

RIDGEBURN

ARROW JUNCTION

MASTERPLANS

GIBBONS

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| CO



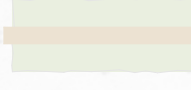
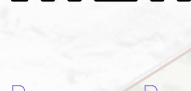
NOVAK+MIDDLETON

ARCHITECTURE, URBAN DESIGN AND MASTERPLANNING

RIDGEBURN

ARROW JUNCTION

Legend

-  Ponds and waterways
-  Historic water race
-  Pedestrian / Cycle amenity network
-  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
-  Ridgeburn Entrance
-  Retail and hospitality commercial hub
-  Affordable living units
-  Existing farm buildings
-  Lookout
-  Water race
-  Community node + playground
-  Development edge rural landscape buffer
-  Development edge Morven Ferry Rd landscape buffer
-  Development edge 30 escarpment buffer
-  Connection to twin rivers trail
-  Wetlands and stormwater management areas
-  Water storage and treatment plant - refer civil engineer
-  Native dry shrubland areas of ecological restoration
-  Relocated farm shed / community node
-  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.

Not to Scale

Lot Legend

Lot Type - Affordable Housing		#
 Type 1 - 107m ²		25
 Type 2 - 148m ²		47
 Type 3 - 148m ²		29
 Type 4 - 59m ² (two units per Lot)	(18 Lots)	36
 Type 5 - 75m ²		21
 Type 6 - 158m ²		22
TOTAL UNITS - 180		
Lot Type - House / Land		#
 Lot 200 - 299m ²		39
 Lot 300 - 349m ²		535
 Lot 350 - 399m ²		180
 Lot 400 - 449m ²		136
 Lot 450 - 999m ²		133
 Lot 1000+m ²		7
TOTAL UNITS - 1030		

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Ridgeburn - Arrow Junction

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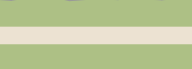
Master Plan
Site Lot Plan FT-MP02/1 - Resource Consent

A.2 - 2/21

RIDGEBURN

ARROW JUNCTION

Legend

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-  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 Water storage and treatment plant - refer civil engineer
-  14 Native dry shrubland areas of ecological restoration
-  15 Relocated farm shed / community node
-  16 Wastewater treatment plant - refer civil engineer

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Not to Scale



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Ridgeburn - Arrow Junction

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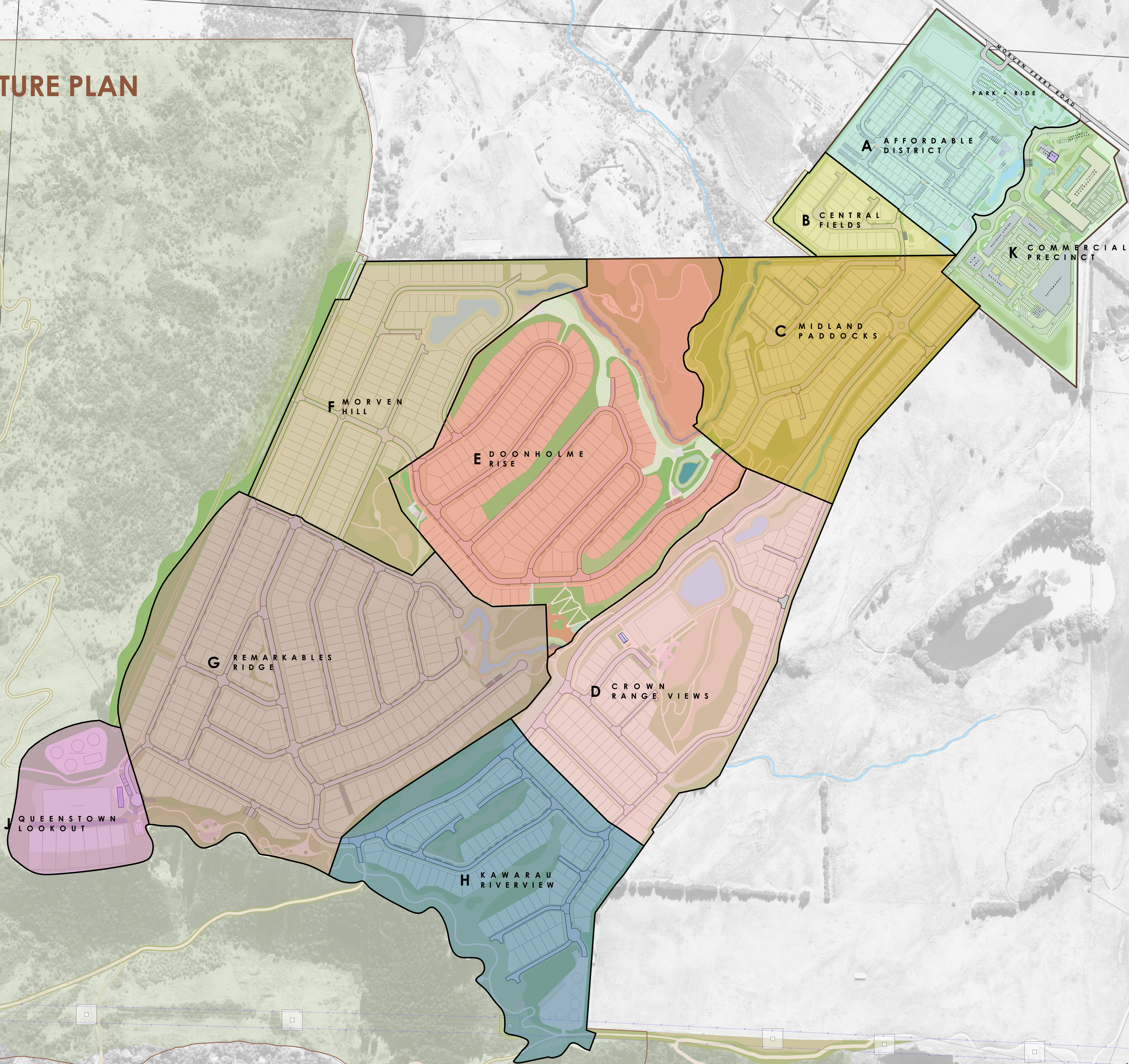
NOVAK+MIDDLETON

