

# RIDGEBURN

ARROWTOWN JUNCTION



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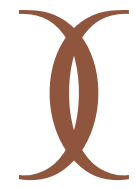
**The Ridgeburn development is an environmentally sensitive Masterplanned community which will deliver much needed affordable and mid-market housing options for residents, visitor's and the working population in Queenstown. Located just 10km from central Queenstown.**

# Introduction

The Ridgeburn development is an integrated development that will deliver affordable and mid-market housing situated close to central Queenstown. The development integrates a new local community within the enhanced landscapes with local amenities to support the residents and attract visitors from outside of the area. Located 10km from Frankton in Queenstown the development is also just 7km from Arrowtown and only 4km from Ladies Mile. The development will be on an approximately 200 hectare undulating site, of which 100 hectares will be enhanced naturally with over 150,000 new planting species to enhance the natural environment and foster biodiversity within the area.

This project will deliver approximately 1,227 homes, of which 180 will be allocated as affordable housing starting from \$599,000. The project will enhance local ecology, and provide local cafes, accommodation and supermarkets which blend sympathetically into the spectacular scenery of the Wakatipu Basin

On the next slide, we outline how we plan to respond to local needs and improve the area.



# How can we grow the economy and jobs without places for people to stay?

We simply can't grow the economy and create jobs without also addressing the need for adequate housing and accommodation.

- Promoting New Zealand to the world as a top tourist destination only goes so far if we can't support the visitor experience with suitable places to stay.
- Tourism relies on more than just attractions, accommodation is a critical part of the infrastructure that supports tourism and currently there is a shortage.
- In Queenstown and other high-demand regions, essential workers, including hospitality, healthcare, and construction staff are being forced to leave due to unaffordable or unavailable housing.
- A shortage of housing not only limits our workforce but also impacts business growth, service delivery, and community wellbeing.

Without accommodation, we risk stalling investment and development projects that would otherwise boost local and national economies. Addressing housing shortages must go hand-in-hand with economic development – one cannot thrive without the other.

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# How can NZ support tourism without houses?

Currently we are experiencing a significant lack of housing for workers, resulting in staff shortages and Essential workers can't afford to live locally. Not only does this impact local businesses, the flow on effect results in a significant reputation risk to our Tourism industry on a global platform, poor service and infrastructure can damage NZ's global image as a desired destination.

Seasonal workers struggle to find affordable housing, limiting the ability to scale operations during peak periods. Local economies suffer as businesses can't fully operate or grow without staff housing solutions.

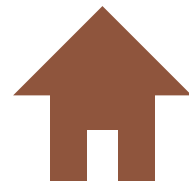


“Remarkably, only 465 residential properties sold under \$1M in Queenstown Lakes District over the past two years just 20% of market transactions. This starkly reinforces the urgent need for more accessible housing options.”

In addition to its measurable regional contributions, Ridgeburn will deliver a range of broader economic benefits to the market and communities, including:

- Increased housing supply and residential land capacity
- Increased and diversified choice of housing location and price point
- Potential for lower housing prices and improved affordability in the region
- Increased economic activity and local employment
- Better utilisation of the existing infrastructure, facilities, services and amenities already provided in Queenstown and neighbouring districts
- Impetus for greater levels of local and regional growth
- Improved local convenience and amenity value
- Delivering (more affordable) capacity with greater certainty
- Supporting the tourism economy with workers accommodation





## Queenstown housing

There is currently a deficit in housing within the Queenstown area due to high population growth and demand from local workers and visitors to Queenstown. Tourism is one of New Zealand’s most important drivers of growth economically and without affordable housing options in the desirable areas we will struggle to grow. New Zealand is an attractive and exciting tourism option to overseas visitors, but without sustainable accommodation options for tourists and the supporting services industries we risk becoming too expensive and inaccessible to bigger populations of visitors.



## Creating community where people want to live

The Ridgeburn development will create and foster a diverse community of people with a wide variety of backgrounds in a centrally located development close to central Queenstown. The development will be sympathetically designed within the local receiving environment and provide various amenities that will make the development an attractive proposition for people to work and live.



## Affordable housing

Affordable housing is a term commonly used but difficult to define as it relates to various local contexts. The issues in Queenstown largely relate to accessible price points as existing housing prices are driven up by a lack of housing supply due to constrained or withheld zoning of land, poor infrastructure, and convoluted margin focused supply chains to deliver housing.



## Infrastructure constraints

The Queenstown Council are currently in the environment court fighting abatement notices from Otago Regional Council due to the inefficiencies of the existing wastewater treatment plant which is currently servicing the existing housing supply. A fix for the plant is predicted to be up to five years away and there is nervousness from the development community around the capacity for any new connections into this aging infrastructure.



