



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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FILE REFERENCE: N:\2025\2512 122 Morven Ferry Road - Gibbons
\02-BL\PLN\250422-2512-122_Morven_Ferry_Rd-Site-BL-
AC28_Site Masterplan_Lots off.pln

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Scale @ A1: Not to Scale NOT FOR CONSTRUCTION

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 ²		12
Lot 300m ²		521
Lot 350m ²		250
Lot 400m ²		190
Lot 450m ²		83
Lot 1000+m ²		6
TOTAL - 1062		



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PD101 / Lot Plan

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