Master Plan

Site Master Plan FT-MP03/1 - Resource Consent

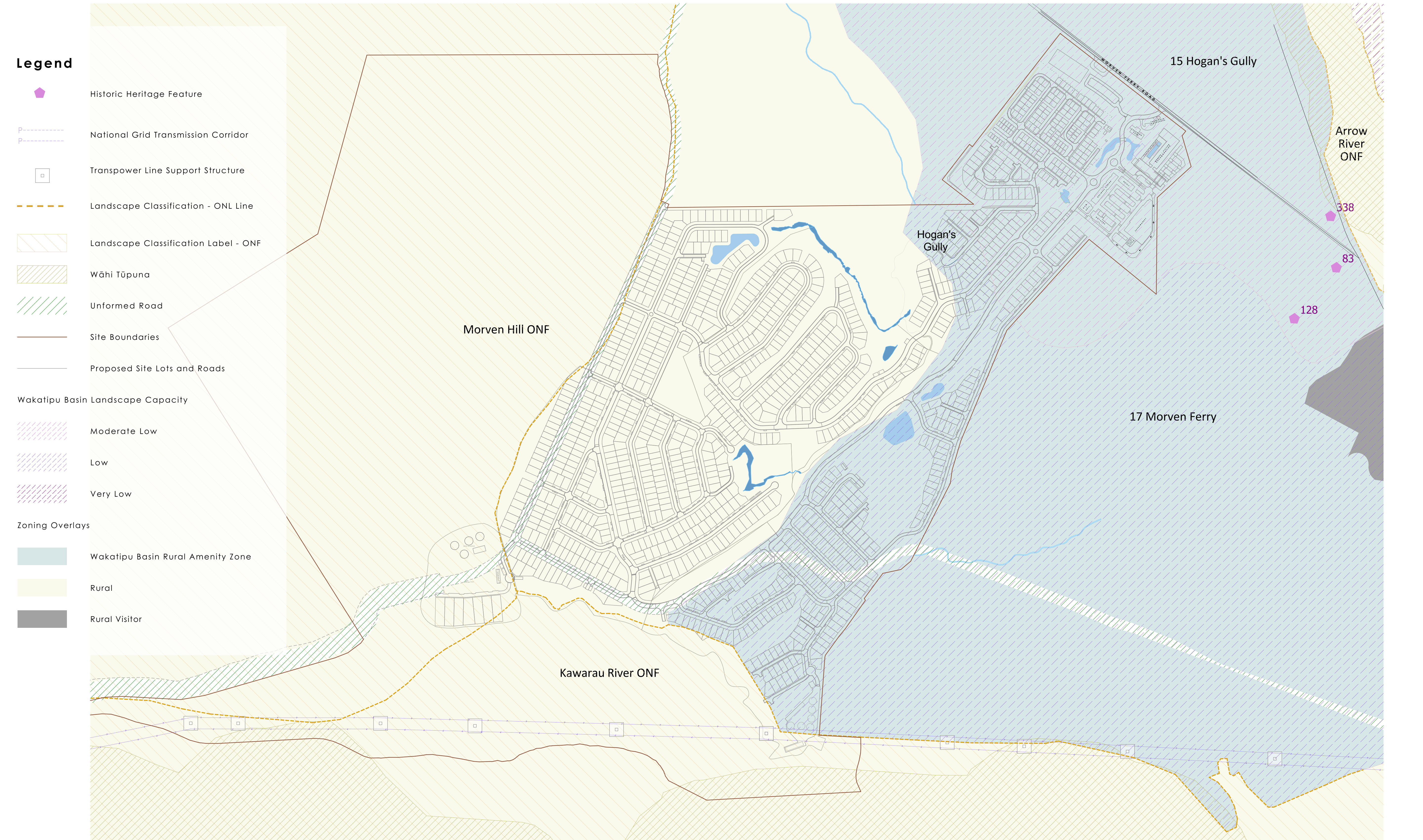
A.2 - 3/21

NEIGHBOURHOOD STRUCTURE PLAN

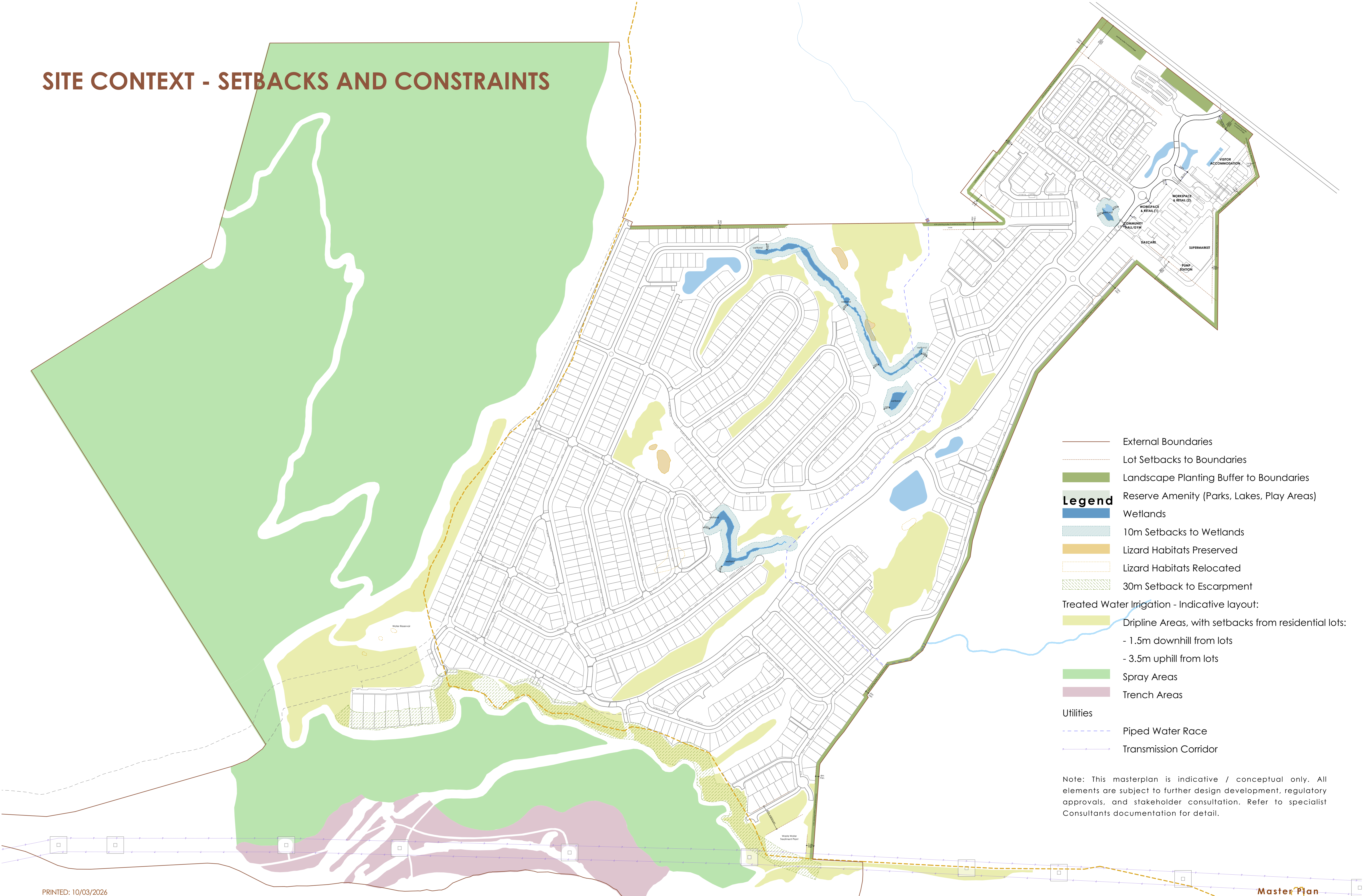


Not to Scale

SITE CONTEXT - PLANNING OVERLAYS

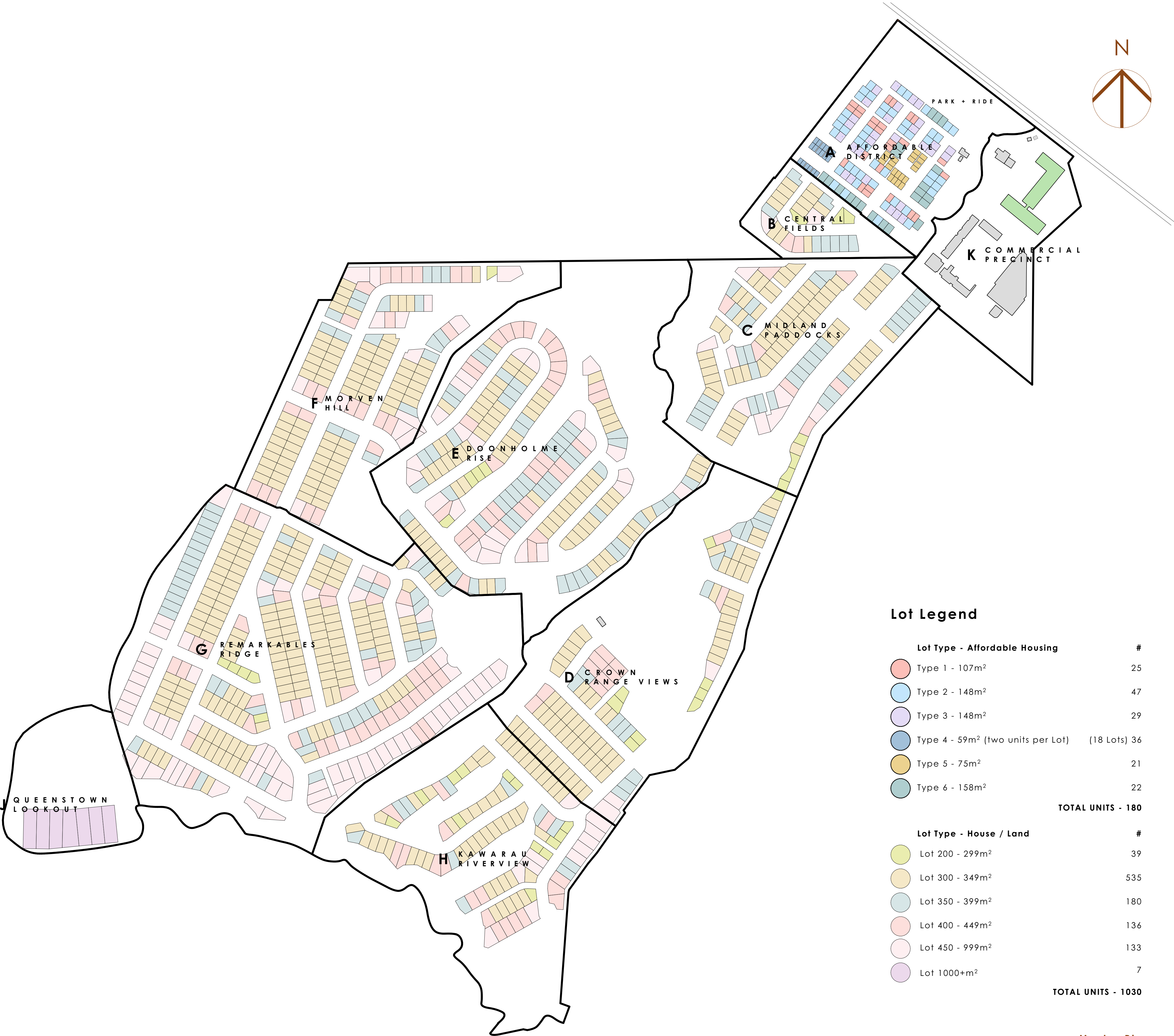
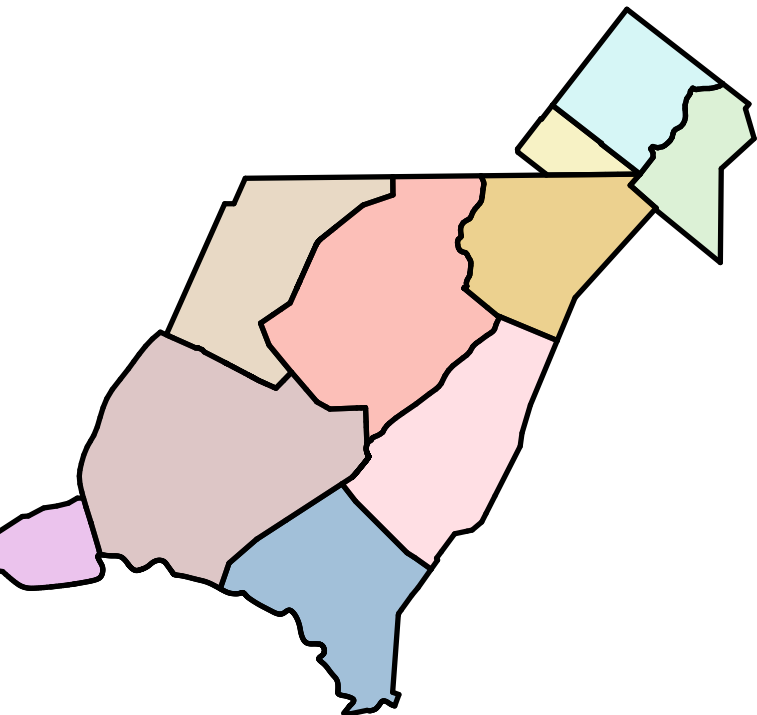
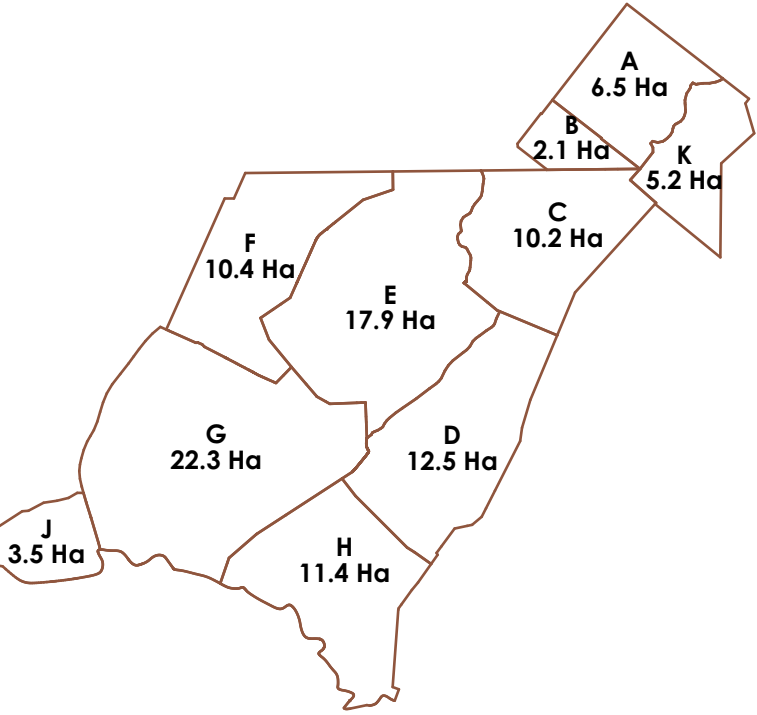


