



RIDGEBURN

ARROW JUNCTION

NEIGHBOURHOOD F - MORVEN HILL

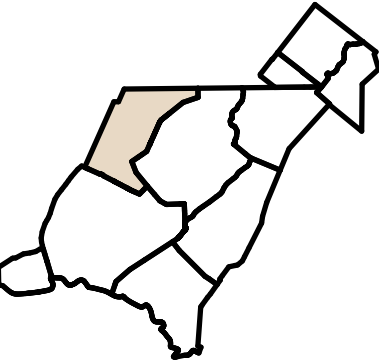
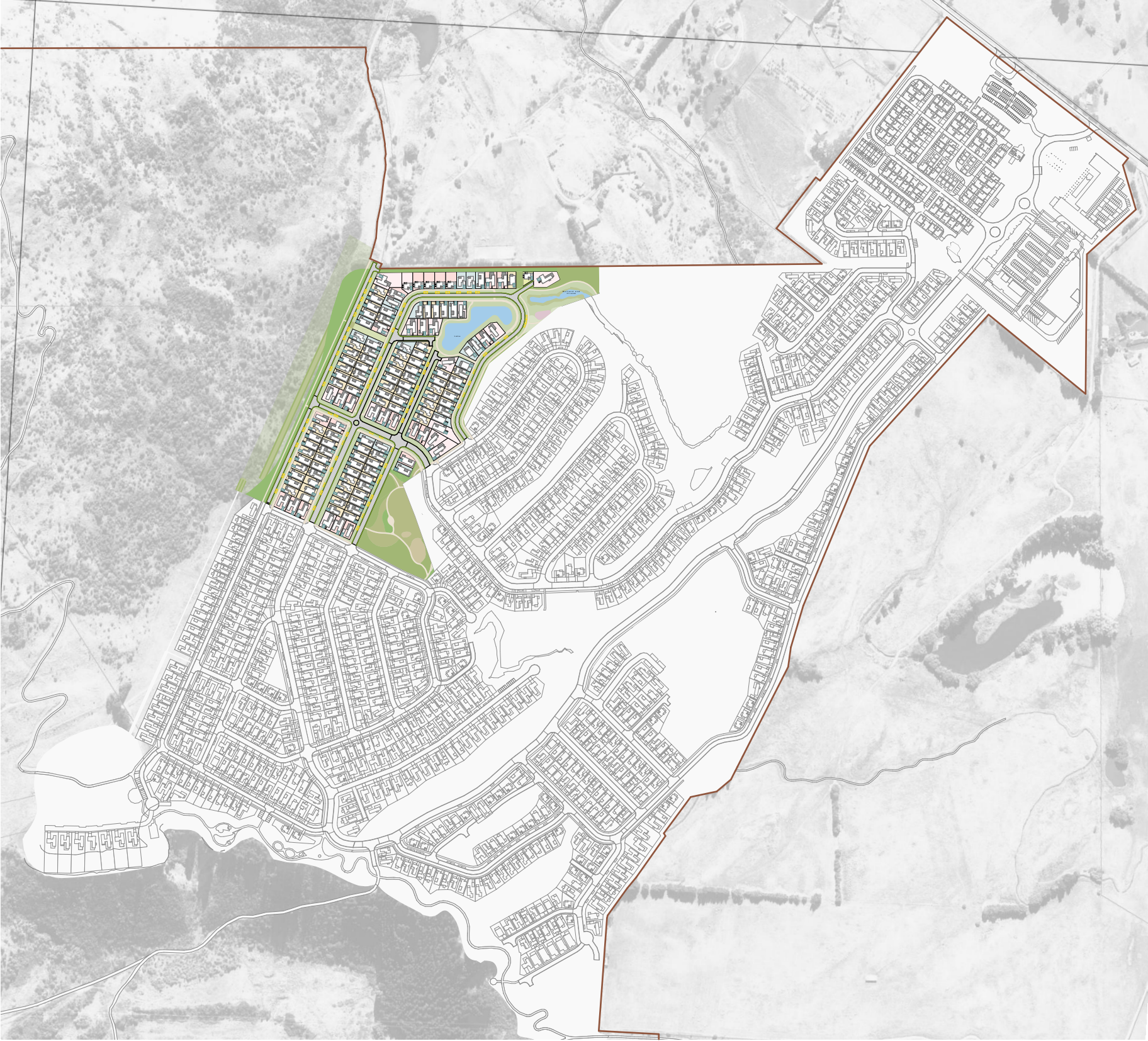
GIBBONS | CO  NOVAK+MIDDLETON
RIDGEBURN LTD ARCHITECTURE, URBAN DESIGN AND MASTERPLANNING



NEIGHBOURHOOD F - MORVEN HILL

Neighbourhood F, Morven Hill, is located at the base of Morven Hill, creating a strong visual and physical connection to the surrounding landform. The neighbourhood is defined by a central wetland that acts as a natural focal point and ecological feature, supporting biodiversity and enhancing the rural character of the area. Homes are positioned to respect the contours and maintain open views across the valley, ensuring the wetland remains prominent within the landscape. Streamside paths weave through the neighbourhood, linking to the wider trail network and providing direct access to walking routes and elevated tracks on Morven Hill.

This combination of natural features and integrated pathways offers practical opportunities for recreation while reinforcing a setting that is distinctly rural in character. Schist outcrops within the area are integrated into a designated reserve featuring walking trails, ensuring the preservation of native lizard habitats.