## Ecological restoration

Currently existing natural areas within the Whakatipu Basin have become barren land areas due to generations of farm activities. These areas have become overrun with pests such as wilding pines, rabbit populations and deer and hold very little ecological significance. The Ridgeburn development will seek to rehabilitate and enhance over 100 hectares of hill forms and river escarpments with over 150,000 new native trees to restore this important ecological value for future generations.

- We pledge to deliver approximately 1,227 homes as part of this development
- We will deliver 180 of these homes at an affordable price point starting from \$599k
- We will gift one free home to Arrowtown primary school to be held by them as teacher accommodation
- We will deliver 3,000m2 of worker accommodation as part of the development

- The development is centrally located and only 7km from Arrowtown and 10km from Frankton
- The development connects with the twin rivers trail and provides various bicycle connections to the local area
- Bus connections will be provided to Frankton Queenstown Central for commuters
- Local cafes, restaurants and a supermarket will be provided within the development
- Park area, children’s playgrounds and enhanced wetland areas will be included

- The current median house price in Queenstown is \$1.3m and over \$2m in neighboring Arrowtown
- As part of this development, we pledge to deliver 180 affordable housing types between \$599k and \$999k
- The development will be entirely built by Gibbons Co. We will create the subdivision and build the houses
- We will use the scale of the development to negotiate supply of materials and labour on a large scale to bring the cost of houses down
- We will commence construction within 2 months of fast-track approval, and deliver the affordable housing within 15 months of commencing construction

- The Ridgeburn development will be entirely self-sufficient and provide its own water supply and wastewater treatment plant for the 1,227 houses
- We will work with QLDC to explore opportunities to increase the size of the wastewater plant and take future load within the local catchment to ease pressure on existing infrastructure

- Establish pest control measures within Morven Ferry Hill areas and adjacent to Kawarau River
- Plant over 150,000 new native plant and tree species
- Enhance existing waterways and wetlands
- Protect and enhance the existing native flora and fauna



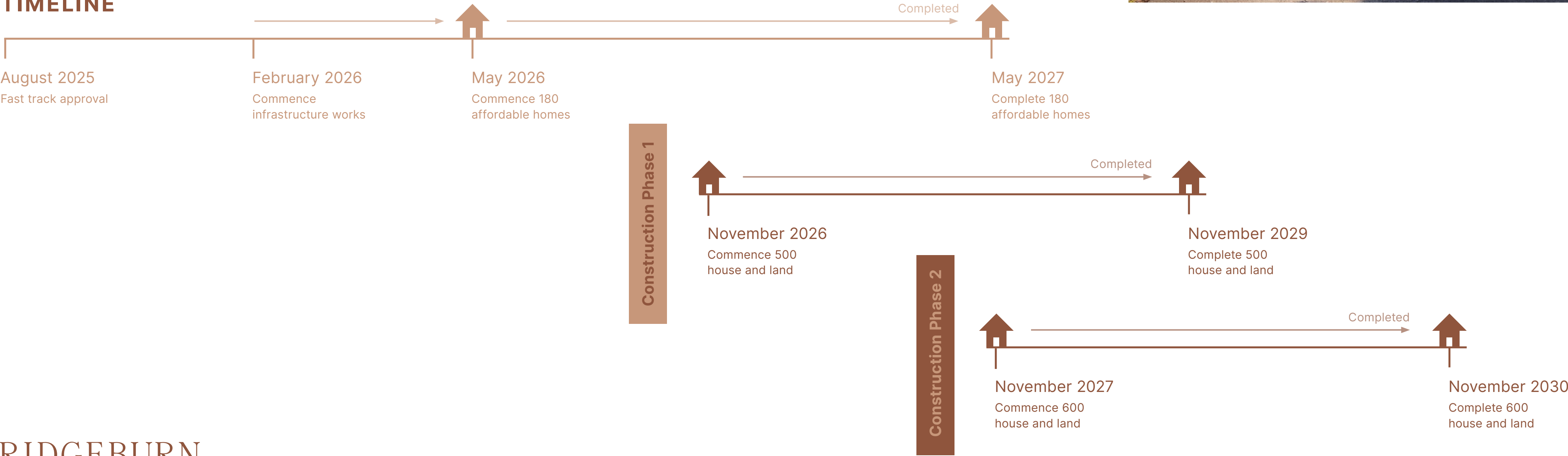
# Proposed Timeline

Please see below the anticipated project timeline for the Ridgburn project assuming fast track approval is received in August 2025. As prepared by Cameron Hodgson (General Manager) of Gibbons Developments.