SITE CONTEXT - SETBACKS AND CONSTRAINTS



RESIDENTIAL LOT YIELD

Housing Yield - Units per Hectare				
Neighbourhood		Area (Ha)	Units	Yield
A	Affordable District	6.5	180	27.5
B	Central Fields	2.1	27	12.6
C	Midland Paddocks	10.2	117	11.4
D	Crown Range Views	12.5	108	8.7
E	Doonholme Rise	17.9	193	10.8
F	Morven Hill	10.5	143	13.7
G	Remarkables Ridge	22.3	330	14.8
H	Kawarau Riverview	11.4	105	9.2
J	Queenstown Lookout	3.5	7	2.0
TOTAL		96.9	1210	12.5
K	Commercial Precinct	5.2	202	39.0
GRAND TOTAL		102.1	1412	13.8



Lot Legend	
Lot Type - Affordable Housing	
Type 1 - 107m ²	25
Type 2 - 148m ²	47
Type 3 - 148m ²	29
Type 4 - 59m ² (two units per Lot)	(18 Lots) 36
Type 5 - 75m ²	21
Type 6 - 158m ²	22
TOTAL UNITS - 180	
Lot Type - House / Land	
Lot 200 - 299m ²	39
Lot 300 - 349m ²	535
Lot 350 - 399m ²	180
Lot 400 - 449m ²	136
Lot 450 - 999m ²	133
Lot 1000+m ²	7
TOTAL UNITS - 1030	

HOUSING TYPOLOGIES INDICATIVE MIX

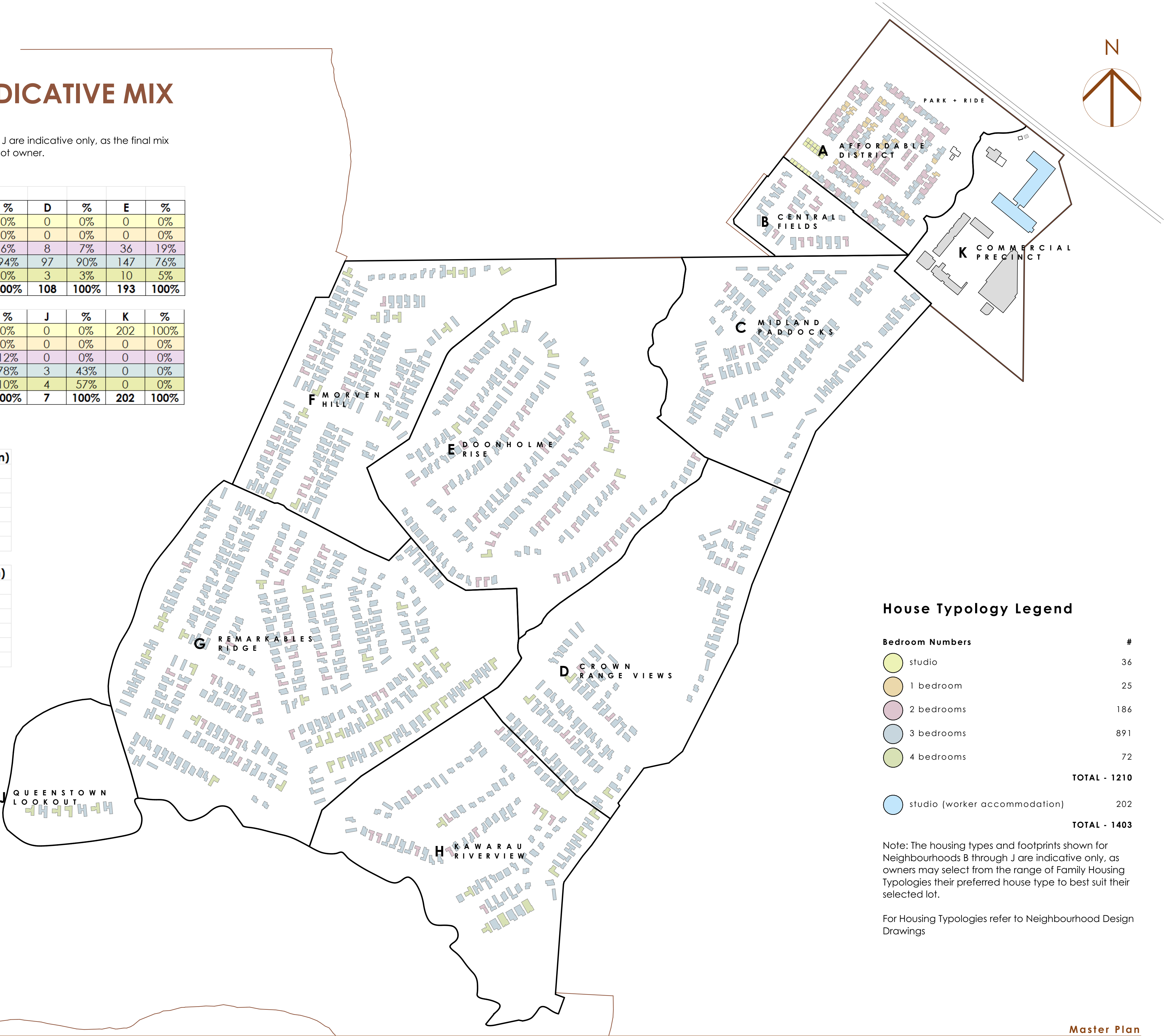
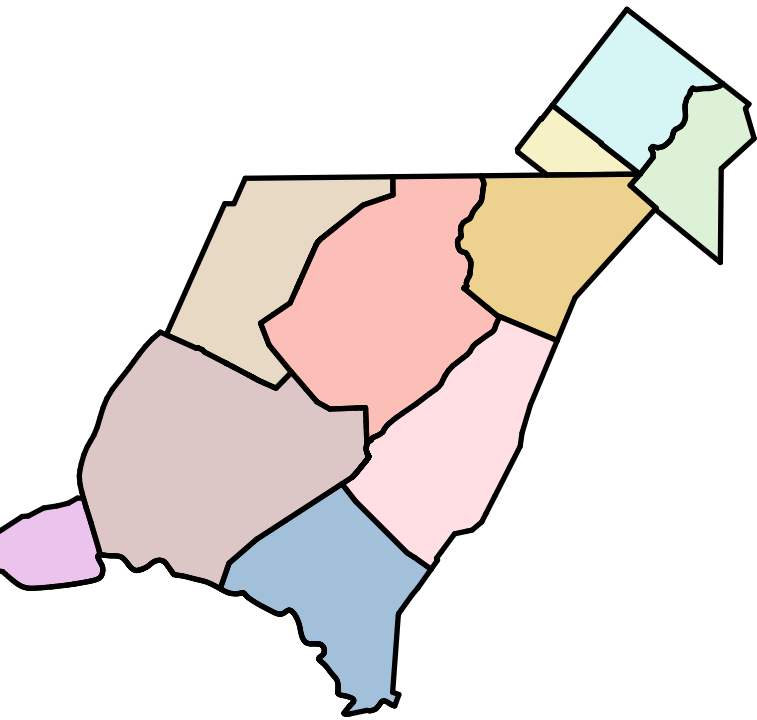
Note: The housing type split values shown for Neighbourhoods B through J are indicative only, as the final mix will be determined by which Family Housing Typology is selected by the lot owner.

Housing Split by Neighbourhood										
Housing type	A	%	B	%	C	%	D	%	E	%
Studio	36	20%	0	0%	0	0%	0	0%	0	0%
1 Bed	25	14%	0	0%	0	0%	0	0%	0	0%
2 Bed	68	38%	12	44%	7	6%	8	7%	36	19%
3 Bed	51	28%	15	56%	110	94%	97	90%	147	76%
4 Bed	0	0%	0	0%	0	0%	3	3%	10	5%
Total	180	100%	27	100%	117	100%	108	100%	193	100%

Housing type	F	%	G	%	H	%	J	%	K	%
Studio	0	0%	0	0%	0	0%	0	0%	202	100%
1 Bed	0	0%	0	0%	0	0%	0	0%	0	0%
2 Bed	12	8%	30	9%	13	12%	0	0%	0	0%
3 Bed	118	83%	268	81%	82	78%	3	43%	0	0%
4 Bed	13	9%	32	10%	10	10%	4	57%	0	0%
Total	143	100%	330	100%	105	100%	7	100%	202	100%

Housing Typology Split (excluding worker accommodation)					
Studio	36	3%			
1 Bed	25	2%			
2 Bed	186	15%			
3 Bed	891	74%			
4 Bed	72	6%			
Total	1210	100%			

Housing Typology Split (including worker accommodation)					
Studio	238	17%			
1 Bed	25	2%			
2 Bed	186	13%			
3 Bed	891	63%			
4 Bed	72	5%			
Total	1412	100%			



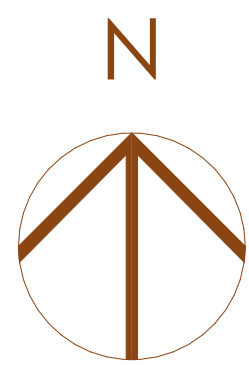
House Typology Legend

Bedroom Numbers	#
studio	36
1 bedroom	25
2 bedrooms	186
3 bedrooms	891
4 bedrooms	72
TOTAL - 1210	
studio (worker accommodation)	202
TOTAL - 1403	

Note: The housing types and footprints shown for Neighbourhoods B through J are indicative only, as owners may select from the range of Family Housing Typologies their preferred house type to best suit their selected lot.

For Housing Typologies refer to Neighbourhood Design Drawings

NEIGHBOURHOOD A - AFFORDABLE PRECINCT



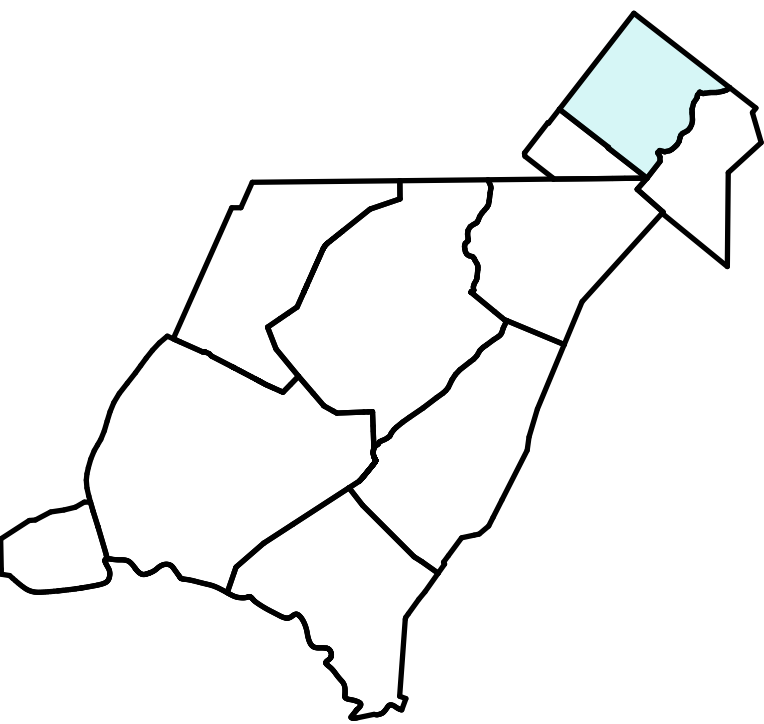
Area: 6.5 Ha
Units: 180
Yield: 27.5 U/Ha