GIBBONS | CO.  NOVAK+MIDDLETON

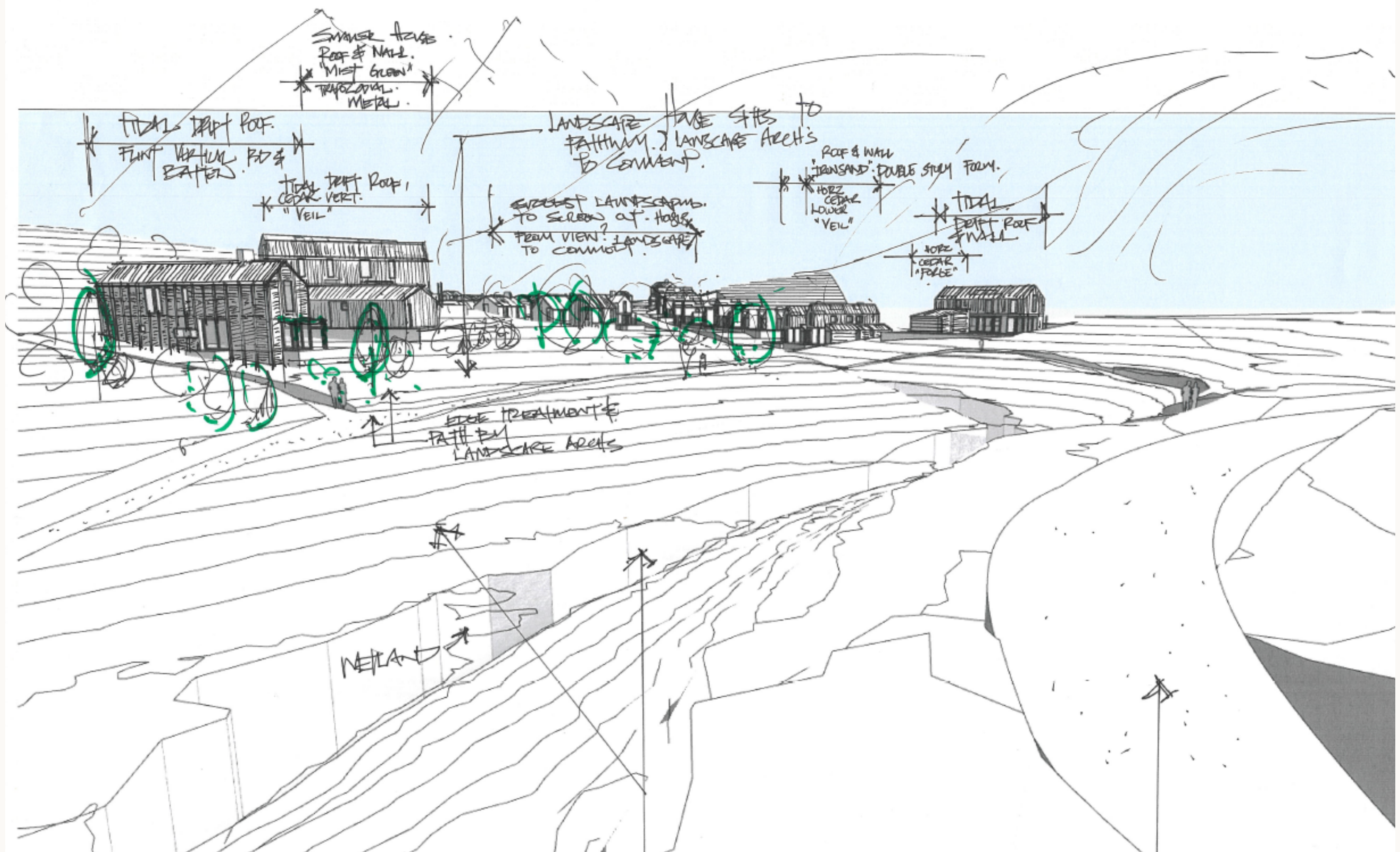

RIDGEBURN

PRINTED: 9/03/2026

Ridgeburn - Arrow Junction

GIBBONS | CO.  NOVAK+MIDDLETON

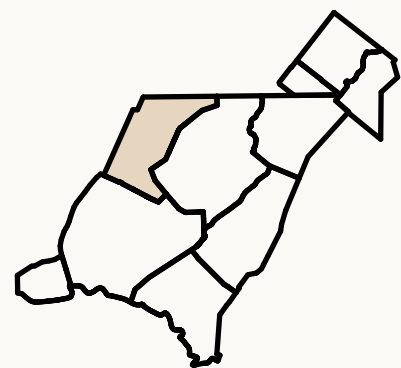
Morven Hill Housing
Perspective FT-F-03/1 - Resource Consent





Lot Legend

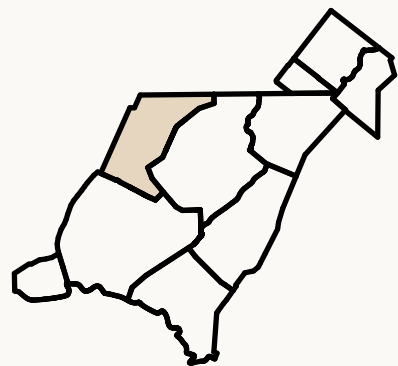
Lot Footprint		#
	200-299m ²	1
	300-349m ²	86
	350-399m ²	18
	400-449m ²	24
	450-999m ²	14
	>1000m ²	0
TOTAL - 143		





Lot Legend

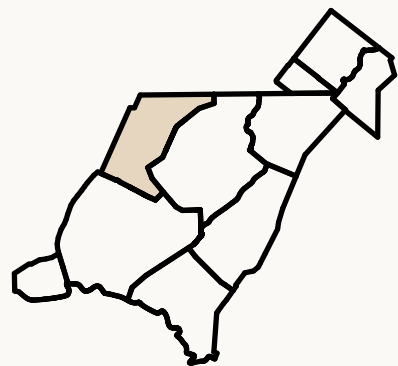
Lot Footprint	#
200-299m ²	1
300-349m ²	86
350-399m ²	18
400-449m ²	24
450-999m ²	14
>1000m ²	0
TOTAL - 143	





House Legend

Bedroom Numbers		#
	studio	0
	1 bedroom	0
	2 bedrooms	12
	3 bedrooms	118
	4 bedrooms	13
TOTAL - 143		



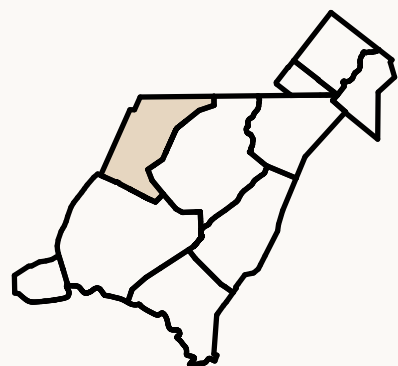


Carpark Legend

Road types	#
Public Carparks	67

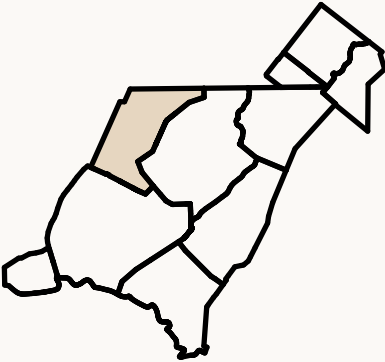
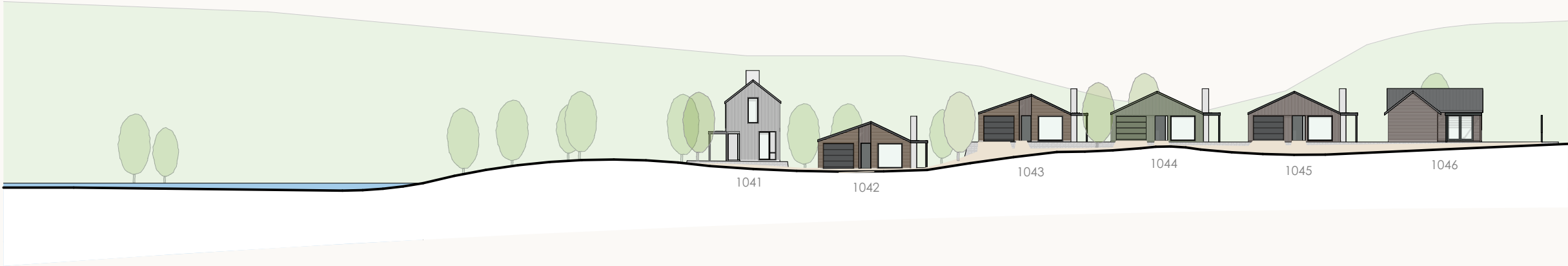
Circulation Legend

