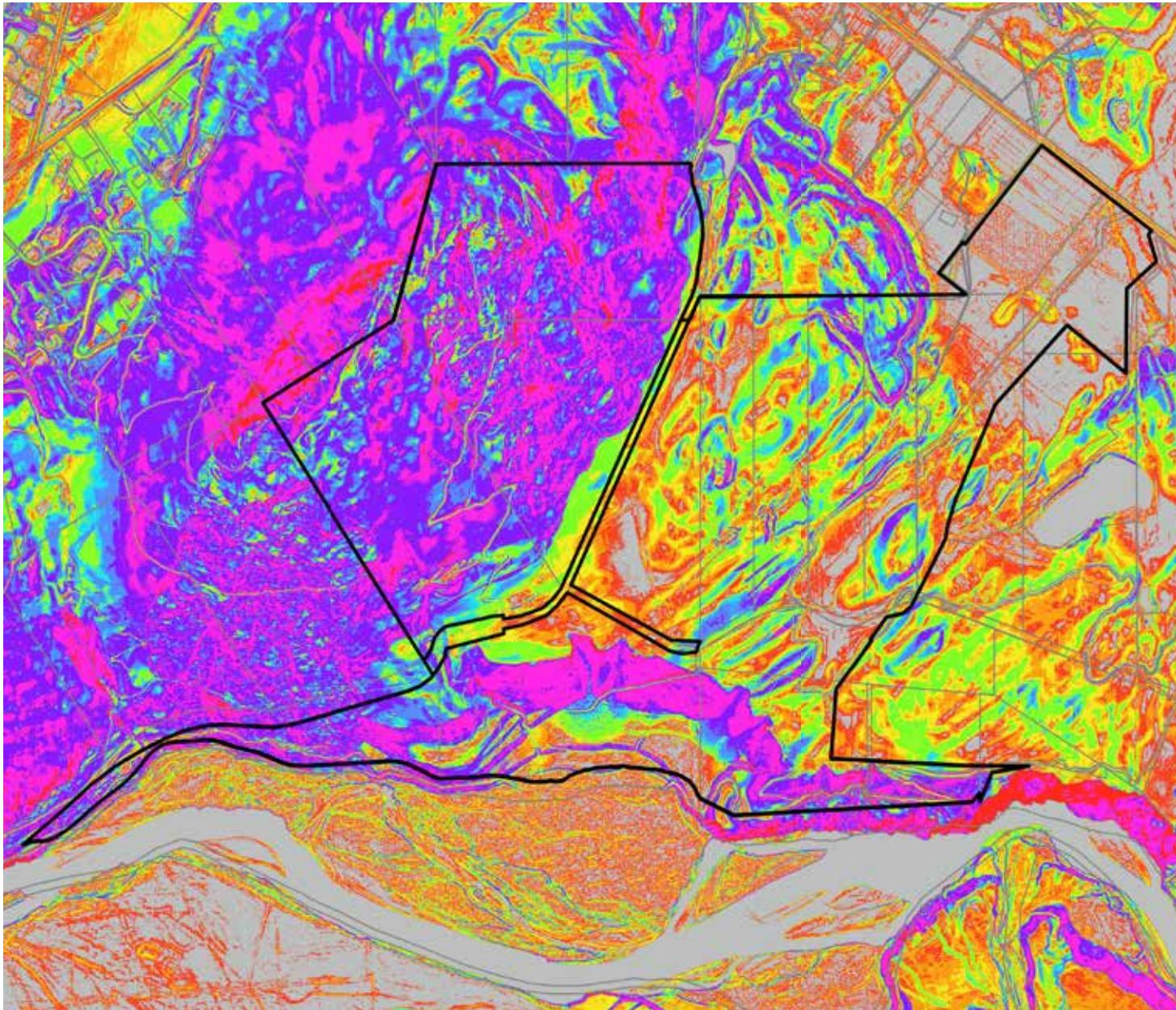
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Scale 1:15,000@A3

Aspect Plan



Slope Plan



Shading Analysis Autumn



Site Shading on 20th March at 9am. (Autumn)



Site Shading on 20th March at 12pm. (Autumn)



Site Shading on 20th March at 3pm. (Autumn)



Site Shading on 20th March at 6pm. (Autumn)

Shading Analysis Winter



Site Shading on 21st June at 9am. (Winter)



Site Shading on 21st June at 12pm. (Winter)



Site Shading on 21st June at 3pm. (Winter)



Site Shading on 21st June at 6pm. (Winter)

Shading Analysis Spring



Site Shading on 23rd September at 9am. (Spring)



Site Shading on 23rd September at 12pm. (Spring)



Site Shading on 23rd September at 3pm. (Spring)



Site Shading on 23rd September at 6pm. (Spring)

Shading Analysis Summer



Site Shading on 22rd December at 9am. (Summer)



Site Shading on 22rd December at 12pm. (Summer)



Site Shading on 22rd December at 3pm. (Summer)



Site Shading on 22rd December at 6pm. (Summer)

The background of the image is a solid black field. Overlaid on this are numerous dark gray, wavy, and somewhat irregular lines. These lines vary in thickness and direction, creating a complex, layered, and organic pattern that resembles a dense thicket of thin, dark branches or perhaps a microscopic view of a material. The lines are most concentrated in the center and spread out towards the edges, creating a sense of depth and movement.

PHOTOGRAPHS

Viewpoint Locations Plan



Legend

 Site Boundary

 Viewpoint location



Scale 1:20,000@A3

Viewpoint Photographs



Viewpoint 1: View from stopping point along the Crown Range Road located some 2km below the Crown Range Summit and viewed when looking west towards the site located approximately 5.6km away.
Date: 15-04-2025
Time:



Viewpoint 2: View from the Arrow Junction Lookout Point, situated at the top of Crown Terrace escarpment, viewed when looking southwest towards the site located approximately 2km away.
Date: 15-04-2025
Time:

Viewpoint Photographs



Viewpoint 3: View from the Gibbston Highway, SH6 and viewed when looking west towards the site located approximately 1km away.
Date: 15-04-2025
Time:



Viewpoint 4: View from the Lake Hayes-Arrow Junction Highway, SH6 and viewed when looking south towards the site located approximately 1km away.
Date: 15-04-2025
Time:

Viewpoint Photographs



Viewpoint 5: View from the Lake Hayes-Arrow Junction Highway, SH6 and the Morven Ferry Road intersection when looking south towards the site located approximately 1km away.
Date: 15-04-2025
Time:



Viewpoint 6: View from the Twin Rivers Trail and viewed when looking south and west towards the site located approximately 150-300m away.
Date: 15-04-2025
Time:

Viewpoint Photographs



Viewpoint 7: View from the Twin Rivers Trail and viewed when looking south and west towards the site located approximately 450m -1km away.
Date: 15-04-2025
Time:



Viewpoint 8: View from the intersection of Arrow Junction Road and Morven Ferry Road, viewed when looking south towards the site located approximately 400m away.
Date: 15-04-2025
Time:

Viewpoint Photographs



Viewpoint 9: View from Morven Ferry Road, when looking south towards the site boundary, located approximately 10m away.

Date: 15-04-2025

Time: