



RIDGEBURN

ARROW JUNCTION

NEIGHBOURHOOD B - CENTRAL FIELDS

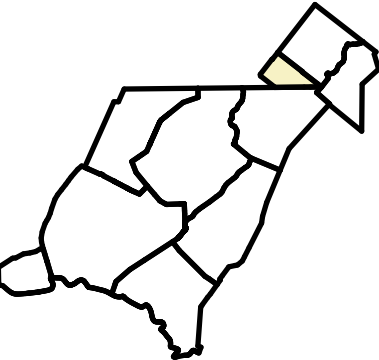
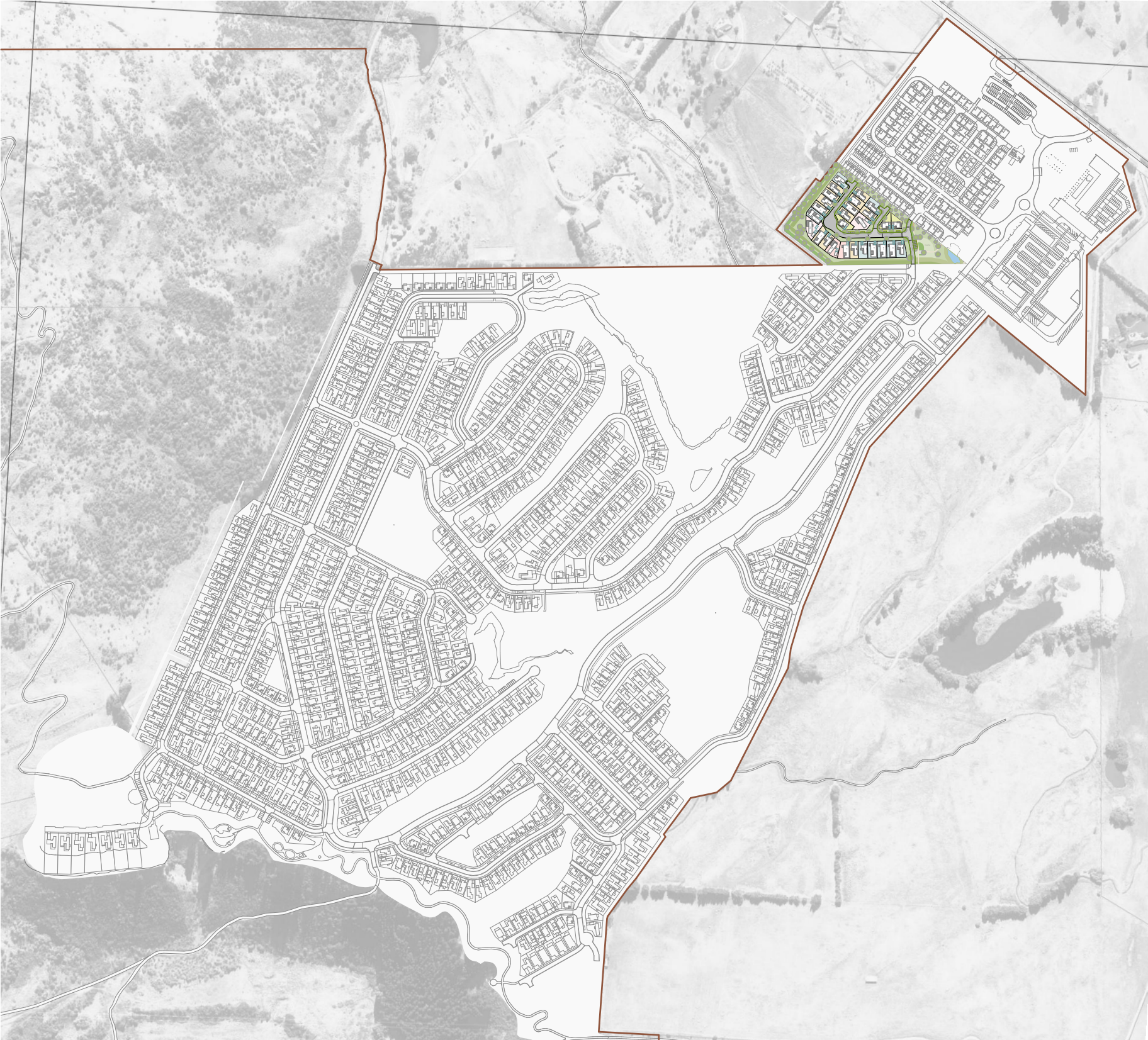
GIBBONS | CO  NOVAK+MIDDLETON
RIDGEBURN LTD ARCHITECTURE, URBAN DESIGN AND MASTERPLANNING



NEIGHBOURHOOD B - CENTRAL FIELDS

Central Fields is positioned close to the Ridgeburn commercial precinct, offering residents convenient access to everyday services, local amenities and transport networks, with pedestrian and cycle links to the nearby community hub.

The neighbourhood sits within a broad, open landscape that reflects the agricultural heritage of the site, with generous green spaces and simple, low-profile housing forms inspired by the surrounding rural character.