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



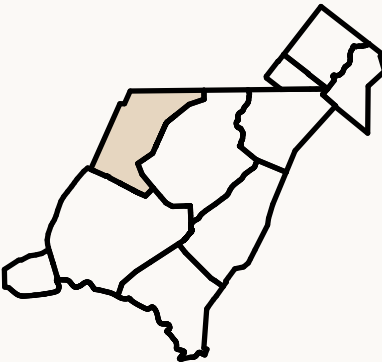
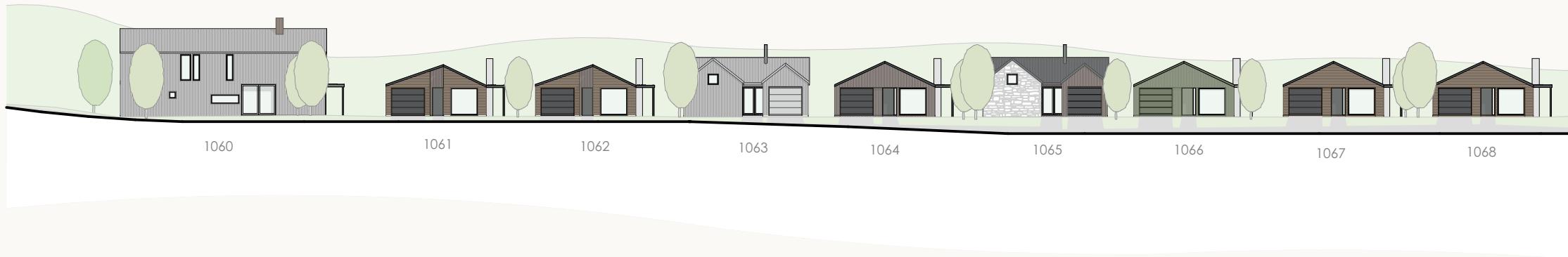


Key Plan





Key Plan





RIDGEBURN

ARROW JUNCTION

NEIGHBOURHOOD G - REMARKABLES RIDGE

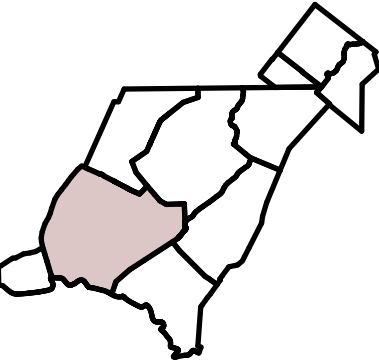
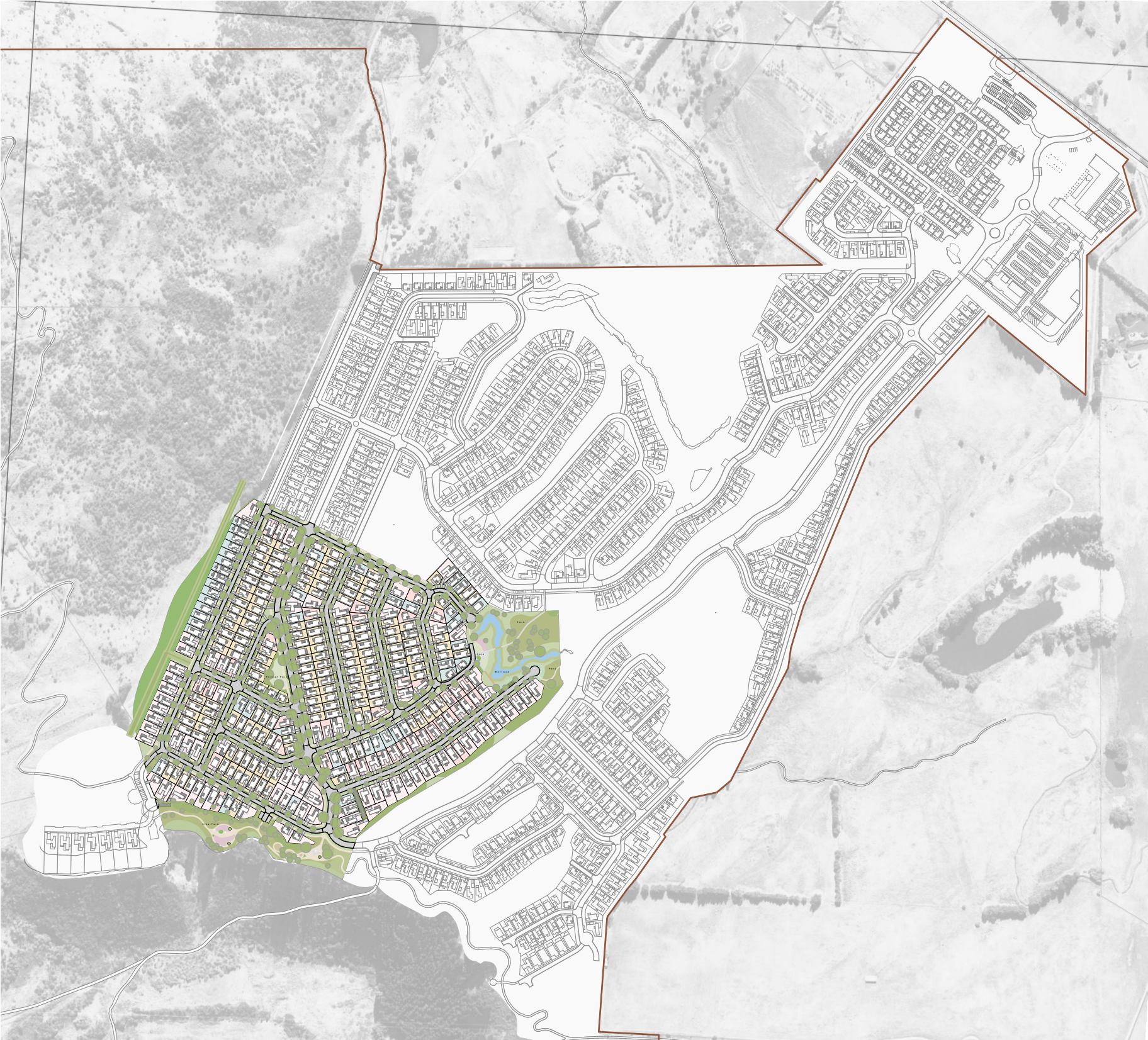
GIBBONS | CO  NOVAK+MIDDLETON
RIDGEBURN LTD ARCHITECTURE, URBAN DESIGN AND MASTERPLANNING



NEIGHBOURHOOD G - REMARKABLES RIDGE

Neighbourhood G is defined by its undulating hills and productive soils, creating a distinctive rural setting within Ridgeburn. Housing is arranged along the ridge line and follows the natural topography, stepping down towards the eastern edge where a wetland pond and play area form a central recreational focus.