**Submission:** May 2025  
**Projected Initial Acceptance:** August 2025  
**Projected Approval:** Feb 2026



## TIMELINE



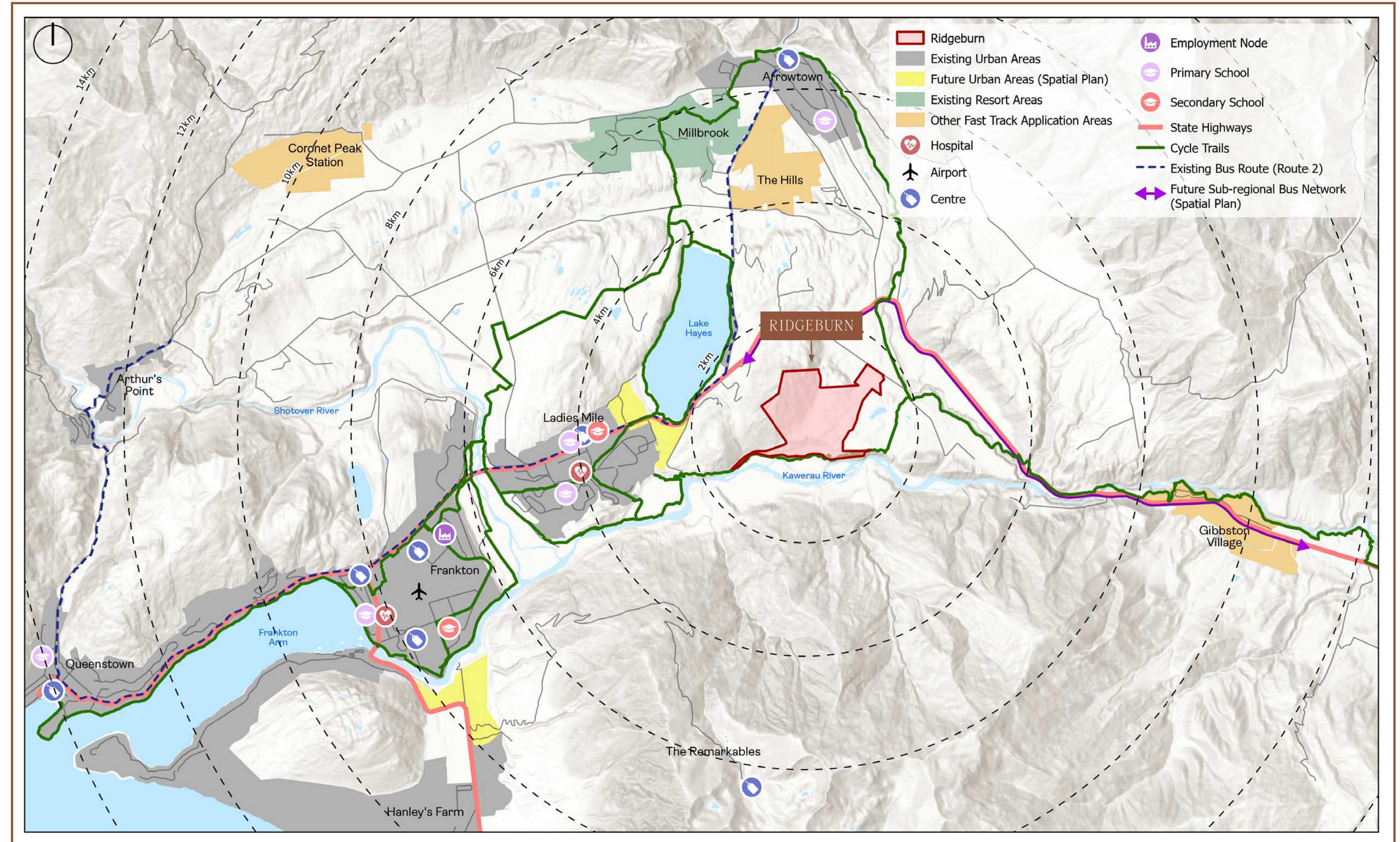


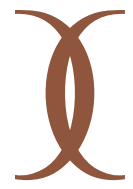
# Strategic Context

Located at Arrowtown Junction, Ridgeburn sits between Arrowtown and Queenstown – just minutes from both. With close proximity to Queenstown Airport, Gibbston Valley, and key commercial and healthcare services, it offers exceptional access to everything the region has to offer.

## Key Elements

- Approximately 1km from the planned orbital bus route, with direct access to Queenstown's public transport network.
- Close to essential amenities such as commercial centres, healthcare services, Queenstown Airport, and Gibbston Valley.





# Detailed Master Plan

## Vision

Novak + Middleton Architects are excited to be partnering with Gibbons Co to deliver Ridgeburn, a fully master planned and integrated community that responds directly to Queenstown’s urgent need for a range of new housing. The masterplan includes a diverse range of housing options from affordable housing to larger house and land packages. The masterplan protects, celebrates and enhances key landscape features – escarpments, wetlands, schist deposits, and an historic water race – while restoring historic rural buildings as vibrant community facilities.

## Design Approach

- Integrated network of residential villages
- Key amenity nodes centrally located
- Sensitive to land contours and natural features
- Direct trail linkages to Arrowtown and Queenstown



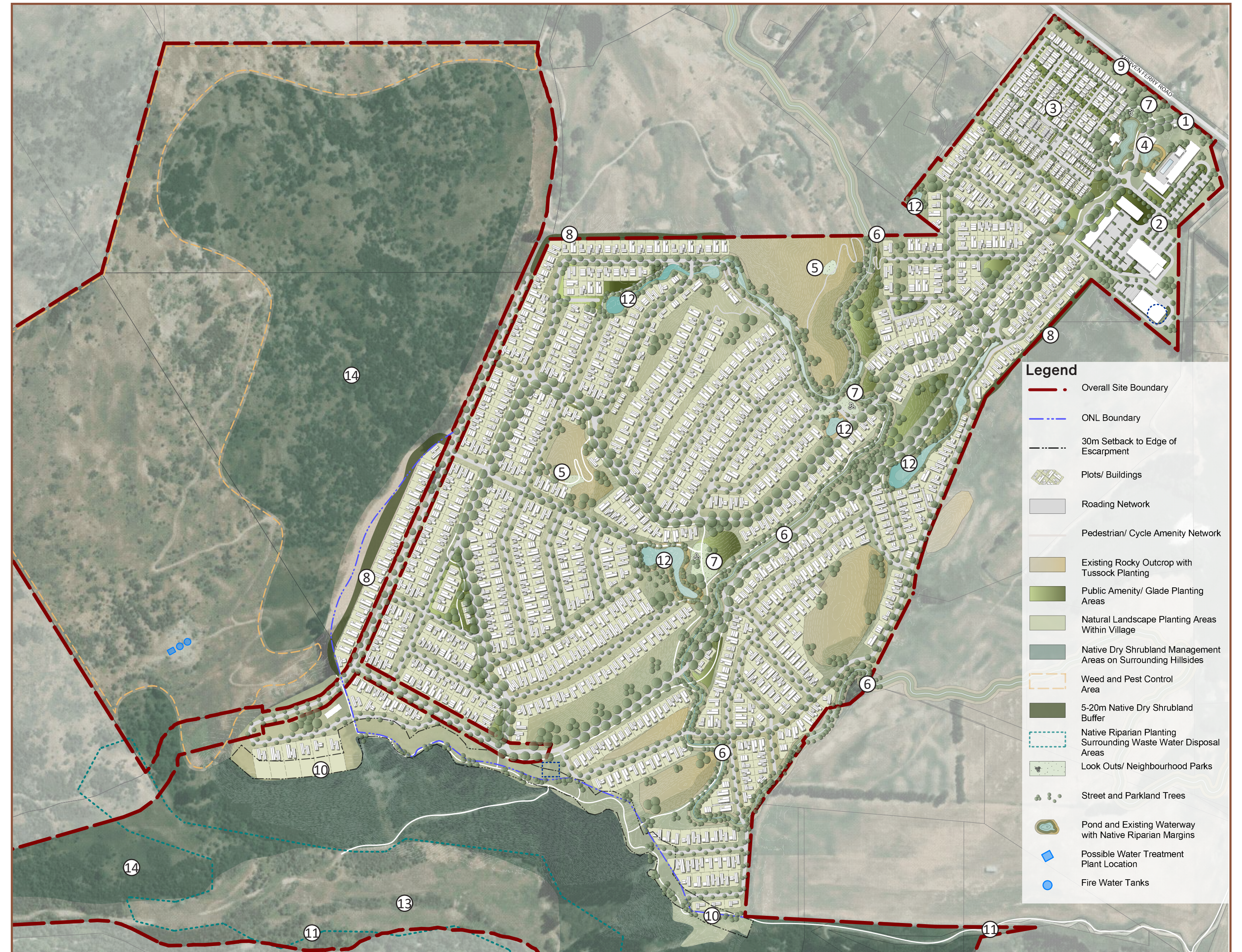


# Detailed Landscape Plan

## Landscape Strategy

The landscape design celebrates the natural Wakatipu Basin character, combining native vegetation with iconic exotic trees for seasonal colour.