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Ridgeburn - Arrow Junction

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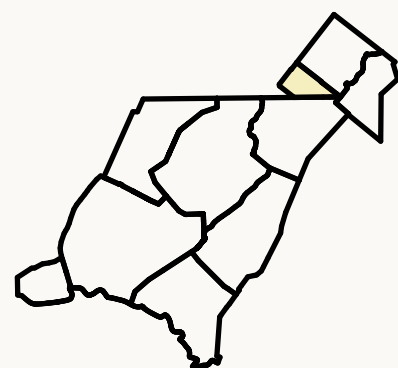
Neighbourhood B - Central Fields
Perspective FT-B-03/1 - Resource Consent

B.2a - 3/39



Lot Legend

Lot Footprint	#
200-299m ²	3
300-349m ²	12
350-399m ²	8
400-449m ²	2
450-999m ²	2
>1000m ²	0
TOTAL - 27	



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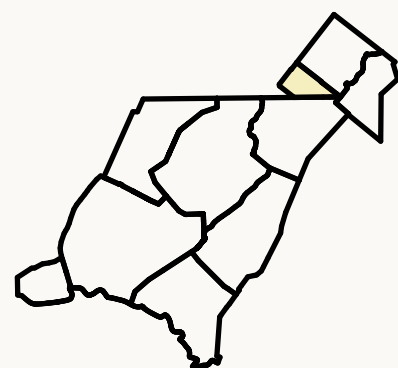


Neighbourhood B - Central Fields
Site Lot Plan FT-B-04/1 - Resource Consent



Lot Legend

Lot Footprint	#
200-299m ²	3
300-349m ²	12
350-399m ²	8
400-449m ²	2
450-999m ²	2
>1000m ²	0
TOTAL - 27	



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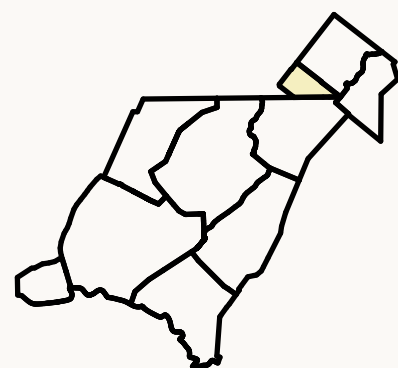
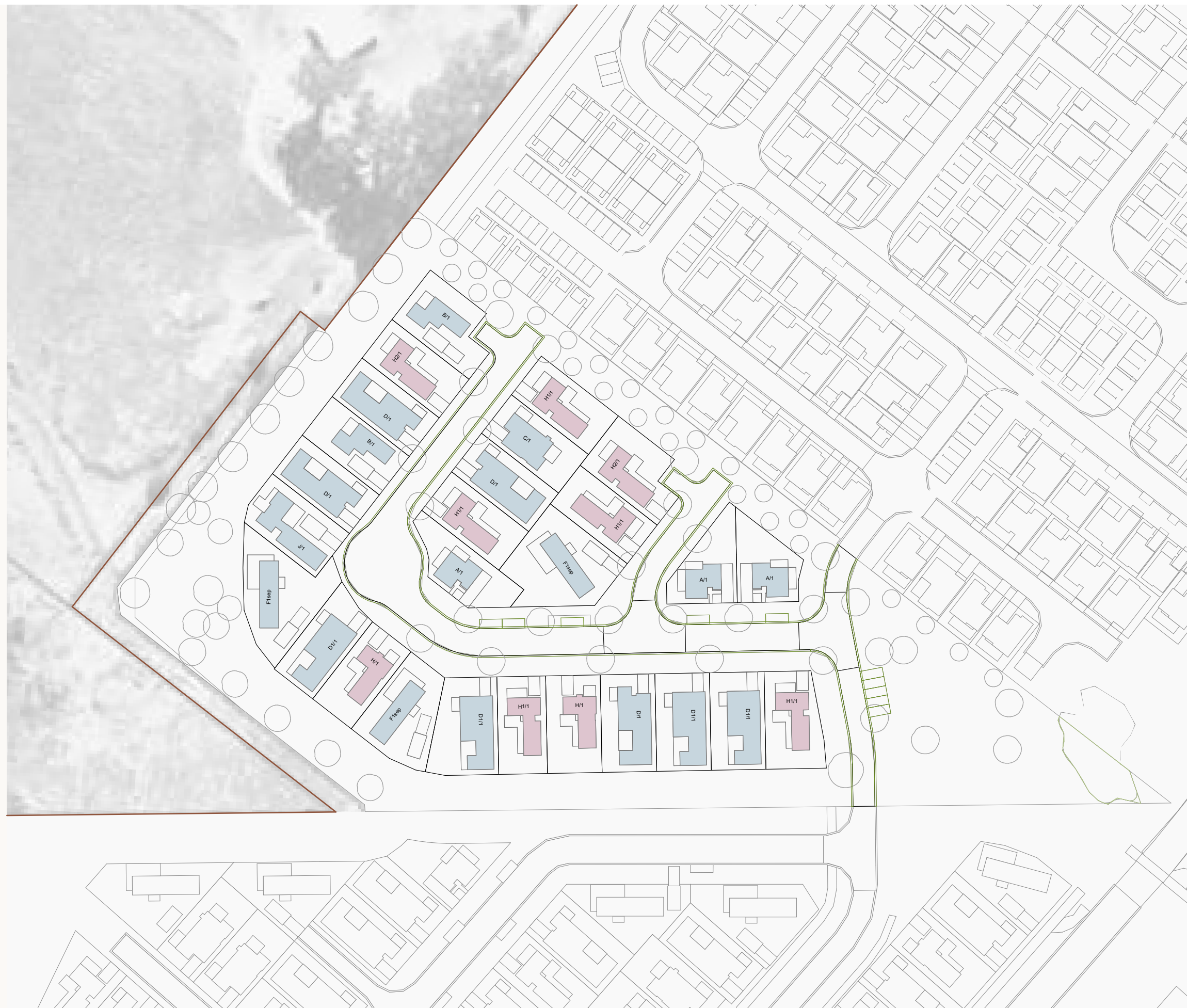
Neighbourhood B - Central Fields
Site Lot Plan with Indicative Housing Locations FT-B-05/1 - Resource Consent