This layout preserves the landform while maintaining open views across the valley. The western edge of the neighbourhood borders Morven Hill, reinforcing its connection to the wider landscape and providing access to nearby walking tracks. The combination of ridge-top homes, sloping terrain, and integrated open spaces gives Remarkables Ridge a strong sense of place and a character rooted in its natural contours.





GIBBONS | CO NOVAK+MIDDLETON

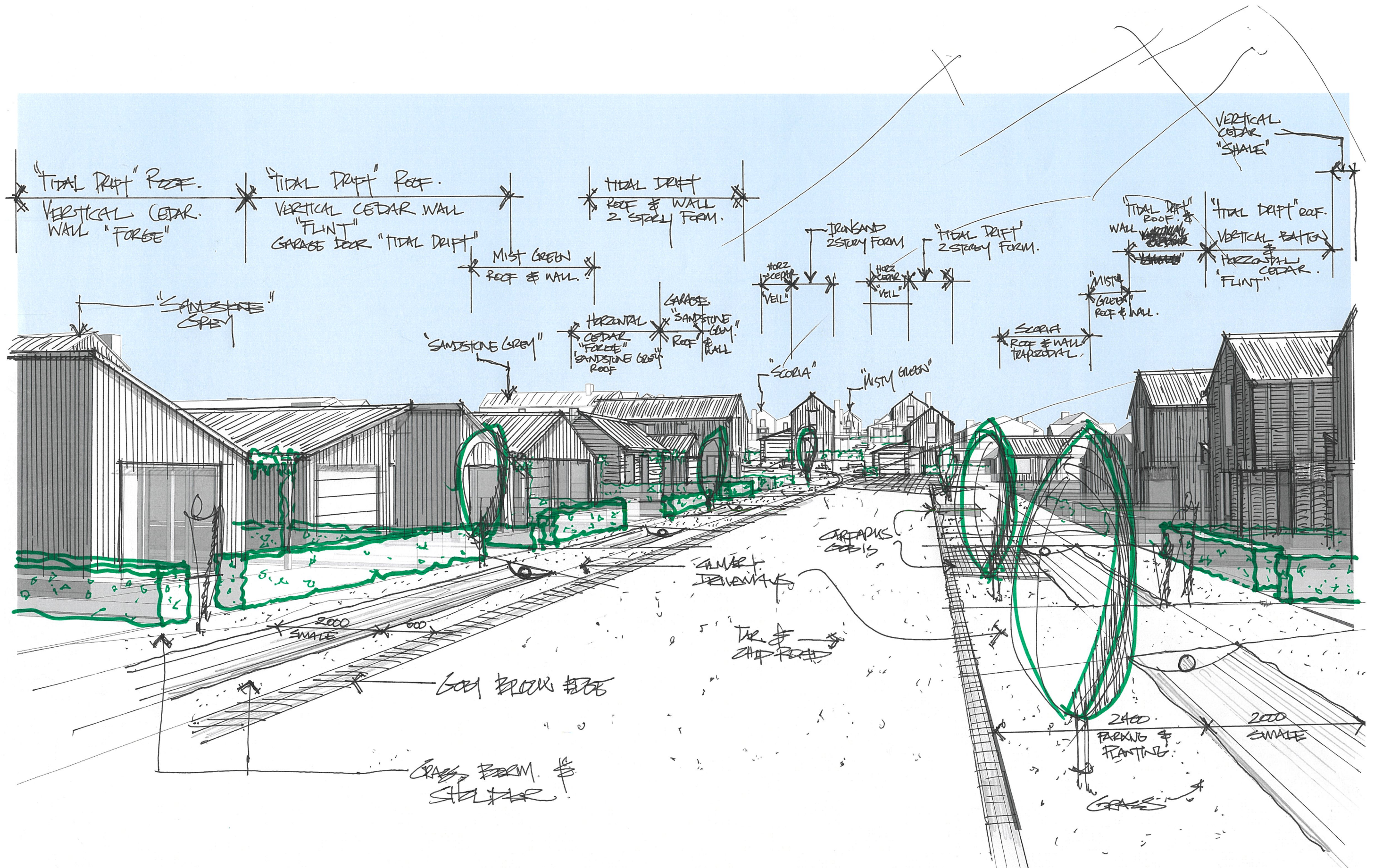
Ø
RIDGEBURN

PRINTED: 9/03/2026

Ridgeburn - Arrow Junction

GIBBONS | CO NOVAK+MIDDLETON

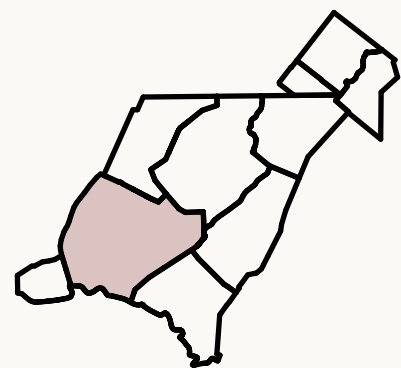
Remarkables Ridge
Perspective FT-G-03/1 - Resource Consent





Lot Legend

Lot Footprint		#
	200-299m ²	5
	300-349m ²	169
	350-399m ²	45
	400-449m ²	40
	450-999m ²	71
	>1000m ²	0
TOTAL - 330		



PRINTED: 10/03/2026

Ridgeburn - Arrow Junction

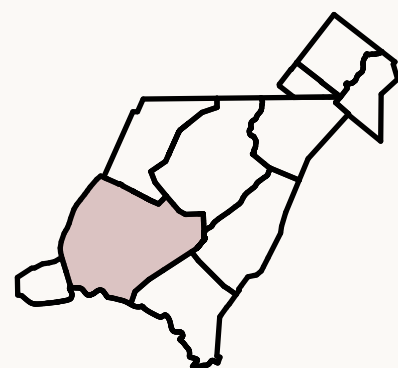
GIBBONS | CO NOVAK+MIDDLETON

Remarkables Ridge
Site Lot Plan FT-G-05/1 - Resource Consent



Lot Legend

Lot Footprint	#
200-299m ²	5
300-349m ²	169
350-399m ²	45
400-449m ²	40
450-999m ²	71
>1000m ²	0
TOTAL - 330	