Reserve Amenity: 0.8 Ha approx. (12%)
(Play Areas / Nature Walks / Water Features)

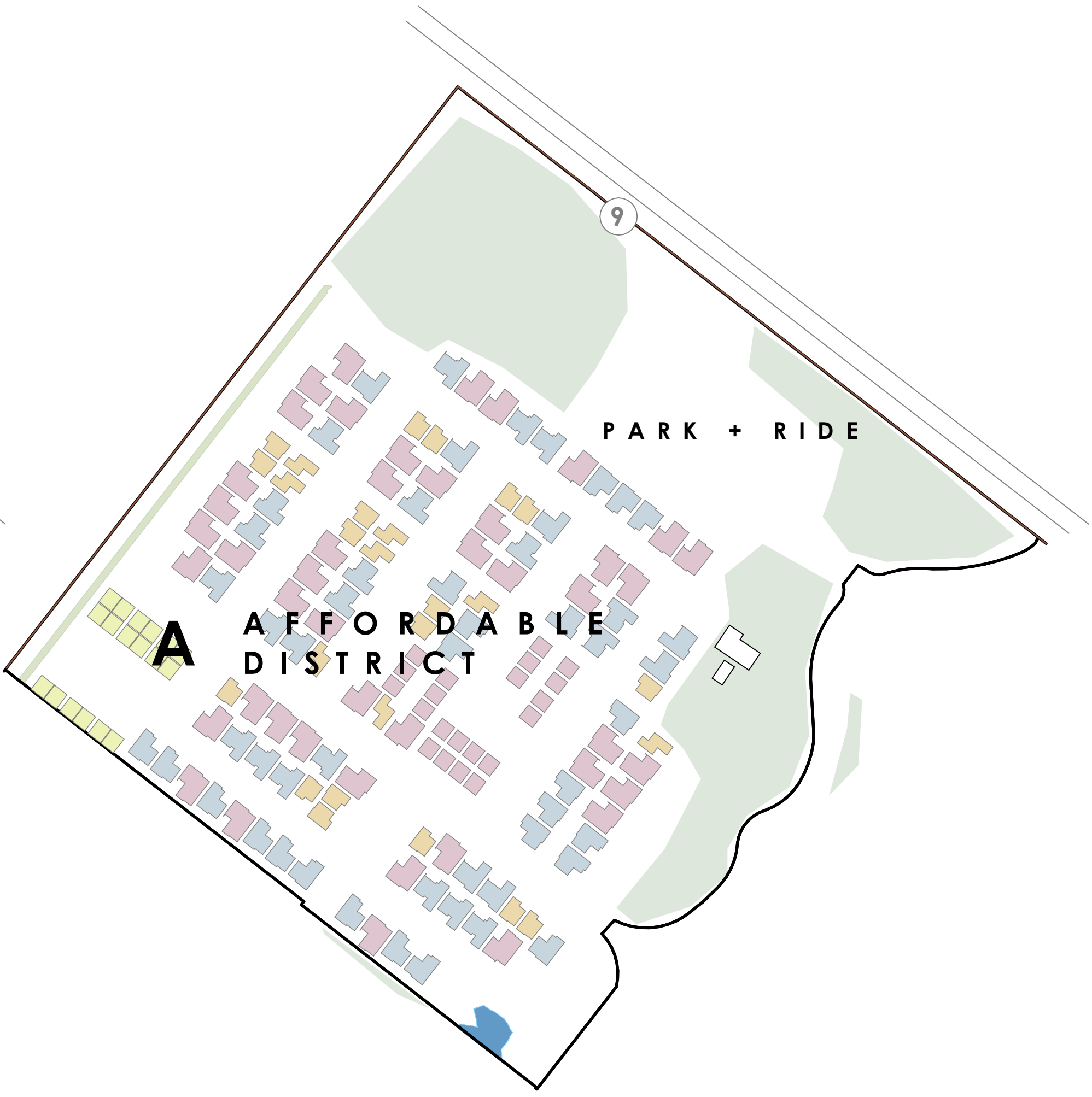
Affordable Housing Lot Size Split								
Lot Size		%	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6
59 m2	18	11%				18		
75 m2	21	13%					21	
107 m2	25	15%	25					
148 m2	76	47%		47	29			
158 m2	22	14%						22
Total Lots	162	100%						

Affordable Housing Typology Split								
Bedroom Typology		%	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6
1 studio	36	20%				36		
1 bed	25	14%	25					
2 bed	68	38%		47			21	
3 bed	51	28%			29			22
Total Units	180	100%						

- Key
- External Boundaries
 - Building Setbacks to Boundaries
 - Landscape Planting Buffer to Boundaries
 - Reserve Amenity (Parks, Lakes, Play Areas)
 - Wetlands
 - 10m Setbacks to Wetlands
 - Lizard Habitats

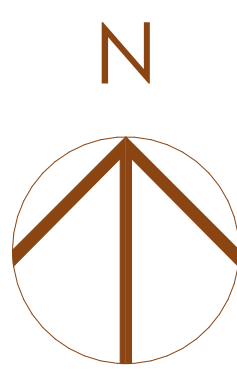


Lot Size Plan



House Typology Plan

NEIGHBOURHOOD B - CENTRAL FIELDS



Area: 2.1 Ha
Units: 27
Yield: 12.6 U/Ha

Reserve Amenity: 0.2 Ha approx. (9%)
(Play Areas / Nature Walks / Water Features)

Lot Size (m2)		%
200 - 299	3	11%
300 - 349	12	44%
350 - 399	8	30%
400 - 449	2	7%
450 - 999	2	7%
1000 +	0	0%
TOTAL	27	100%

Housing Type		%
2 bed	12	44%
3 bed	15	56%
4 bed	0	0%
TOTAL	27	100%

Note: The housing type split values shown are indicative only, as the final mix will be determined by which Family Housing Design Typology is selected by the lot owner.

Key

External Boundaries

Building Setbacks to Boundaries

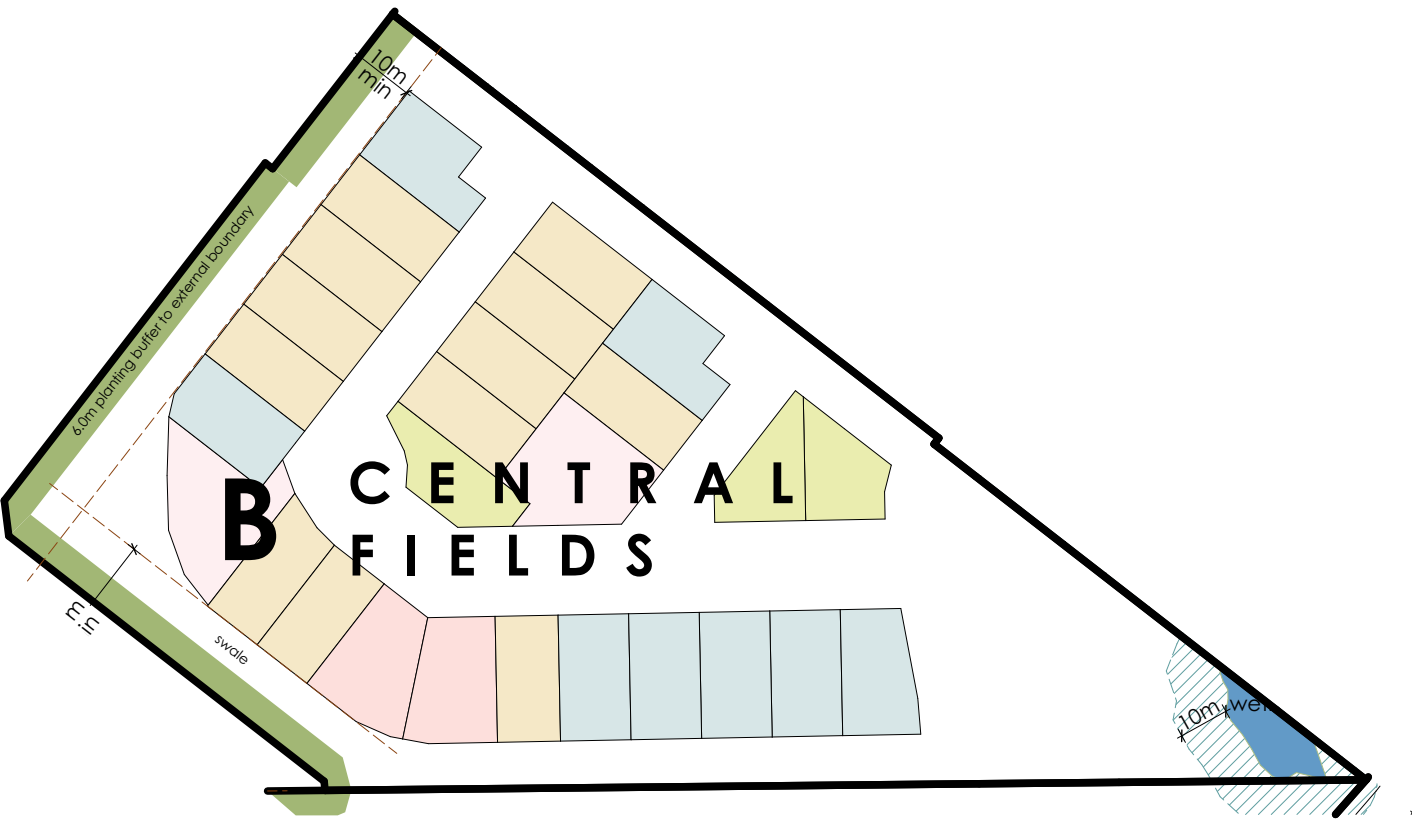
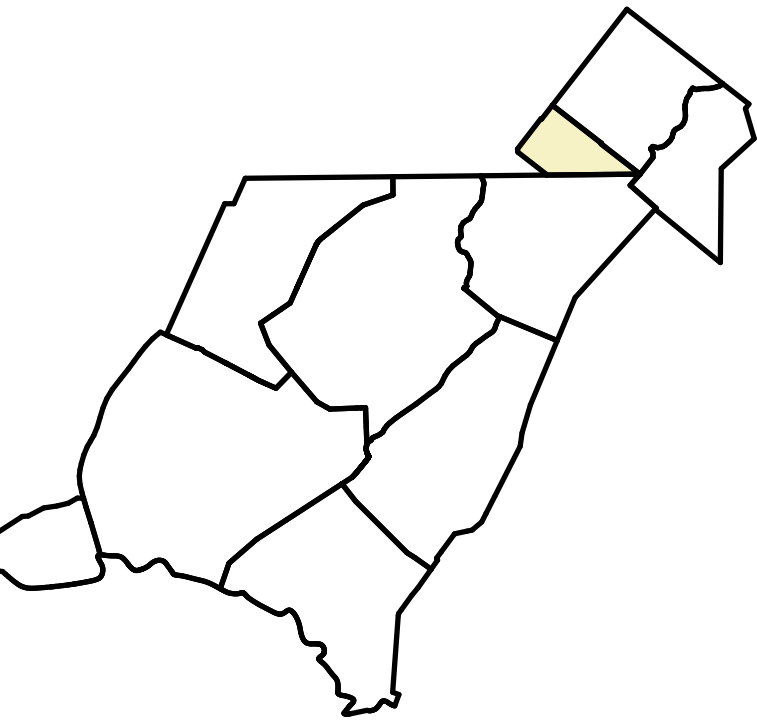
Landscape Planting Buffer to Boundaries