House Legend

Bedroom Numbers		#
	studio	0
	1 bedroom	0
	2 bedrooms	12
	3 bedrooms	15
	4 bedrooms	0

TOTAL - 27



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Neighbourhood B - Central Fields
Site Plan with Indicative Housing Types FT-B-06/1 - Resource Consent

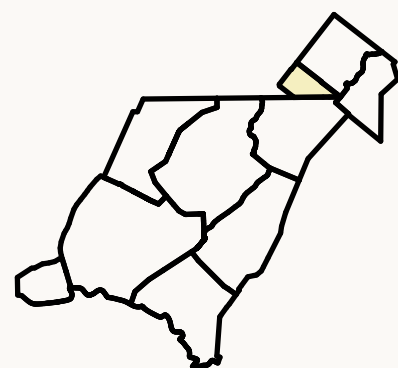


Carpark Legend

Road types	#
Public Carparks	10

Circulation Legend

Road types
A1 collector/primary road - up to 50km/hr
B1 local road - up to 40km/hr
B1-C local road - up to 40km/hr
B2 lightly trafficked road - up to 30km/hr
B2-C lightly trafficked road - up to 30km/hr
B3-A lightly trafficked road - up to 20km/hr
B3-C lightly trafficked road - up to 20km/hr
C1 laneway - up to 20km/hr
C2 laneway - up to 20km/hr
C3 laneway - up to 20km/hr
C4 laneway - up to 30km/hr
Pedestrian and cyclist paths



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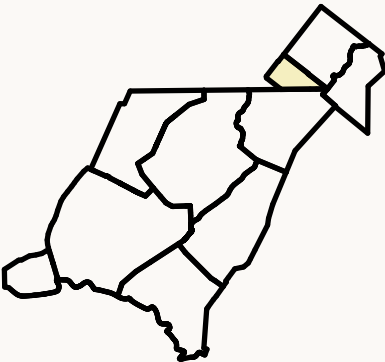
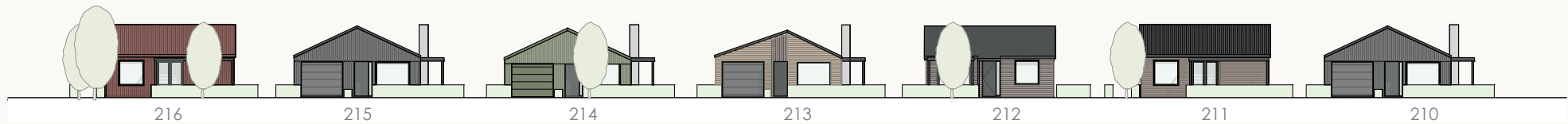
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Neighbourhood B - Central Fields
Site Circulation and Recreation Plan FT-B-07/1 - Resource Consent

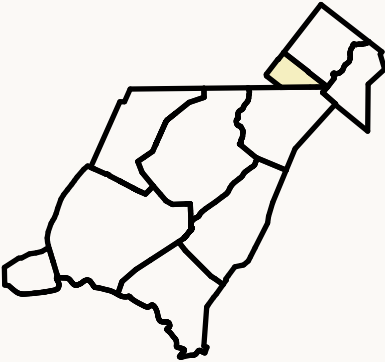


Key Plan





Key Plan





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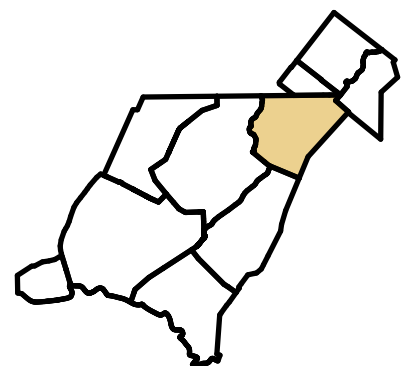
NEIGHBOURHOOD C - MIDLAND PADDOCKS

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NEIGHBOURHOOD C - MIDLAND PADDOCKS

Midland Paddocks is characterised by its flat paddock terrain and strong rural identity. The layout preserves the openness of the land, maintaining clear sightlines and a sense of spaciousness while integrating low-impact housing that blends with the pastoral setting. Native planting reinforces the agricultural character, and simple architectural forms ensure visual harmony with the landscape. Its proximity to the commercial precinct provides convenient access to services without diminishing the quiet, rural atmosphere.





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Neighbourhood C - Midland Paddocks
Perspective FT-C-03/1 - Resource Consent

B.2a - 12/39



①



②



③



④

POSSIBLE EAST FACADE -
UP TO 1m. HIGH.
LANDSCAPE ARCHS TO COMMENT.

DIFFERENTIAL
ROAD SURFACE.
REF. LANDSCAPE COMMENT.

③ TIDAL DRIFT ROOF &
"VEIL" CEDAR VERT.

② TIDAL DRIFT ROOF
& WALLS
"TRAPZOIDAL"

PLANTING & LANDSCAPE
TO FULL TARGET.
LANDSCAPE ARCHS TO
COMMENT.

CEDAR SLATS.
"TIDAL DRIFT"
TRAPZOIDAL.

"FLINT"
VERTICAL CEDAR

BY LANDSCAPE
ARCHS.

② "MIST GREEN"

③ "TIDAL
DRIFT"

① "FORCE"
CEDAR

② "SANDSTONE
GREY"

④ "SCORPA"

③ "MIST GREEN"

PEDESTRIAN LINK
ACROSS ROAD
DIFFERENTIAL SURFACE
TREATMENT

③ "FORCE" CEDAR
TIDAL DRIFT ROOF

FASTER SITE TOWN
TO NATURAL GRANT

GOBI BLOCK
ROAD EDGE TREATMENT
"LANDSCAPE ARCHS
TO COMMENT"

SHALLOW SWALE
2000mm WIDE

CULVERT OR
BRIDGE "TIMBER"
OVER LANDSCAPE ARCHS TO
COMMENT.

TAR & CHIP
ROAD SURFACE.

2.5m WIDE
CYCLE & PEDESTRIAN
PATH.
"LANDSCAPE ARCHS
TO COMMENT AND
FINISH"

SHALLOW SWALE.

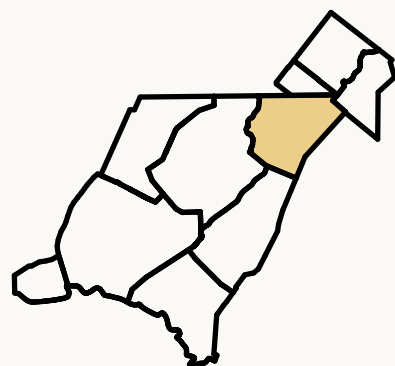
LOW HERBAGE.
LANDSCAPE ARCHS
TO COMMENT.

LANDSCAPE
ARCHES TO
COMMENT AND PLANTING
ETC.



Lot Legend

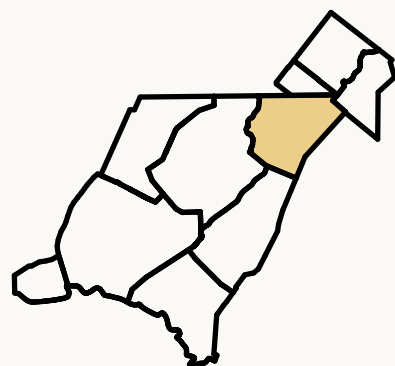
Lot Footprint		#
	200-299m ²	4
	300-349m ²	66
	350-399m ²	32
	400-449m ²	7
	450-999m ²	8
	>1000m ²	0
TOTAL - 117		





Lot Legend

Lot Footprint		#
	200-299m ²	4
	300-349m ²	66
	350-399m ²	32
	400-449m ²	7
	450-999m ²	8
	>1000m ²	0
TOTAL - 117		



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Ridgeburn - Arrow Junction

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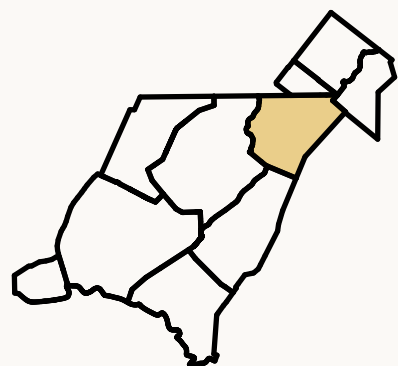
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Neighbourhood C - Midland Paddocks
Site Lot Plan with Indicative Housing Locations FT-C-06/1 - Resource Consent



House Legend

Bedroom Numbers		#
	studio	0
	1 bedroom	0
	2 bedrooms	7
	3 bedrooms	110
	4 bedrooms	0
TOTAL - 117		



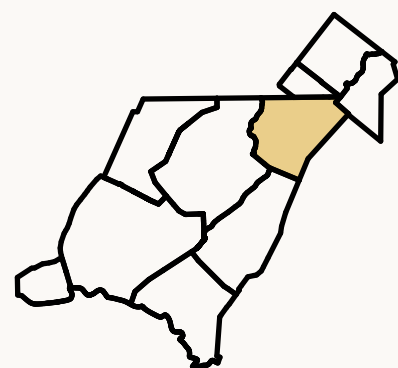


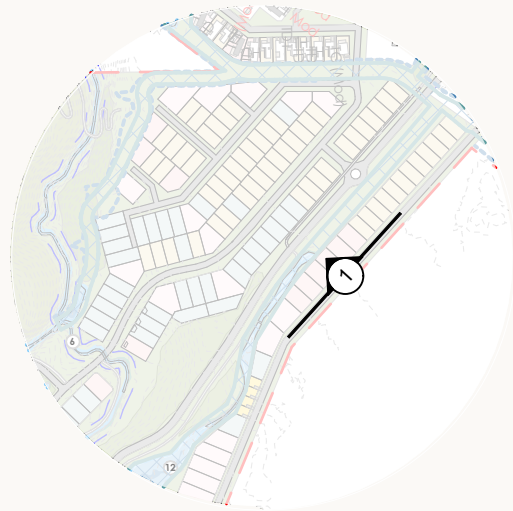
Carpark Legend

Road types	#
Public Carparks	22

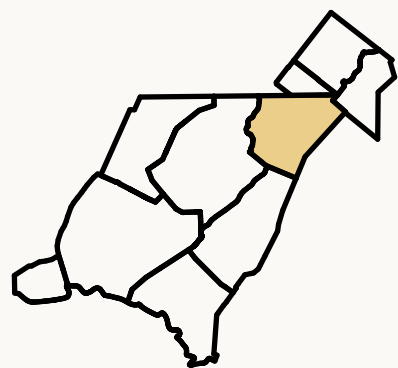
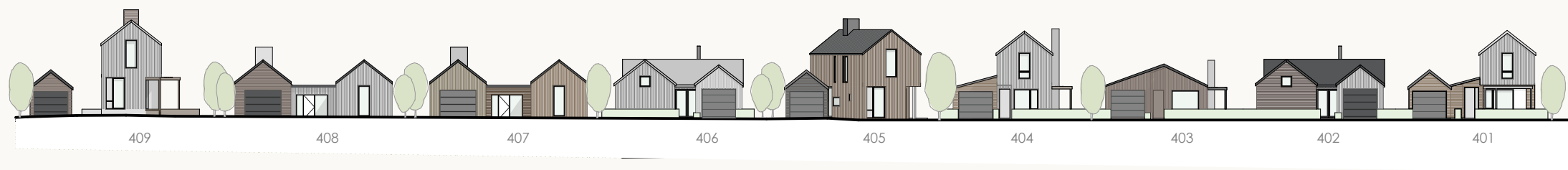
Circulation Legend