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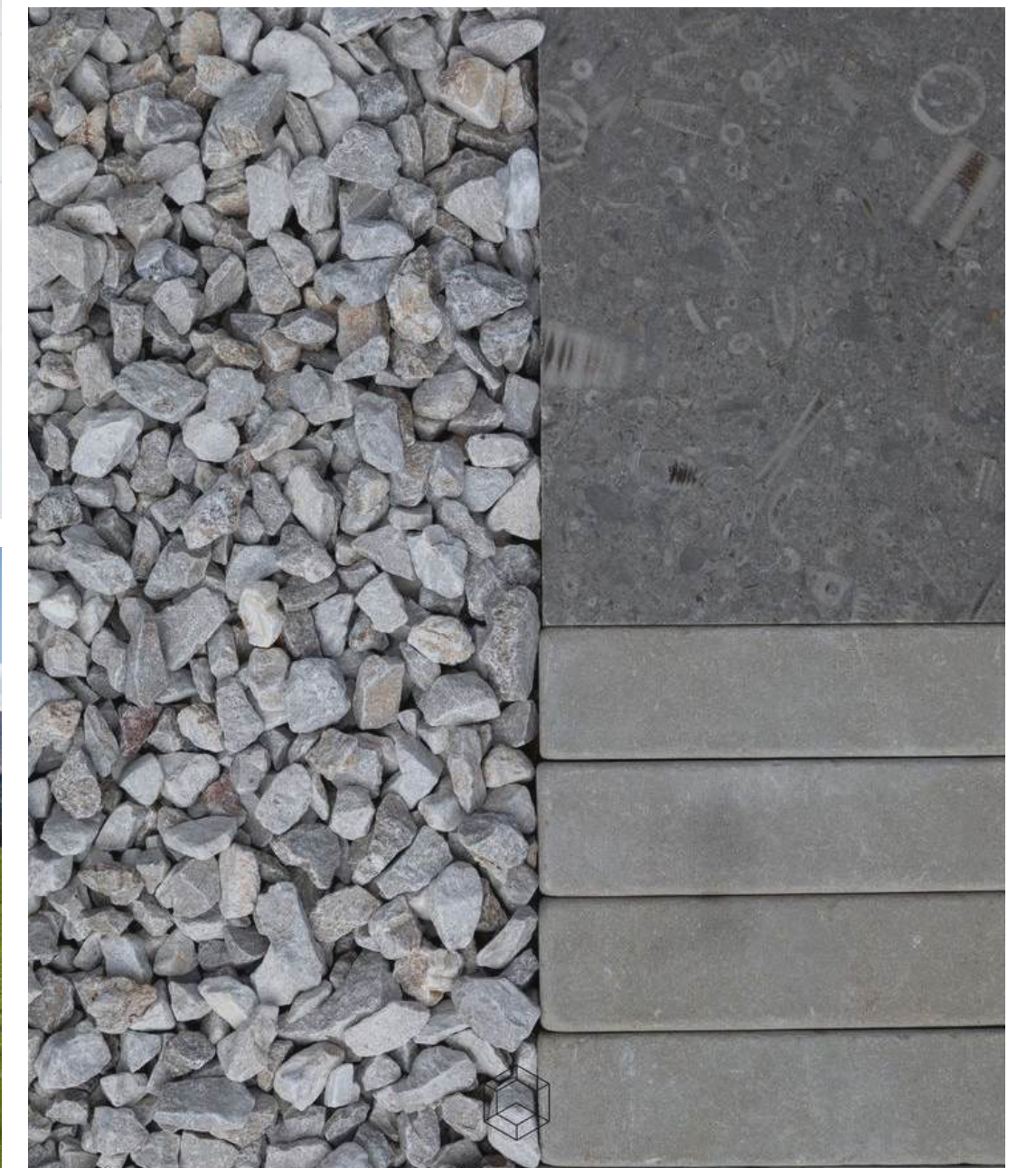