Reserve Amenity (Parks, Lakes, Play Areas)

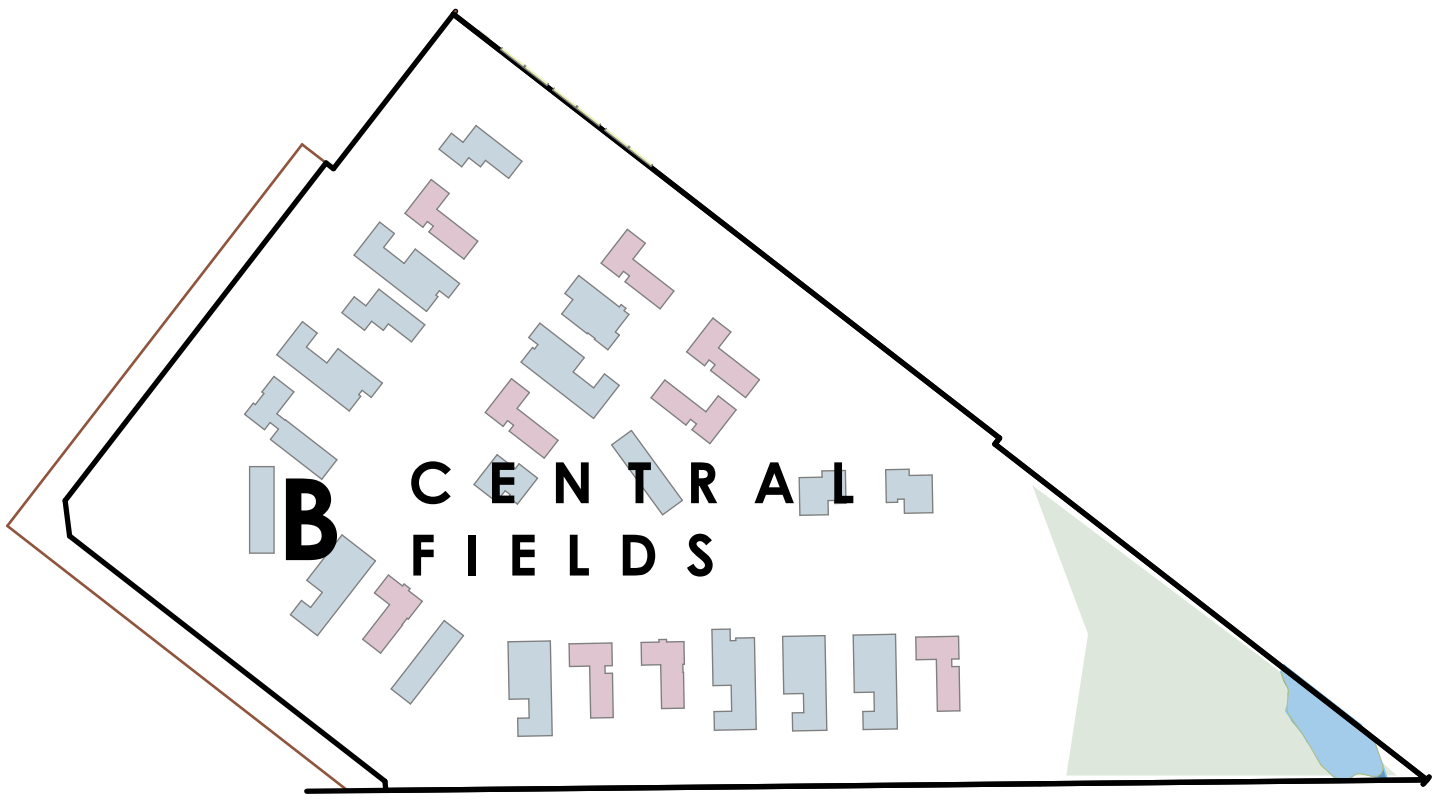
Wetlands

10m Setbacks to Wetlands

Lizard Habitats

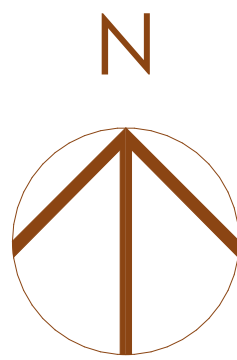


Lot Size Plan



House Typology Plan

NEIGHBOURHOOD C - MIDLAND PADDOCKS



Area: 10.2 Ha
Units: 117
Yield: 11.4 U/Ha

Reserve Amenity: 1.2 Ha approx. (12%)
(Play Areas / Nature Walks / Water Features)

Lot Size (m2)	C	%
200 - 299	4	3%
300 - 349	66	56%
350 - 399	32	27%
400 - 449	7	6%
450 - 999	8	7%
1000 +	0	0%
TOTAL	117	100%

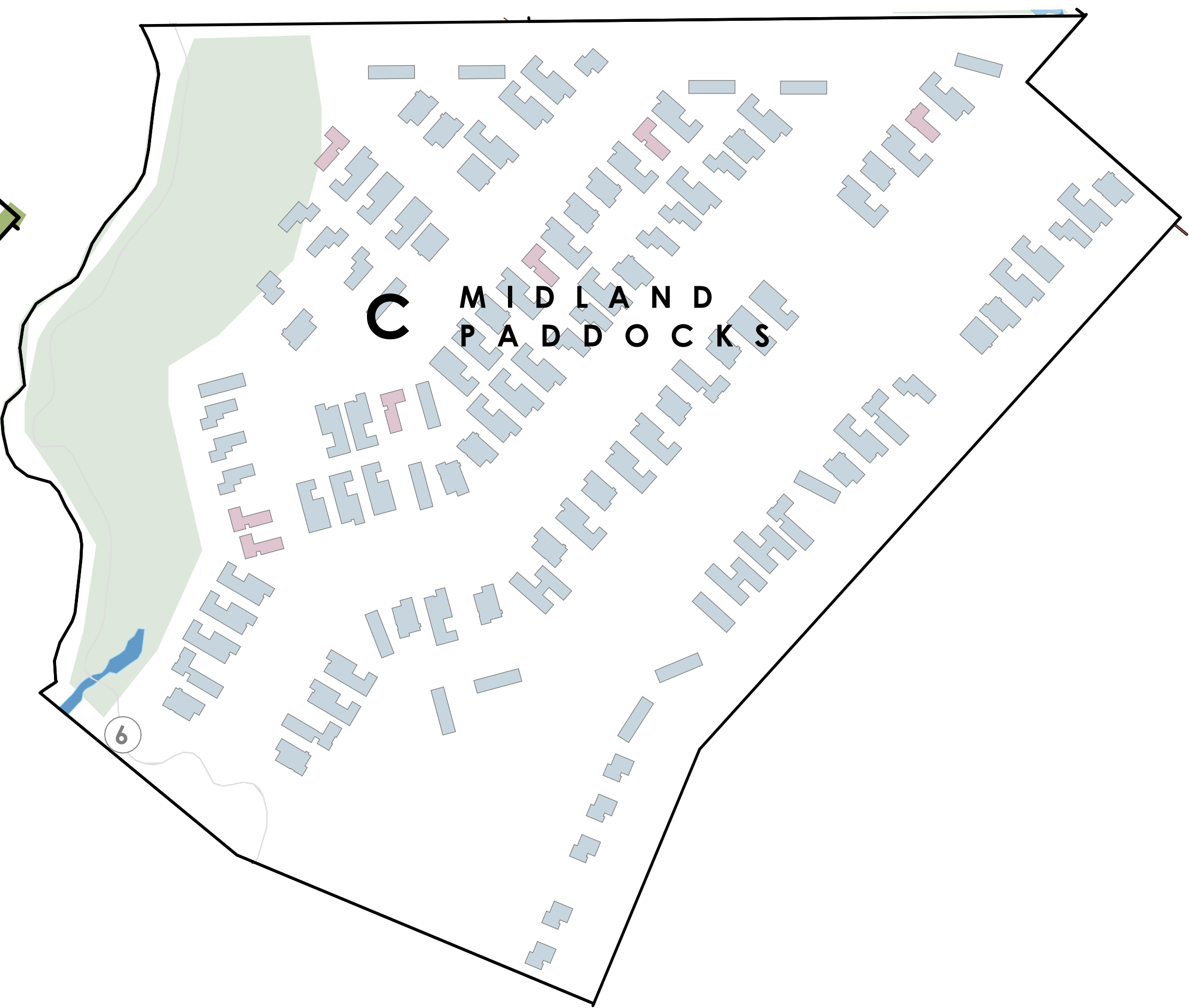
Housing Type	C	%
2 bed	7	6%
3 bed	110	94%
4 bed	0	0%
TOTAL	117	100%

Note: The housing type split values shown are indicative only, as the final mix will be determined by which Family Housing Design Typology is selected by the lot owner.