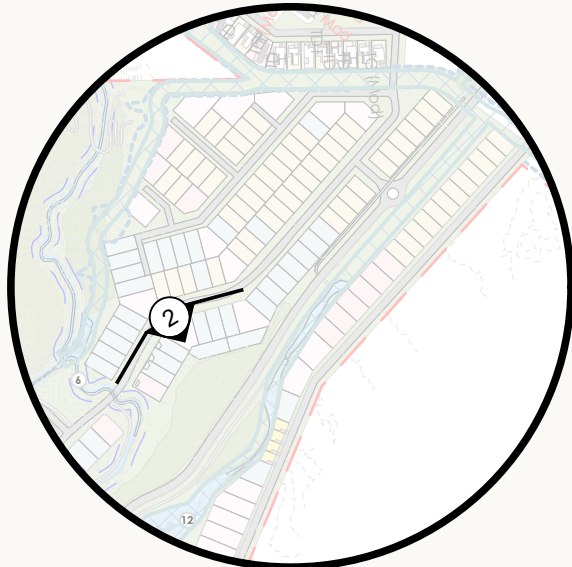
Road types
A1 collector/primary road - speed up to 50km/hr
B1 local road - speed up to 40km/hr
B1-C local road - speed up to 40km/hr
B2 lightly trafficked local road - speed up to 30km/hr
B2-C lightly trafficked local road - speed up to 30km/hr
B3-A lightly trafficked local road - speed up to 20km/hr
B3-C lightly trafficked local road - speed up to 20km/hr
C1 laneway - speed up to 20km/hr
C2 laneway - speed up to 20km/hr
C3 laneway - speed up to 20km/hr
C4 laneway - speed up to 30km/hr
Pedestrian and cyclist paths



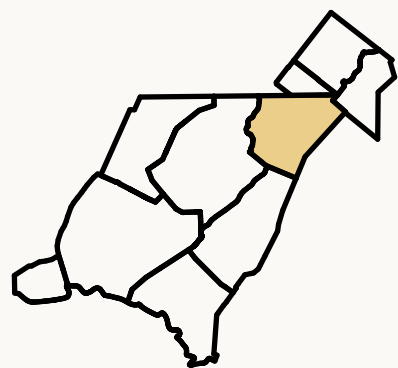


Key Plan





Key Plan





RIDGEBURN

ARROW JUNCTION

NEIGHBOURHOOD D - CROWN RANGE VIEWS

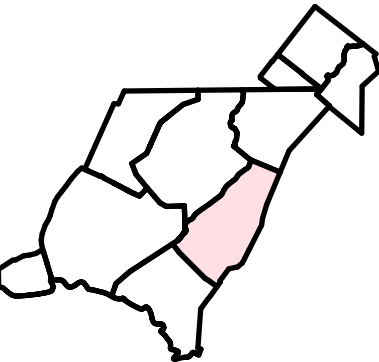
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NEIGHBOURHOOD D - CROWN RANGE VIEWS

Crown Range Estates occupies gently rising ground that forms a natural transition from the open paddocks to the surrounding hills. Its design reinforces a rural character, with homes positioned to capture expansive views while maintaining simplicity and openness.

Native planting and restrained architectural forms integrate effectively with the landscape, while direct connections to adjacent waterways, hill tracks, and the central playing fields and play areas provide residents with easy access to recreation and community spaces within a rural setting.





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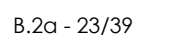
NOVAK+MIDDLETON

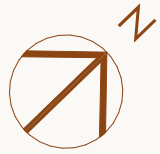
Crown Range Views
Perspective FT-D-03/1 - Resource Consent

B.2a - 22/39



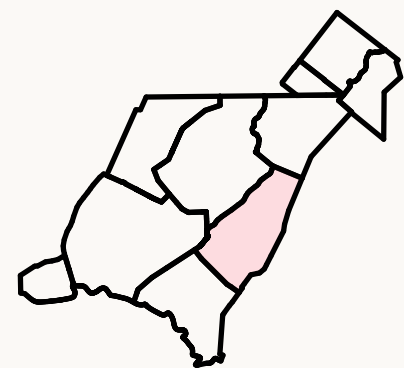
LANDSCAPE ARCHT'S
TO ADVISE
PLANTING / ROAD
EDGE.





Lot Legend

Lot Footprint		#
	200-299m ²	9
	300-349m ²	70
	350-399m ²	15
	400-449m ²	11
	450-999m ²	3
	>1000m ²	0
TOTAL - 108		



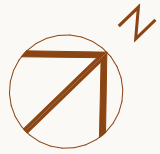
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Ridgeburn - Arrow Junction

GIBBONS | CO

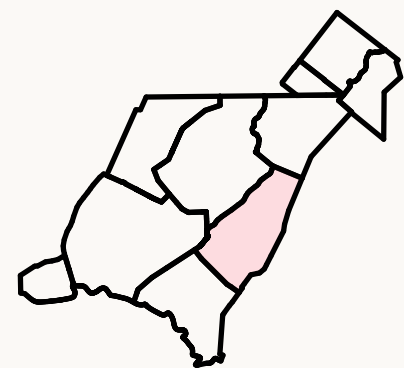


Crown Range Views
Site Lot Plan FT-D-05/1 - Resource Consent



Lot Legend

Lot Footprint		#
	200-299m ²	9
	300-349m ²	70
	350-399m ²	15
	400-449m ²	11
	450-999m ²	3
	>1000m ²	0
TOTAL - 108		

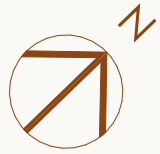


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Ridgeburn - Arrow Junction

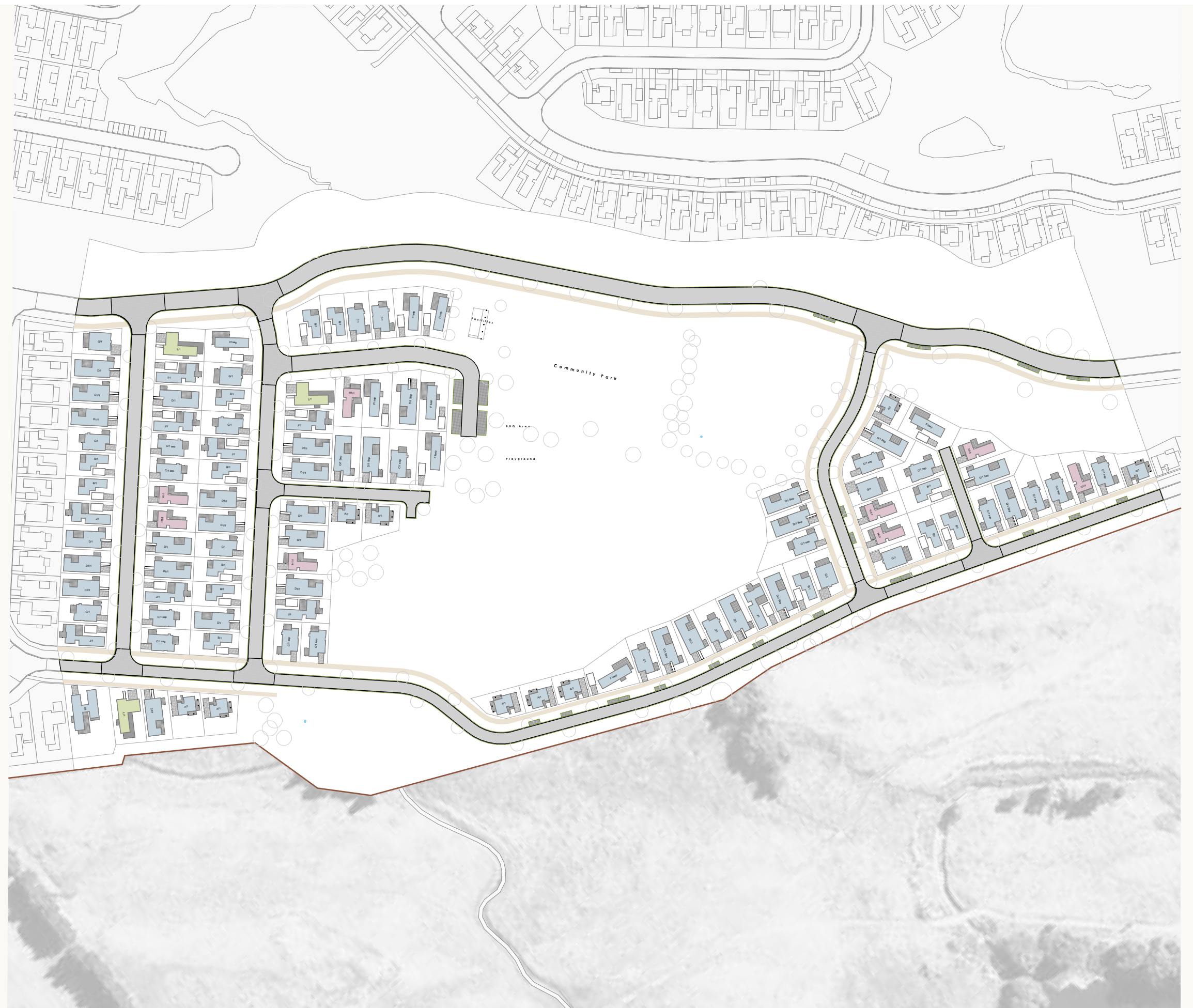
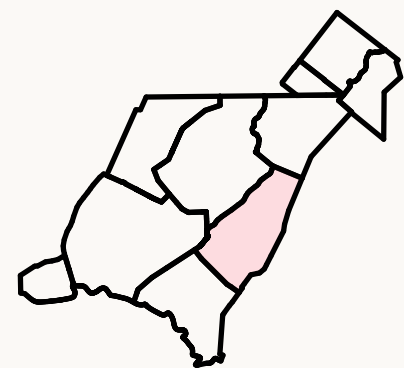
GIBBONS | CO NOVAK+MIDDLETON

Crown Range Views
Site Lot Plan with Indicative Housing Locations FT-D-06/1 - Resource Consent



House Legend

Bedroom Numbers		#
studio		0
1 bedroom		0
2 bedrooms		8
3 bedrooms		97
4 bedrooms		3
TOTAL - 146		

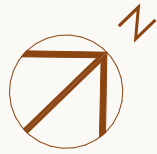


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Crown Range Views
Site Plan with Indicative Housing Types FT-D-07/1 - Resource Consent