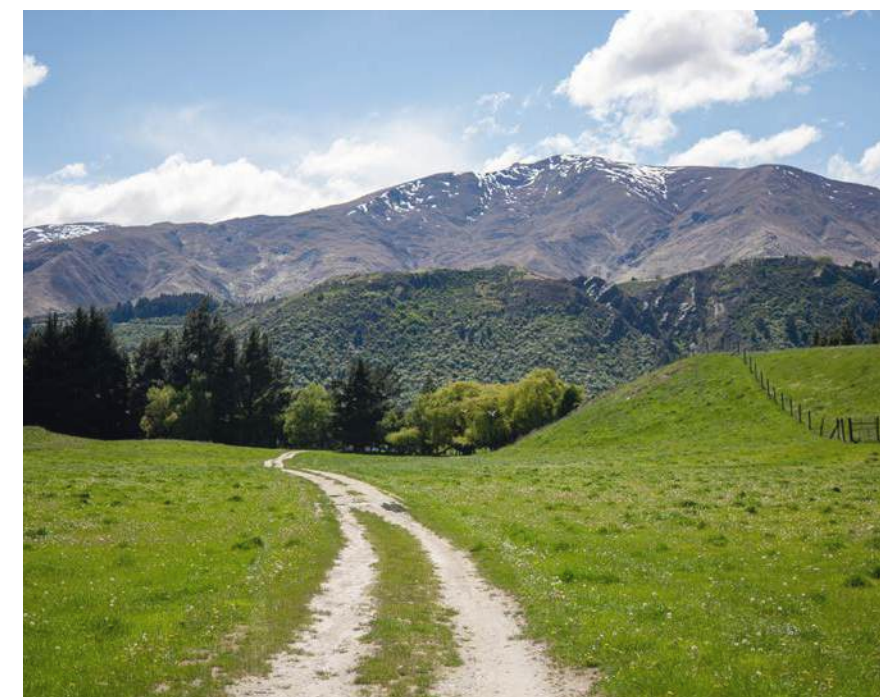
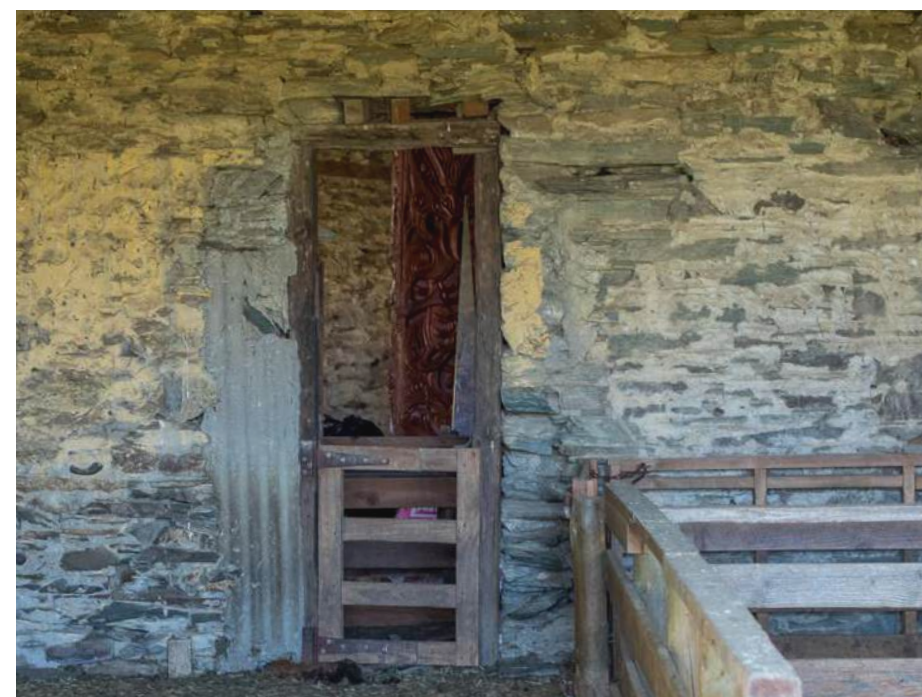
# Landscape Strategy