PRINTED: 10/03/2026

Ridgeburn - Arrow Junction

GIBBONS | CO

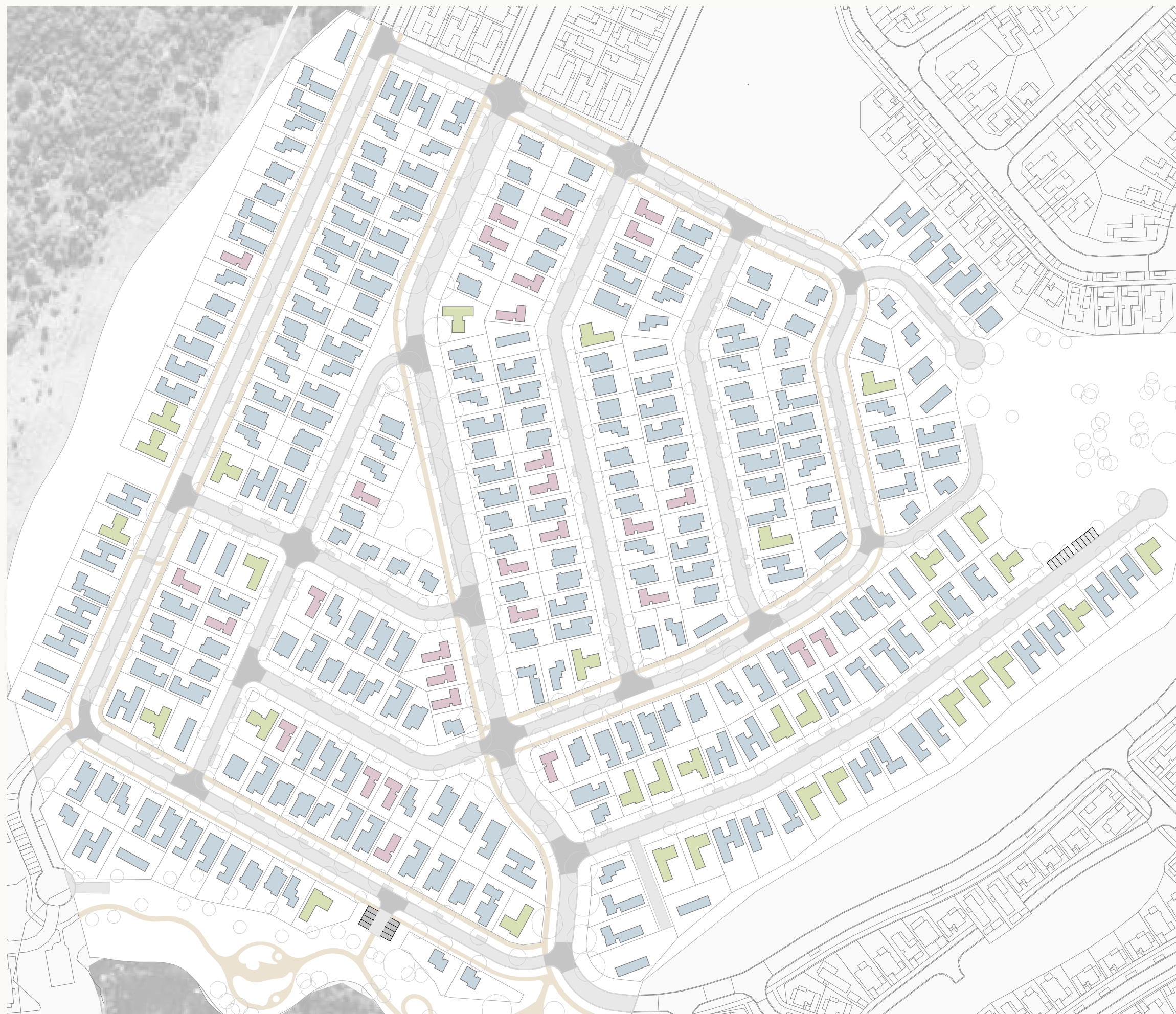
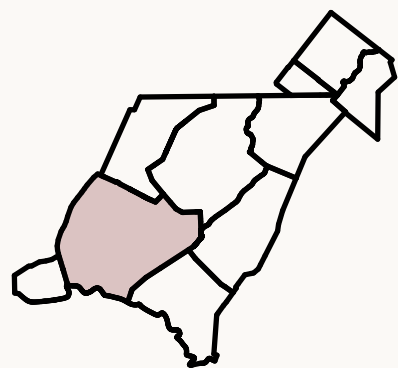
NOVAK+MIDDLETON

Remarkables Ridge
Site Lot Plan with Indicative Housing Locations FT-G-06/1 - Resource Consent



House Legend

Bedroom Numbers		#
	studio	0
	1 bedroom	0
	2 bedrooms	30
	3 bedrooms	268
	4 bedrooms	32
TOTAL - 330		



PRINTED: 10/03/2026

Ridgeburn - Arrow Junction

GIBBONS | CO



Remarkables Ridge
Site Plan with Indicative Housing Types FT-G-07/1 - Resource Consent

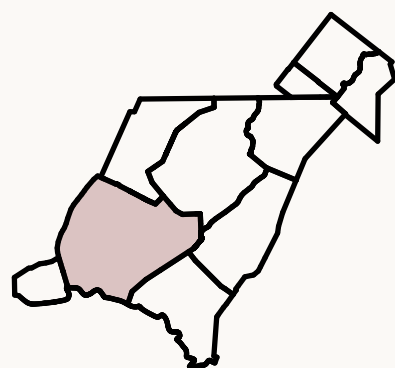


Carpark Legend

Road types	#
Public Carparks	147

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



PRINTED: 10/03/2026

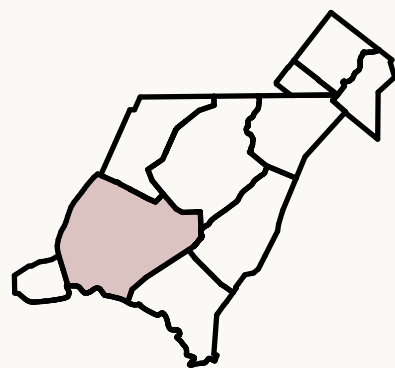
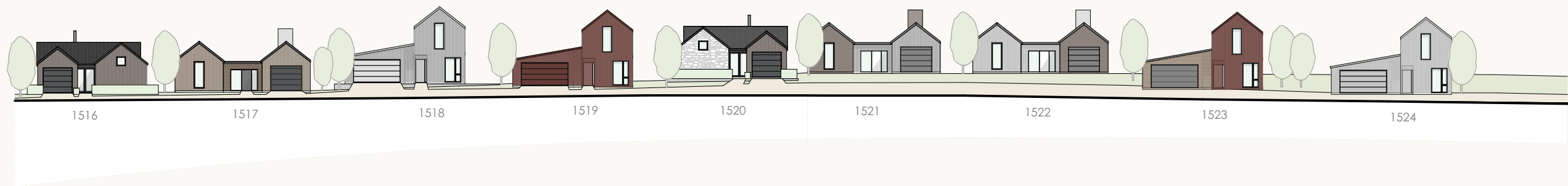
Ridgeburn - Arrow Junction

GIBBONS | CO NOVAK+MIDDLETON

Remarkables Ridge
Site Circulation and Recreation Plan FT-G-08/1 - Resource Consent