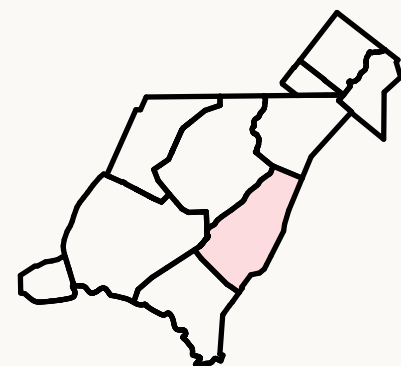


Carpark Legend

Road types	#
Public Carparks	72

Circulation Legend

Road types
A1 collector/primary road - up to 50km/hr
B1 local road - up to 40km/hr
B1-C local road - up to 40km/hr
B2 lightly trafficked road - up to 30km/hr
B2-C lightly trafficked road - up to 30km/hr
B3-A lightly trafficked road - up to 20km/hr
B3-C lightly trafficked road - up to 20km/hr
C1 laneway - up to 20km/hr
C2 laneway - up to 20km/hr
C3 laneway - up to 20km/hr
C4 laneway - up to 30km/hr
Pedestrian and cyclist paths





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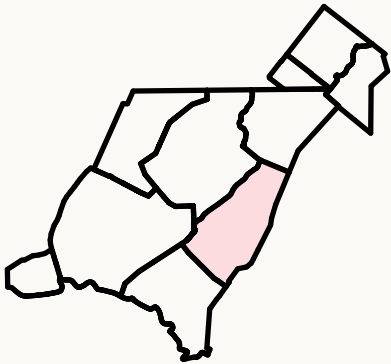
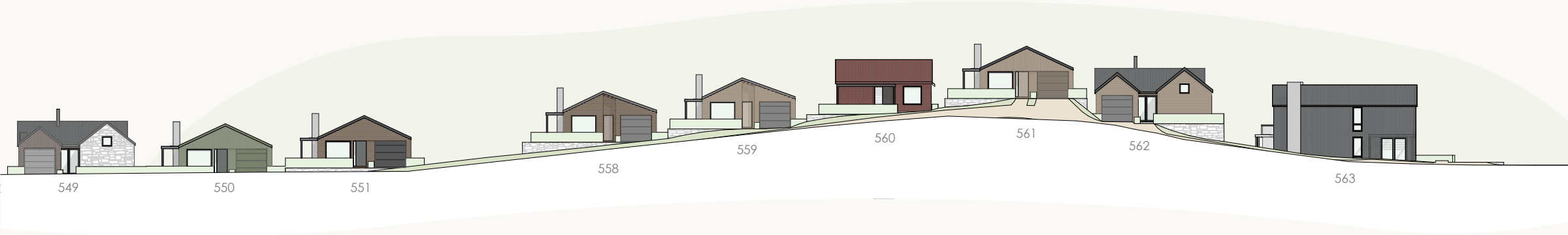
GIBBONS | CO NOVAK+MIDDLETON

Crown Range Views
Perspective FT-D-09/1 - Resource Consent

B.2a - 28/39

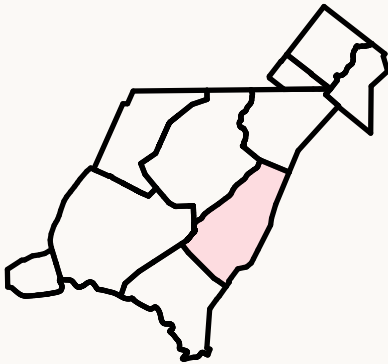
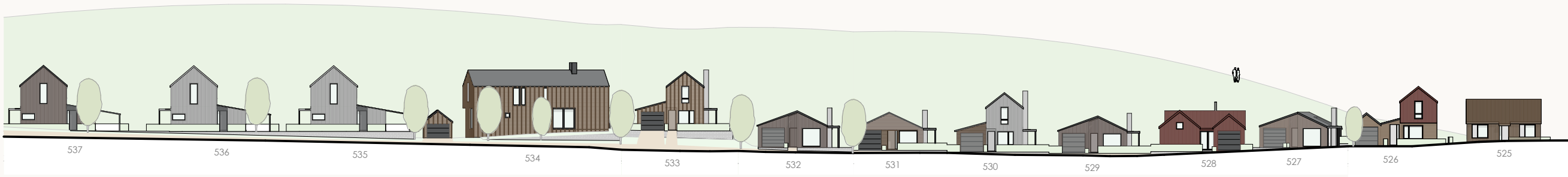


Key Plan





Key Plan





RIDGEBURN

ARROW JUNCTION

NEIGHBOURHOOD E - DOONHOLME RISE

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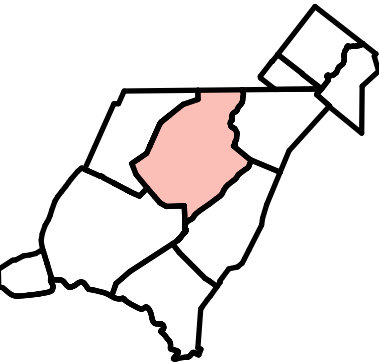
ARCHITECTURE, URBAN DESIGN AND MASTERPLANNING



NEIGHBOURHOOD E - DOONHOLME RISE

Neighbourhood E occupies a central position within Ridgeburn and is defined by its rolling hill country character. The neighbourhood rises gently, creating a natural transition towards nearby Morven Hill and offering sweeping views across the wider landscape.

Homes are arranged to follow the contours, preserving the sense of openness and rural identity while maintaining visual balance with the surrounding terrain. Direct connections to adjacent streamside trails and walking tracks provide residents with easy access to recreational routes, reinforcing the integration of community living with the natural environment.