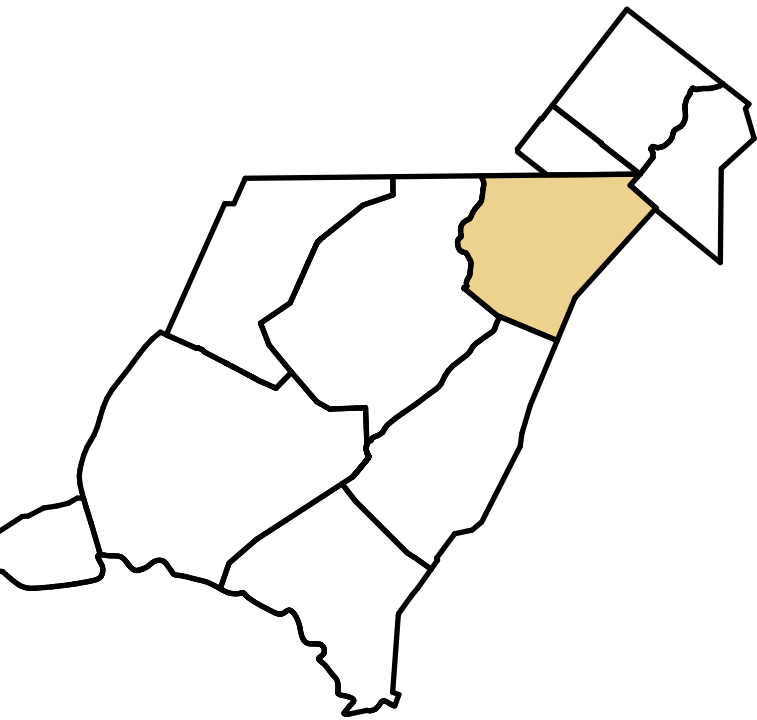
- Key
- External Boundaries
 - Building Setbacks to Boundaries
 - Landscape Planting Buffer to Boundaries
 - Reserve Amenity (Parks, Lakes, Play Areas)
 - Wetlands
 - 10m Setbacks to Wetlands
 - Lizard Habitats



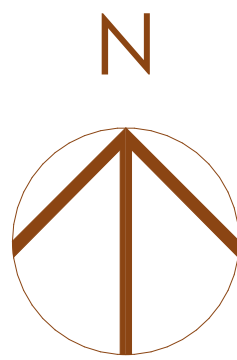
Lot Size Plan



House Typology Plan



NEIGHBOURHOOD D - CROWN RANGE VIEWS



Area: 12.5 Ha
Units: 108
Yield: 8.7 U/Ha

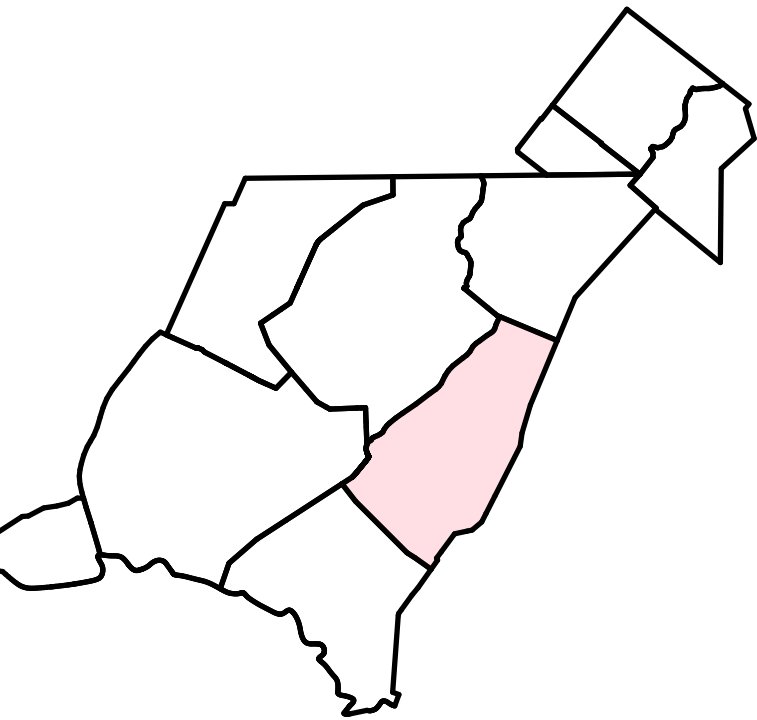
Reserve Amenity: 3.7 Ha approx. (30%)
(Play Areas / Nature Walks / Water Features)

Lot Size (m2)		%
200 - 299	9	8%
300 - 349	70	65%
350 - 399	15	14%
400 - 449	11	10%
450 - 999	3	3%
1000 +	0	0%
TOTAL	108	100%

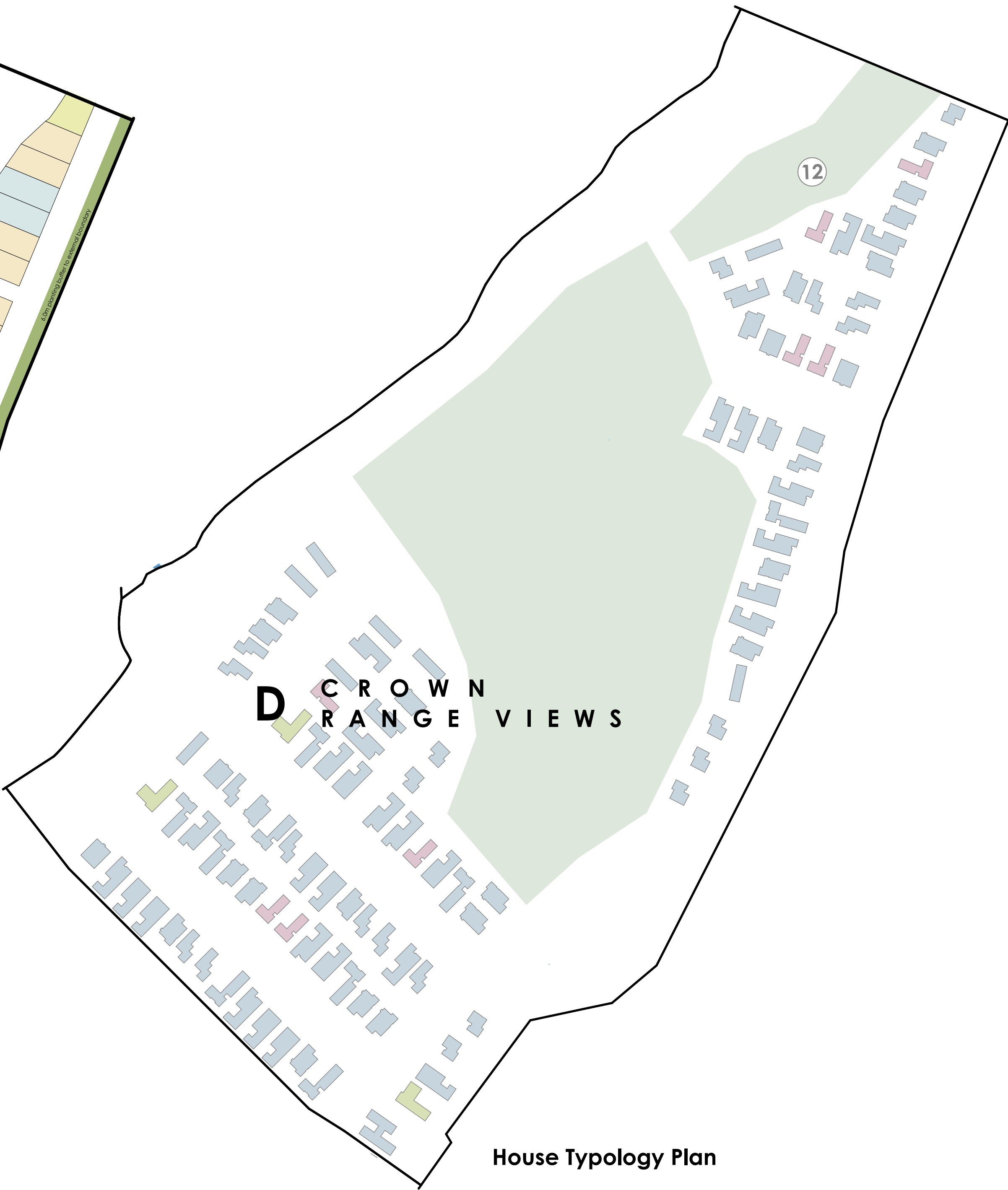
Housing Type		%
2 bed	8	7%
3 bed	97	90%
4 bed	3	3%
TOTAL	108	100%

Note: The housing type split values shown are indicative only, as the final mix will be determined by which Family Housing Design Typology is selected by the lot owner.

- Key
- External Boundaries
 - Building Setbacks to Boundaries
 - Landscape Planting Buffer to Boundaries
 - Reserve Amenity (Parks, Lakes, Play Areas)
 - Wetlands
 - 10m Setbacks to Wetlands
 - Lizard Habitats

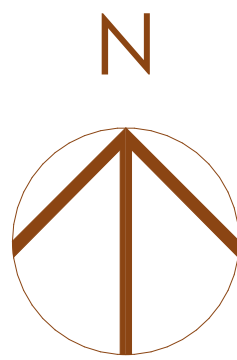


Lot Size Plan



House Typology Plan

NEIGHBOURHOOD E - DOONHOLME RISE



Area: 17.9 Ha
Units: 193
Yield: 10.8 U/Ha

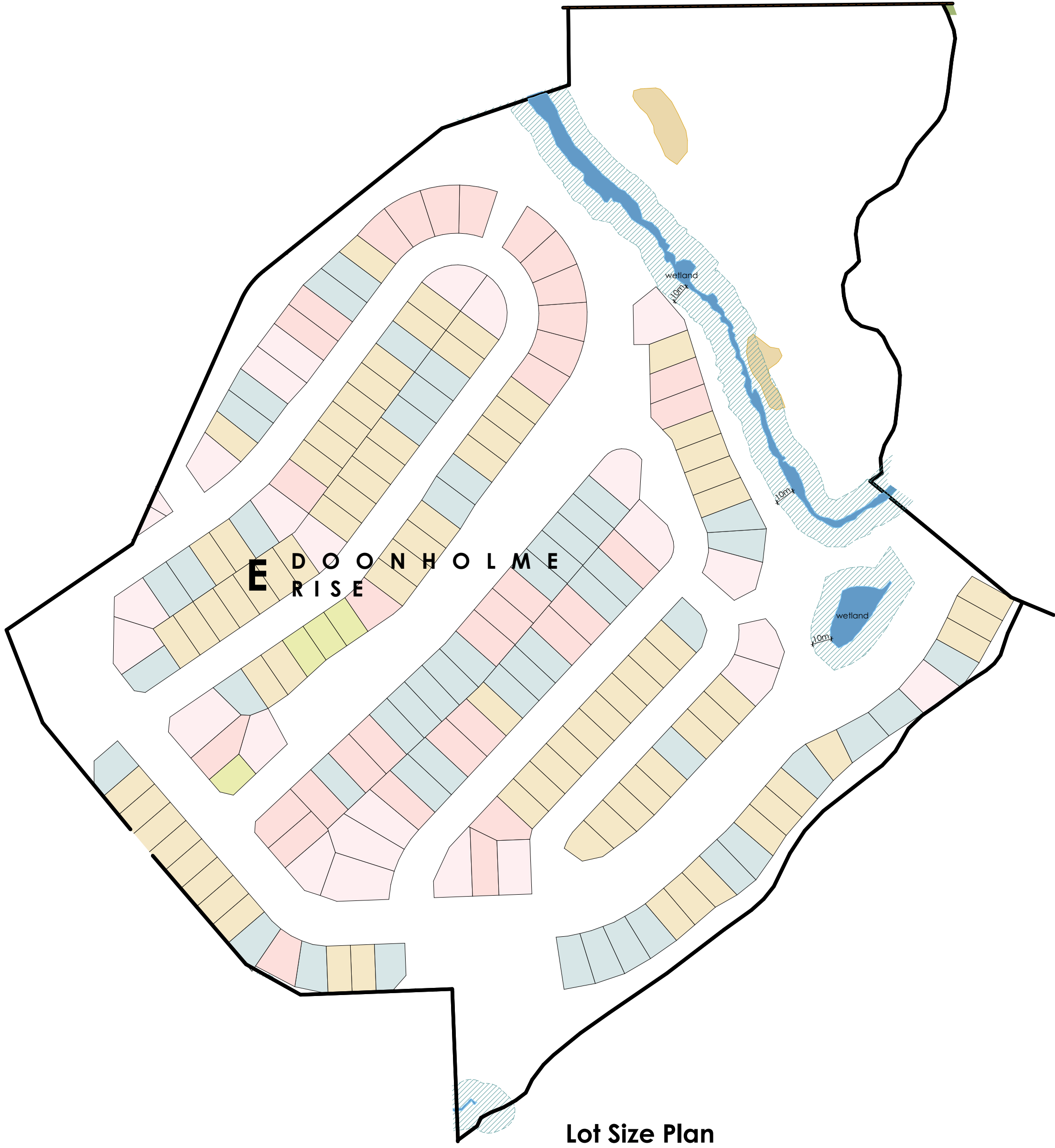
Reserve Amenity: 4.9 Ha approx. (27%)
(Play Areas / Nature Walks / Water Features)