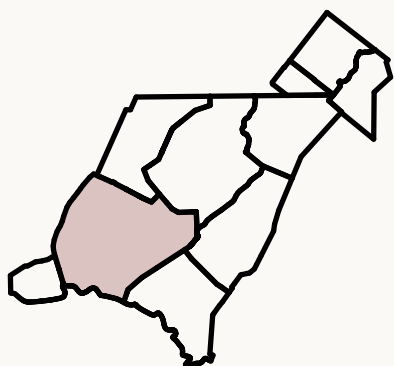
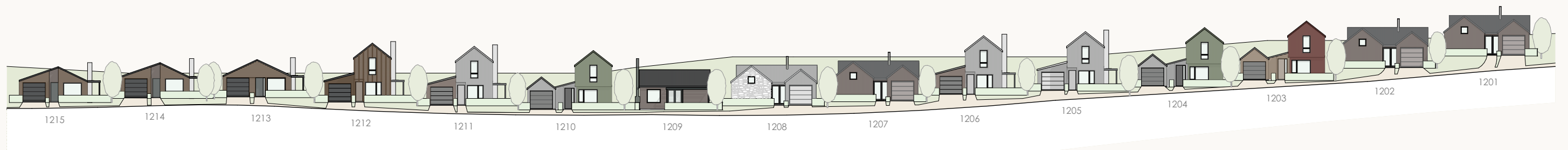


Key Plan





Key Plan





RIDGEBURN

ARROW JUNCTION

NEIGHBOURHOOD H - KAWARAU RIVERVIEW

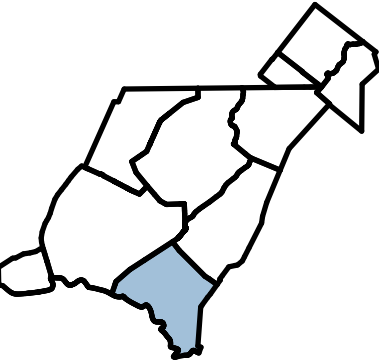
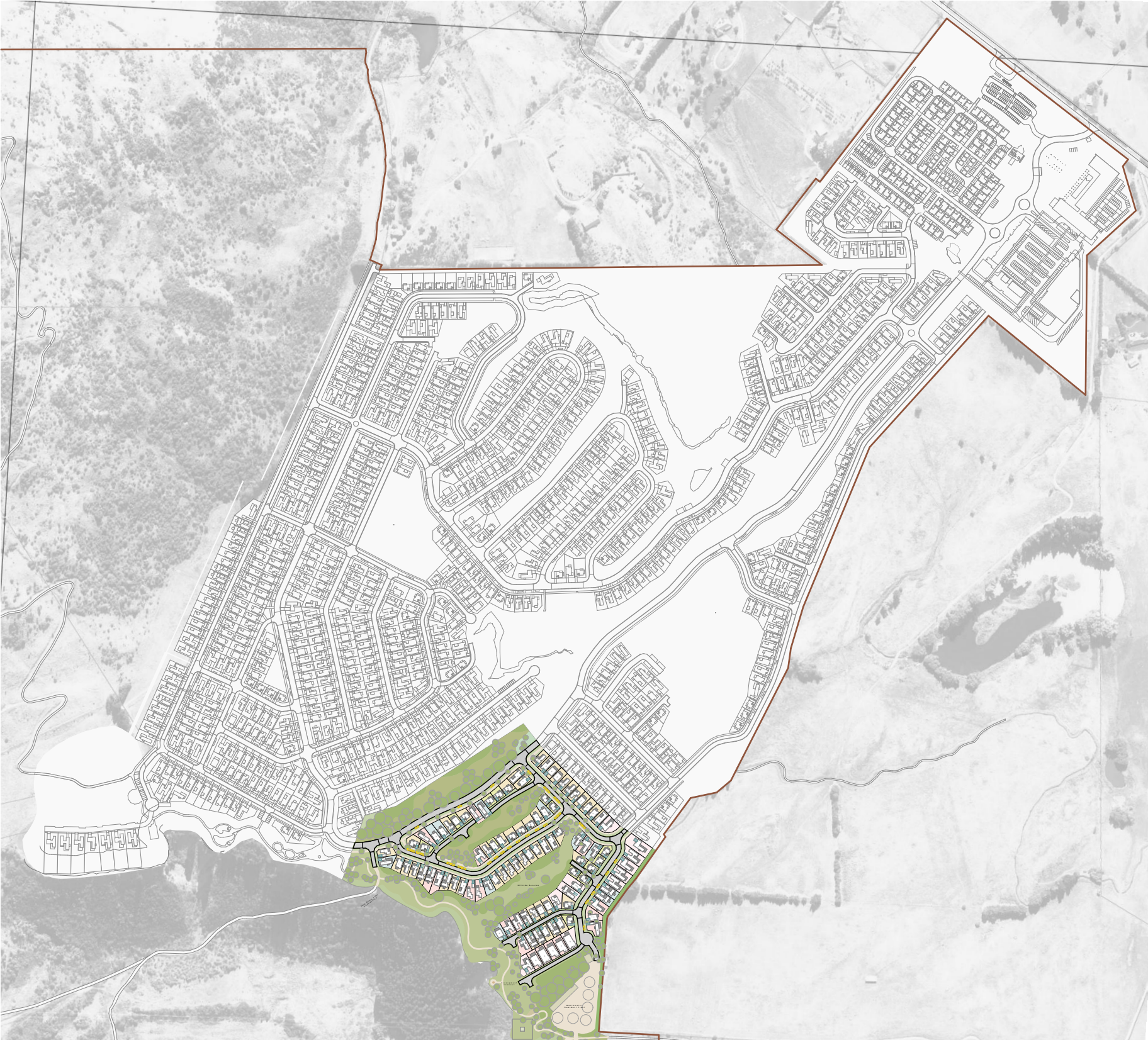
GIBBONS | CO  NOVAK+MIDDLETON
RIDGEBURN LTD ARCHITECTURE, URBAN DESIGN AND MASTERPLANNING



NEIGHBOURHOOD H - KAWARAU RIVERVIEW

Neighbourhood H, Kawarau Riverview, occupies the southern escarpment and is defined by a series of undulating ridges and valleys that shape its natural character.

Housing follows the contours and ridge lines to maintain the integrity of the landform and minimise earthworks. The escarpment track includes walking routes and viewpoints that take advantage of the elevated position, while the neighbourhood's proximity to the Twin Rivers bike trail provides excellent access to the wider recreational network. This combination of topography, trails, and open spaces reinforces a rural character within a dramatic setting.