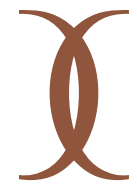
## Key Elements

- Over 150,000 new plants and trees will be planted across the site, enhancing biodiversity and supporting native ecosystems.
- Extensive native revegetation along Morven Hill and Kowarau River escarpment
- Low-key streetscapes (gravel paths, roadside swales)
- Reserve network with walking and biking trails
- Furniture made from local materials (schist, corten steel, aged hardwood)

## Planting Strategy

- Native dry shrublands (mingimingi, kowhai, mountain beech)
- Riparian margins (cabbage tree, wineberry)
- Tussock grasslands (silver tussock, red tussock)
- Structured street tree planting (London Plane, Upright Oak)



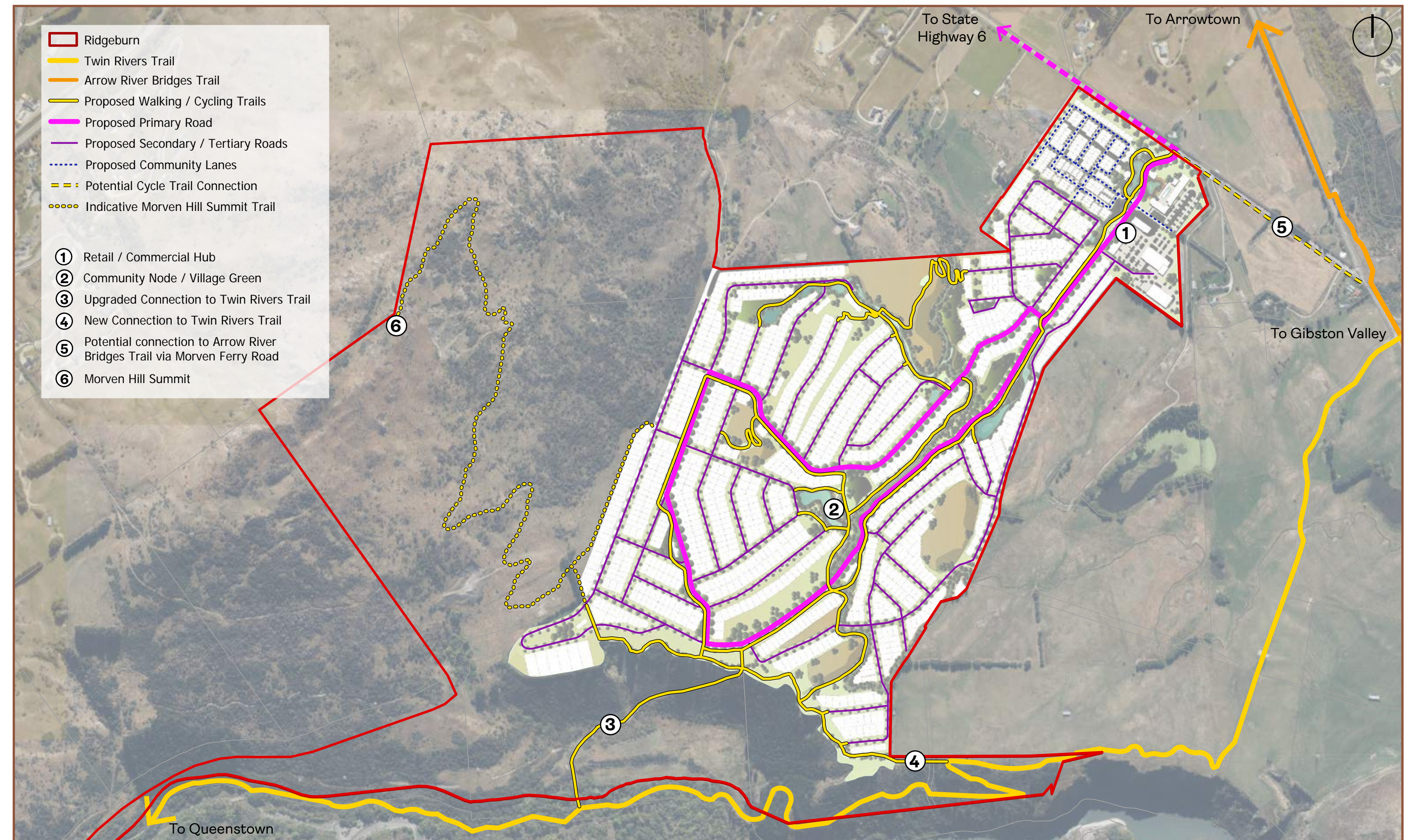


# Movement Plan

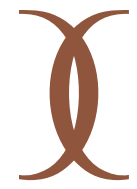
A network of low-speed streets, trails, and cycleways makes it easy to move through the community and beyond - connecting seamlessly to Queenstown's trail systems, public transport, and key destinations.

## Key Elements

- Strong links to the Queenstown Trail and Twin Rivers Trail for year-round walking and cycling.
- Internal cycleways and pedestrian paths woven through green spaces and neighbourhoods.
- Low-speed street design to ensure safety and priority for walkers and cyclists.
- Located near major existing and future urban hubs including Frankton, Arrowtown, Lake Hayes, and Ladies Mile.



**Ridgeburn - Site Connectivity**



# Amenities

## Daycare Centre

A purpose-built facility providing early childhood education services for working families within the community.

## Supermarket

A full-service supermarket delivering convenient access to daily goods and supporting local retail needs.

## Shared Workspaces

Flexible office and meeting spaces designed to support remote working, entrepreneurship, and reduce commuter traffic.