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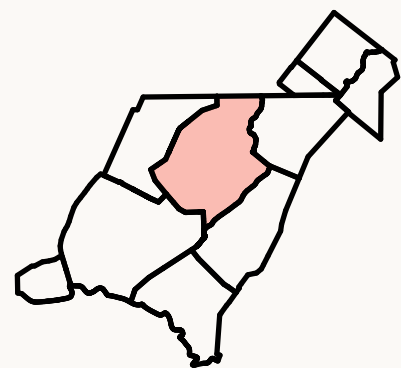
Doonholme Rise
Perspectives FT-E-03/1 - Resource Consent

B.2a - 33/39



Lot Legend

Lot Footprint		#
	200-299m ²	4
	300-349m ²	80
	350-399m ²	51
	400-449m ²	34
	450-999m ²	24
	>1000m ²	0
TOTAL - 193		



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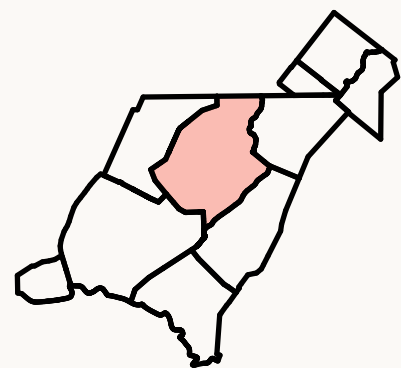


Doonholme Rise
Site Lot Plan FT-E-04/1 - Resource Consent



Lot Legend

Lot Footprint		#
	200-299m ²	4
	300-349m ²	80
	350-399m ²	51
	400-449m ²	34
	450-999m ²	24
	>1000m ²	0
TOTAL - 193		



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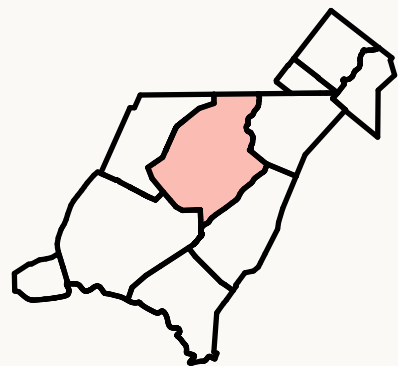


Doonholme Rise
Site Lot Plan with Indicative Housing Locations FT-E-05/1 - Resource Consent



House Legend

Bedroom Numbers		#
	studio	0
	1 bedroom	0
	2 bedrooms	36
	3 bedrooms	147
	4 bedrooms	10
TOTAL - 193		



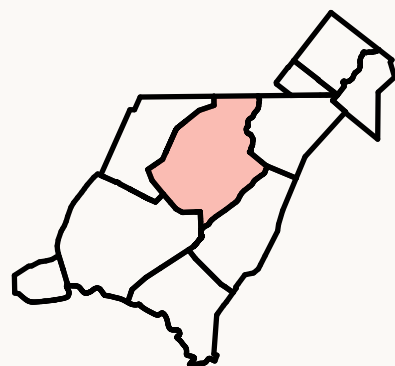


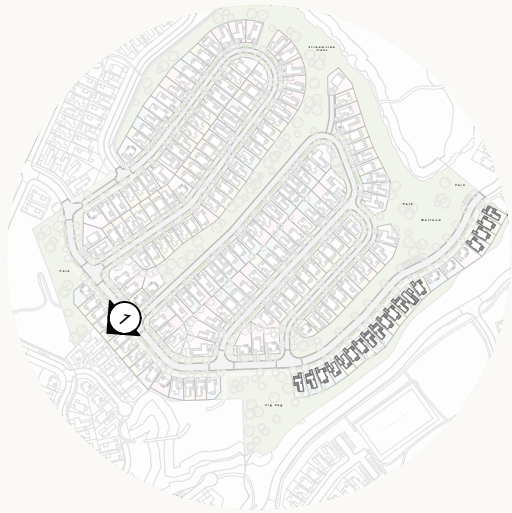
Carpark Legend

Road types	#
Public Carparks	10

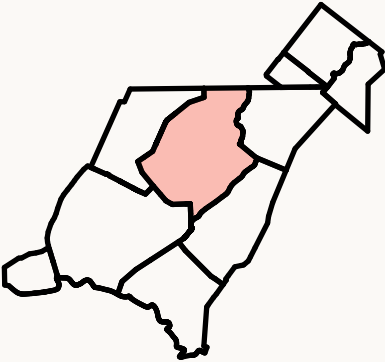
Circulation Legend

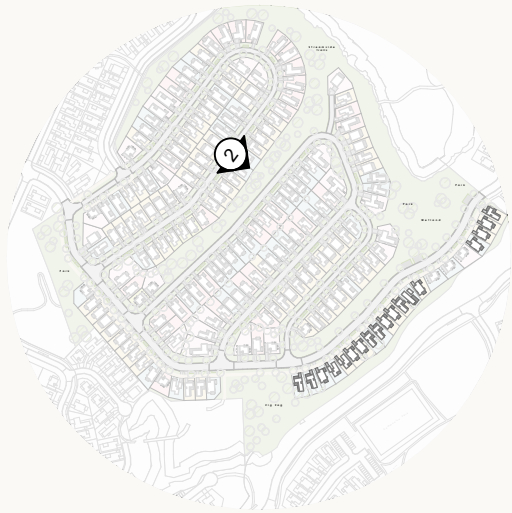
Road types
A1 collector/primary road - up to 50km/hr
B1 local road - up to 40km/hr
B1-C local road - up to 40km/hr
B2 lightly trafficked road - up to 30km/hr
B2-C lightly trafficked road - up to 30km/hr
B3-A lightly trafficked road - up to 20km/hr
B3-C lightly trafficked road - up to 20km/hr
C1 laneway - up to 20km/hr
C2 laneway - up to 20km/hr
C3 laneway - up to 20km/hr
C4 laneway - up to 30km/hr
Pedestrian and cyclist paths





Key Plan





Key Plan