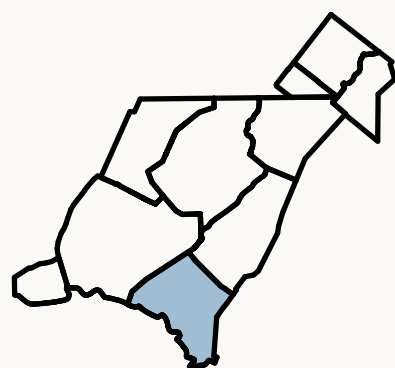
GIBBONS | CO NOVAK+MIDDLETON

Ø
RIDGEBURN



Lot Legend

Lot Footprint	#
200-299m ²	13
300-349m ²	52
350-399m ²	11
400-449m ²	18
450-999m ²	11
>1000m ²	0
TOTAL - 105	



PRINTED: 10/03/2026

Ridgeburn - Arrow Junction

GIBBONS | CO

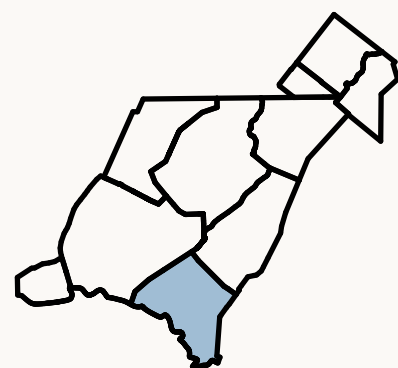
NOVAK+MIDDLETON

Neighbourhood H - Kawarau RiverView
Site Lot Plan FT-H-04/1 - Resource Consent



Lot Legend

Lot Footprint	#
200-299m ²	13
300-349m ²	52
350-399m ²	11
400-449m ²	18
450-999m ²	11
>1000m ²	0
TOTAL - 105	



PRINTED: 10/03/2026

Ridgeburn - Arrow Junction

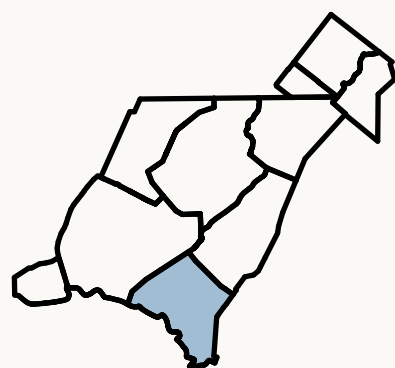
GIBBONS | CO NOVAK+MIDDLETON

Neighbourhood H - Kawarau RiverView
Site Lot Plan with Indicative Housing Locations FT-H-05/1 - Resource Consent



House Legend

Bedroom Numbers		#
	studio	0
	1 bedroom	0
	2 bedrooms	13
	3 bedrooms	82
	4 bedrooms	10
TOTAL - 105		



PRINTED: 10/03/2026

Ridgeburn - Arrow Junction

GIBBONS | CO



Neighbourhood H - Kawarau RiverView
Site Plan with Indicative Housing Types FT-H-06/1 - Resource Consent

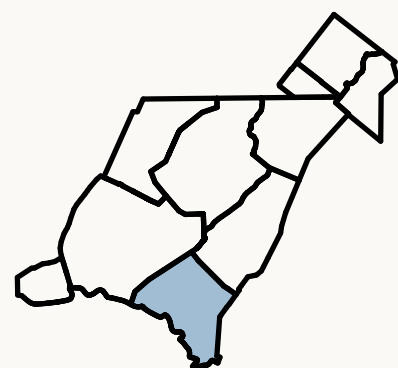


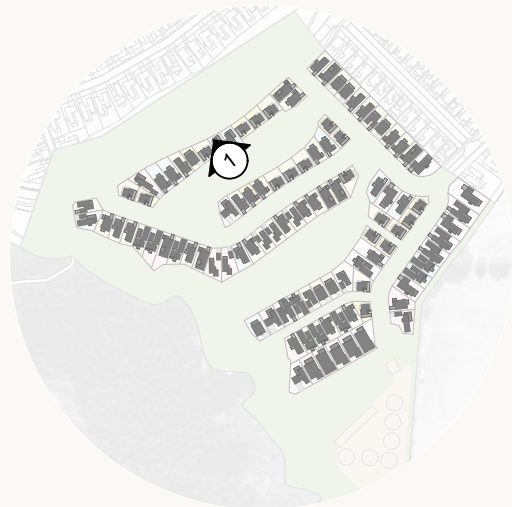
Carpark Legend

Road types	#
Public Carparks	68

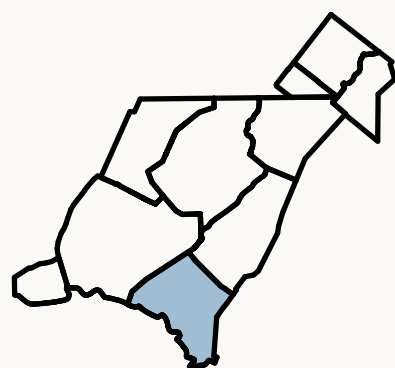
Circulation Legend

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



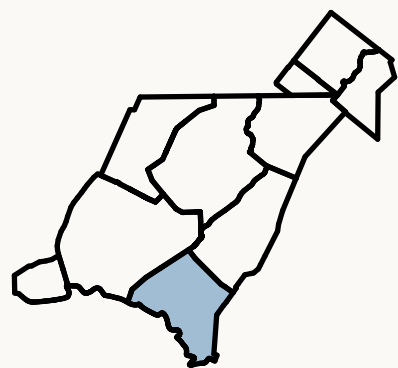


Key Plan





Key Plan





RIDGEBURN

ARROW JUNCTION

NEIGHBOURHOOD J - QUEENSTOWN LOOKOUT

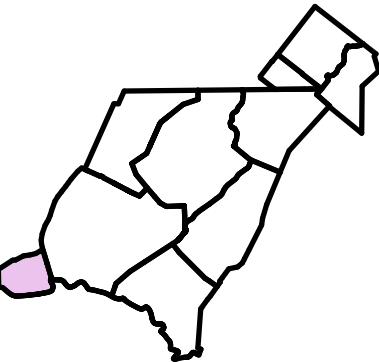
GIBBONS | CO  NOVAK+MIDDLETON
RIDGEBURN LTD ARCHITECTURE, URBAN DESIGN AND MASTERPLANNING



NEIGHBOURHOOD J - QUEENSTOWN LOOKOUT

Neighbourhood J, known as Queenstown Lookout, occupies a terrace landscape with shallow stony soils and uninterrupted views west along the Kawarau River towards Queenstown. Its layout follows the natural terrace topography, maintaining the integrity of the landform while providing a strong sense of openness.

Positioned at the start of the track leading to the peak of Morven Hill, the neighbourhood offers direct access to elevated walking routes and wider recreational networks. A large open reserve forms the core of the area, complemented by the repurposed Haybarn, which provides amenities for cyclists and other recreational users. This combination of natural features, open space, and practical facilities reinforces the rural character while supporting active community use.