Lot Size (m2)	E	%
200 - 299	4	2%
300 - 349	80	41%
350 - 399	51	26%
400 - 449	34	18%
450 - 999	24	12%
1000 +	0	0%
TOTAL	193	100%

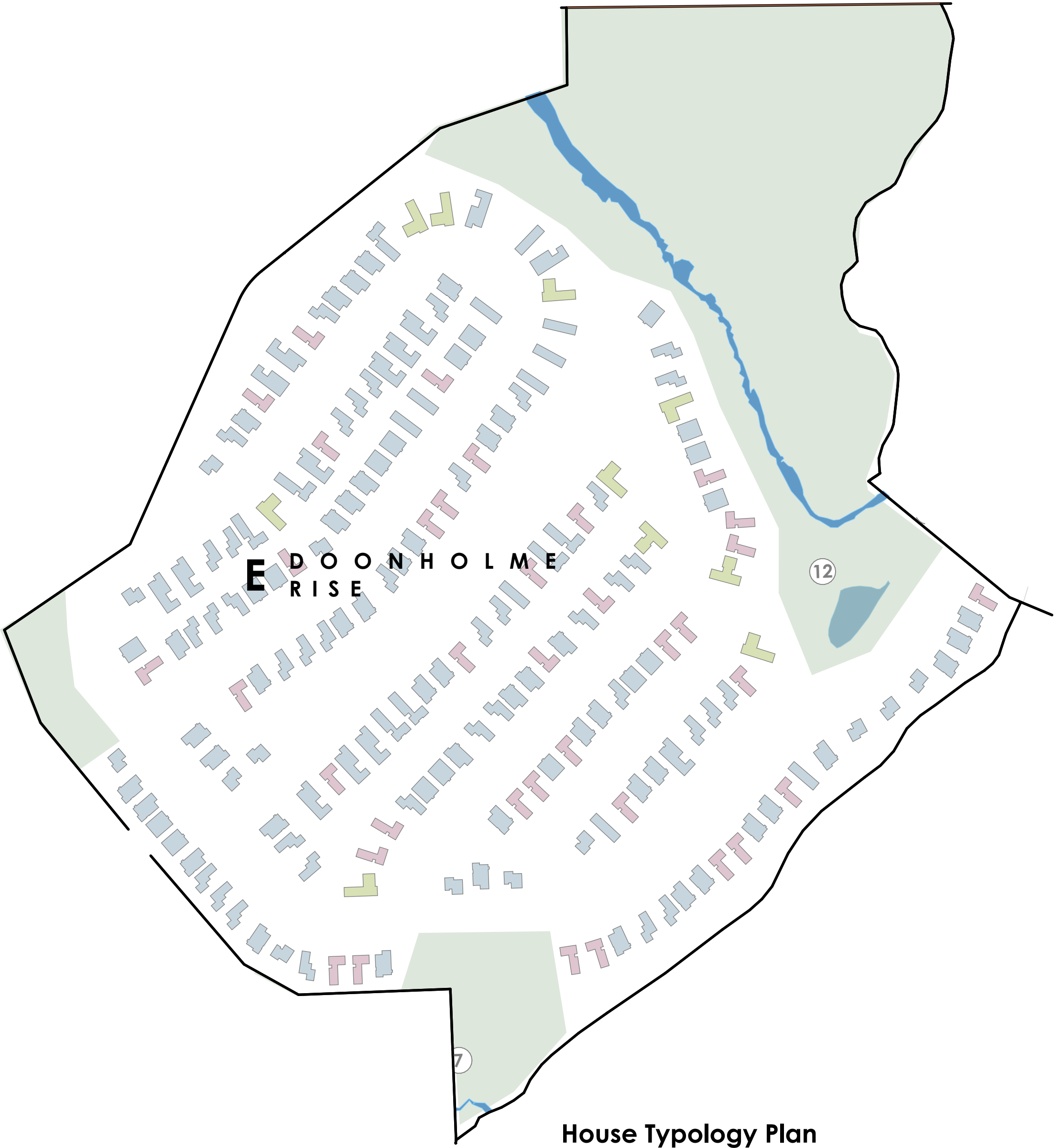
Housing Type	E	%
2 bed	36	19%
3 bed	147	76%
4 bed	10	5%
TOTAL	193	100%

Note: The housing type split values shown are indicative only, as the final mix will be determined by which Family Housing Design Typology is selected by the lot owner.

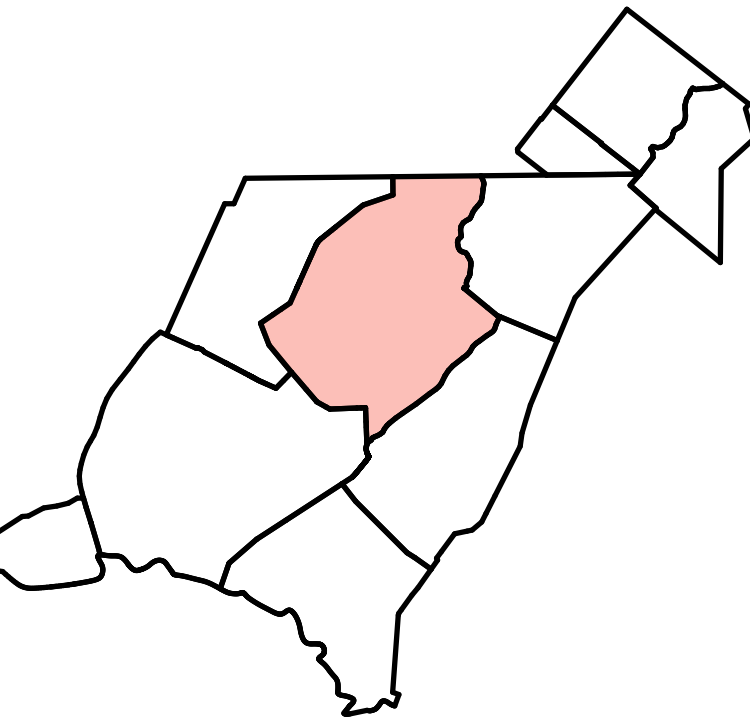
- Key
- External Boundaries
 - Building Setbacks to Boundaries
 - Landscape Planting Buffer to Boundaries
 - Reserve Amenity (Parks, Lakes, Play Areas)
 - Wetlands
 - 10m Setbacks to Wetlands
 - Lizard Habitats



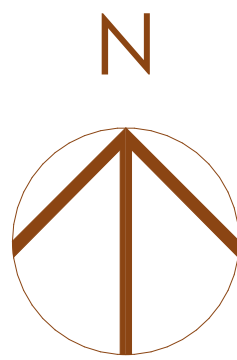
Lot Size Plan



House Typology Plan



NEIGHBOURHOOD F - MORVEN HILL



Area: 10.5 Ha
Units: 143
Yield: 13.7 U/Ha

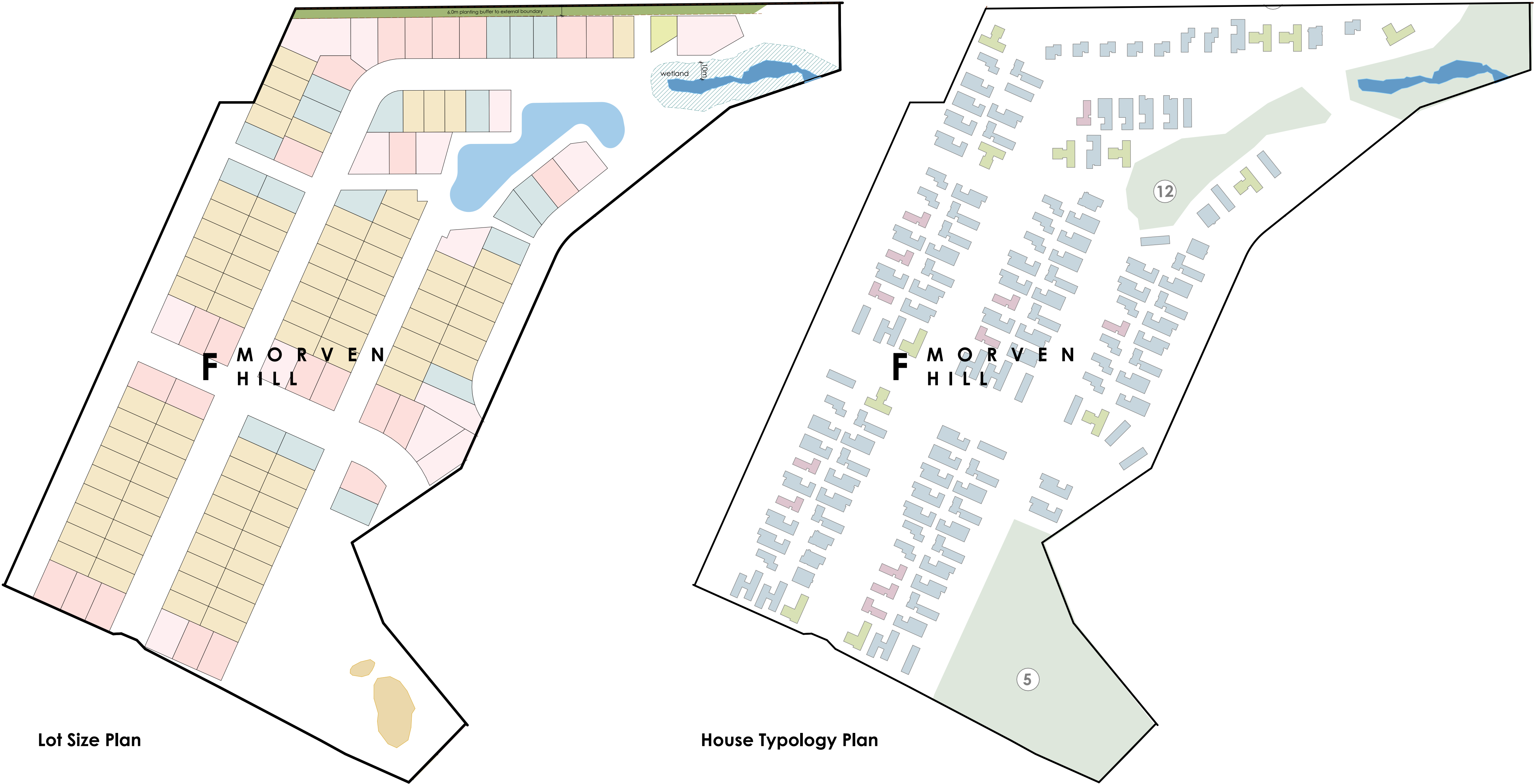
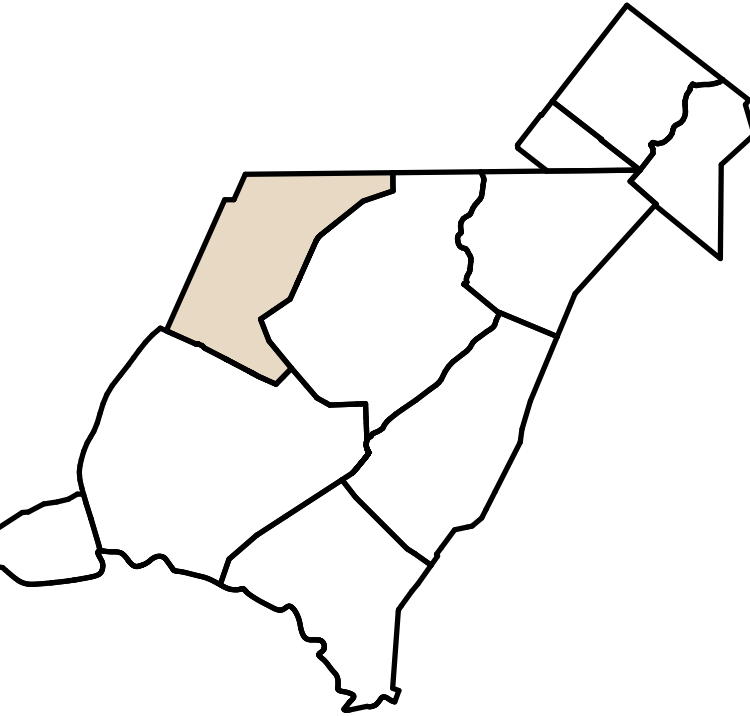
Reserve Amenity: 1.7 Ha approx. (16%)
(Play Areas / Nature Walks / Water Features)