## Accommodation

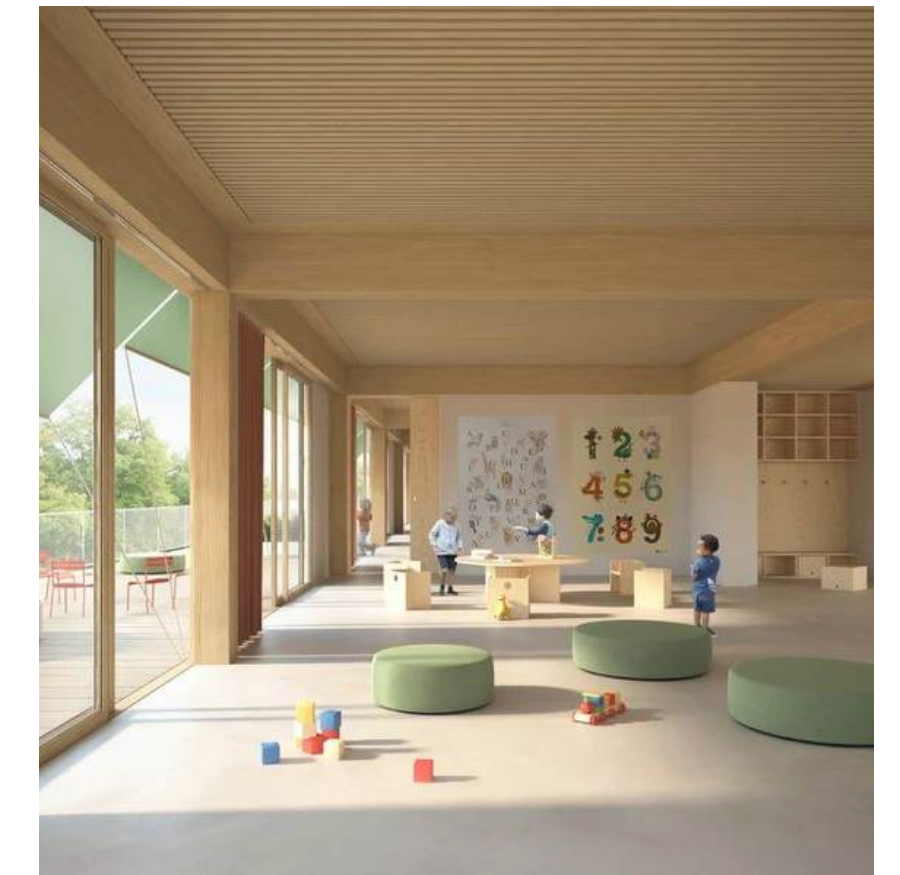
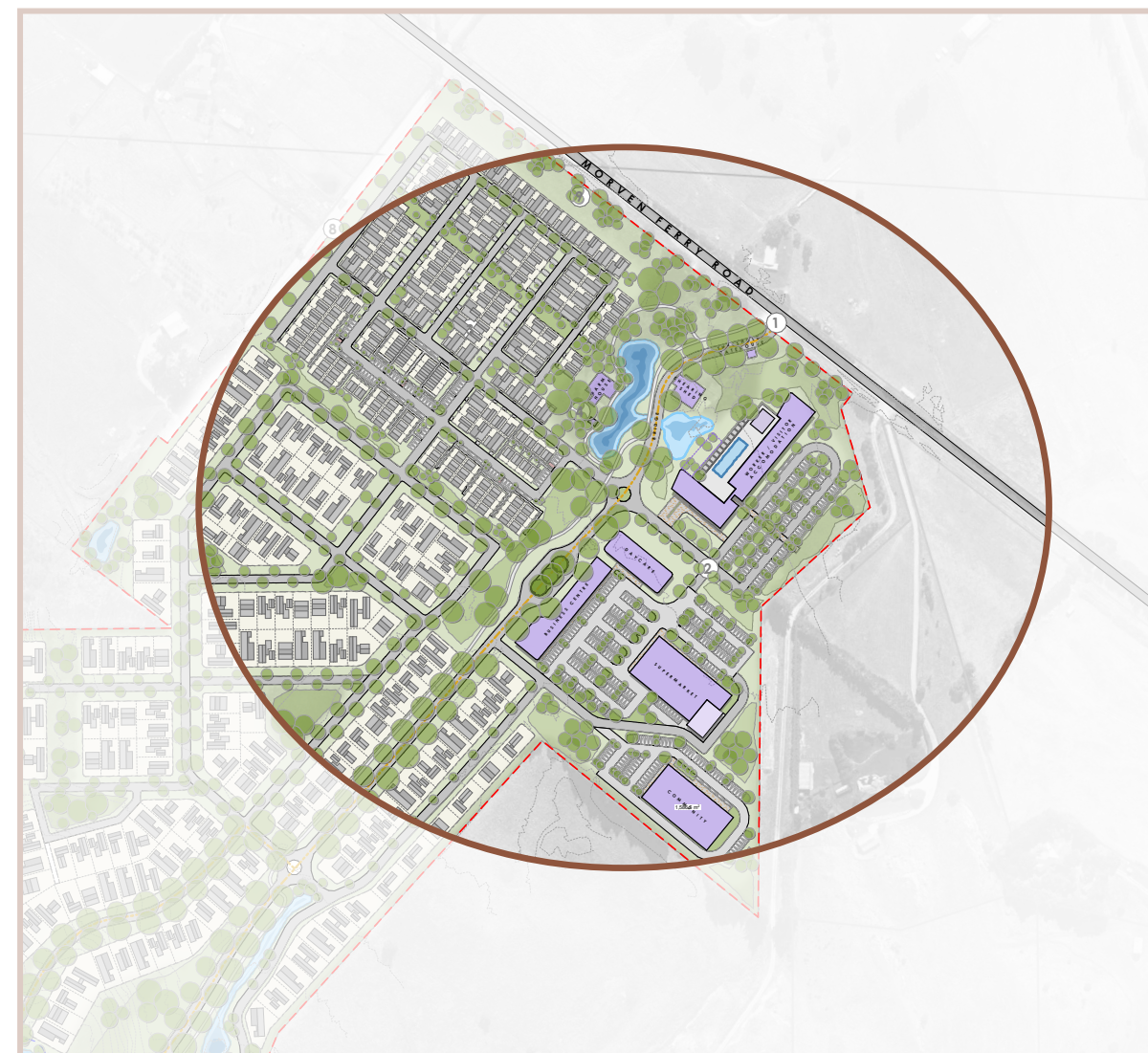
Accommodation designed to support local workforce needs - providing comfortable, convenient stays for staff and business visitors year-round.

## Adventure Centre

An on-site hub for equipment hire and activity bookings, promoting use of the surrounding trail network and recreation areas.

## Trail Network

An internal network of walking and cycling trails connecting to the Queenstown Trail and Twin Rivers Trail systems.



Reference images - not final design.