GIBBONS | CO

NOVAK+MIDDLETON

RIDGEBURN

PRINTED: 9/03/2026

Ridgeburn - Arrow Junction

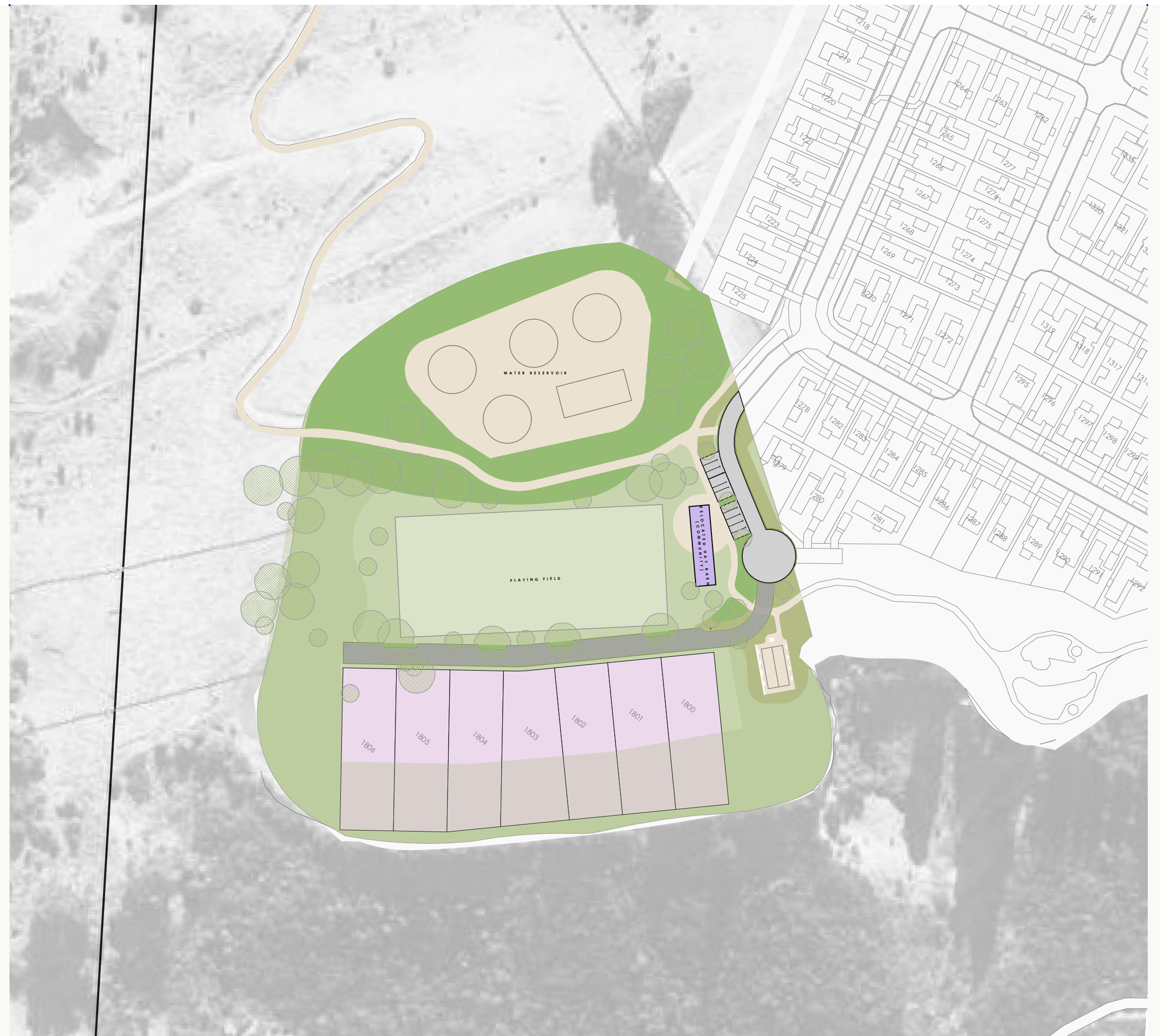
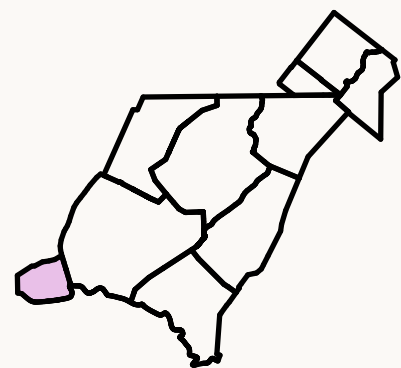
GIBBONS | CO NOVAK+MIDDLETON

Neighbourhood J - Queenstown Lookout
Perspective FT-J-03/1 - Resource Consent



Lot Legend

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



PRINTED: 10/03/2026

Ridgeburn - Arrow Junction

GIBBONS | CO



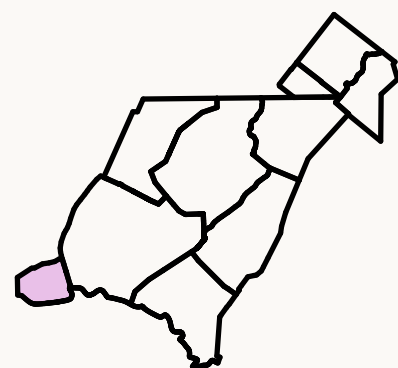
Neighbourhood J - Queenstown Lookout

Site Lot Plan FT-J-04/1 - Resource Consent



Lot Legend

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



PRINTED: 10/03/2026

Ridgeburn - Arrow Junction

GIBBONS | CO

NOVAK+MIDDLETON

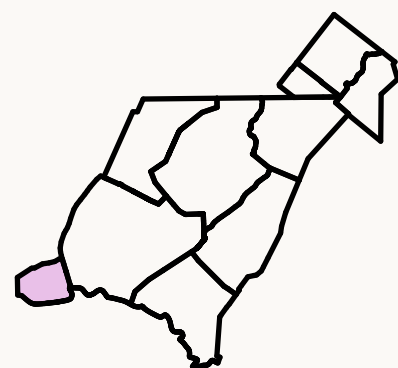
Neighbourhood J - Queenstown Lookout

Site Lot Plan with Indicative Housing Locations FT-J-05/1 - Resource Consent



House Legend

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



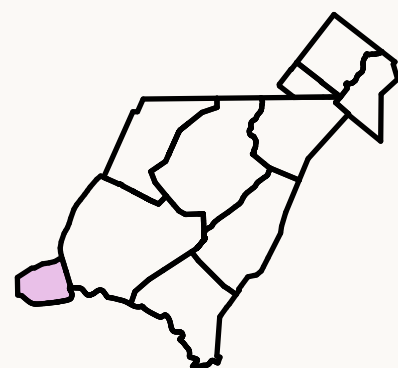


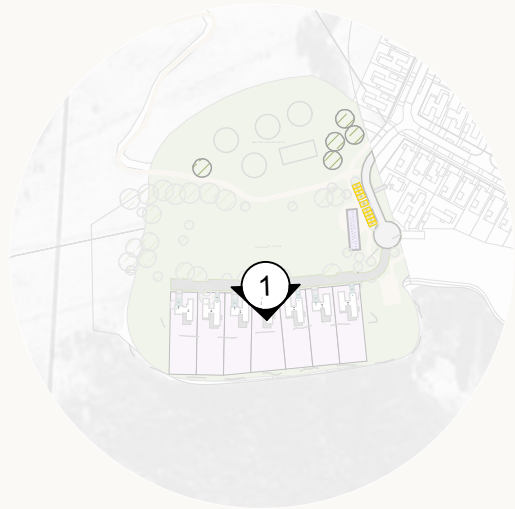
Carpark Legend

Road types	#
Public Carparks	10

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