Lot Size (m2)	F	%
200 - 299	1	1%
300 - 349	86	60%
350 - 399	18	13%
400 - 449	24	17%
450 - 999	14	10%
1000 +	0	0%
TOTAL	143	100%

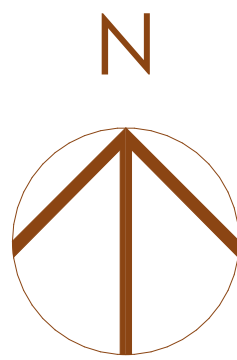
Housing Type		%
2 bed	12	8%
3 bed	118	83%
4 bed	13	9%
TOTAL	143	100%

Note: The housing type split values shown are indicative only, as the final mix will be determined by which Family Housing Design Typology is selected by the lot owner.

- Key
- External Boundaries
 - Building Setbacks to Boundaries
 - Landscape Planting Buffer to Boundaries
 - Reserve Amenity (Parks, Lakes, Play Areas)
 - Wetlands
 - 10m Setbacks to Wetlands
 - Lizard Habitats



NEIGHBOURHOOD G - REMARKABLES RIDGE



Area: 22.3 Ha
Units: 330
Yield: 14.8 U/Ha

Reserve Amenity: 2.3 Ha approx. (10%)
(Play Areas / Nature Walks / Water Features)

Lot Size (m2)	G	%
200 - 299	5	2%
300 - 349	169	51%
350 - 399	45	14%
400 - 449	40	12%
450 - 999	71	22%
1000 +	0	0%
TOTAL	330	100%

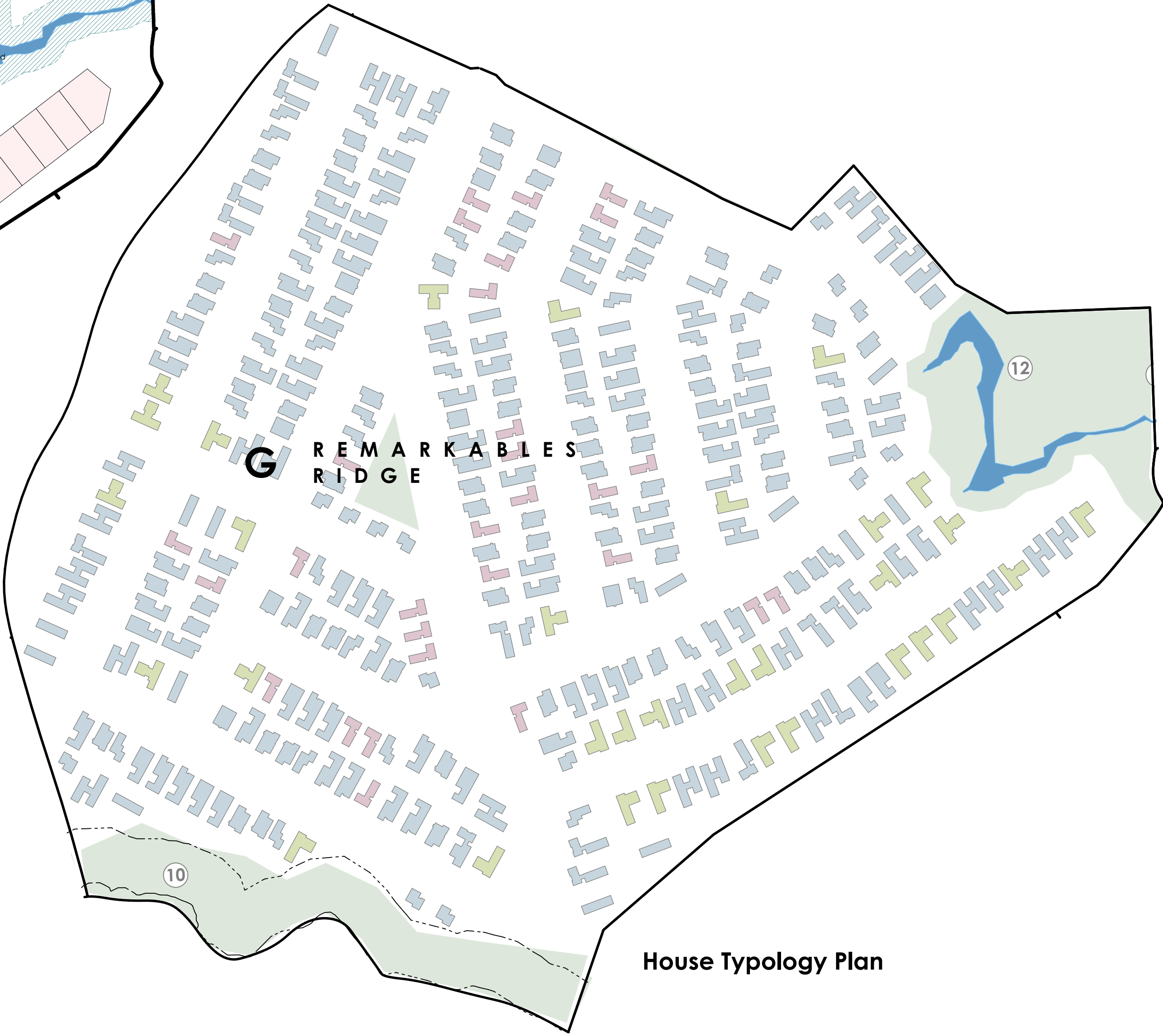
Housing Type	G	%
2 bed	30	9%
3 bed	268	81%
4 bed	32	10%
TOTAL	330	100%

Note: The housing type split values shown are indicative only, as the final mix will be determined by which Family Housing Design Typology is selected by the lot owner.

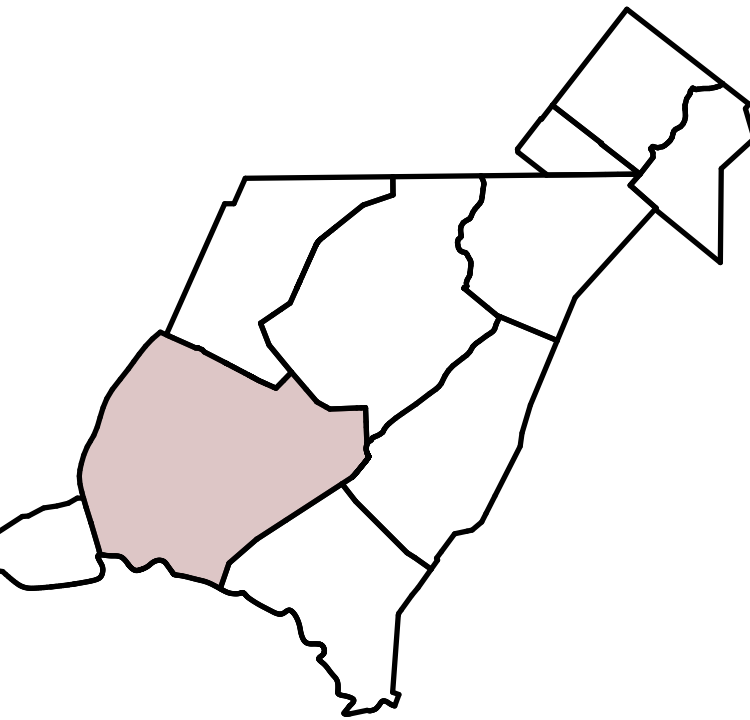
- Key
- External Boundaries
 - Building Setbacks to Boundaries
 - Landscape Planting Buffer to Boundaries
 - Reserve Amenity (Parks, Lakes, Play Areas)
 - Wetlands
 - 10m Setbacks to Wetlands
 - Lizard Habitats



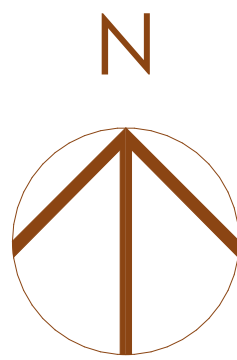
Lot Size Plan



House Typology Plan



NEIGHBOURHOOD H - KAWARAU RIVERVIEW



Area: 11.4 Ha
Units: 105
Yield: 9.2 U/Ha

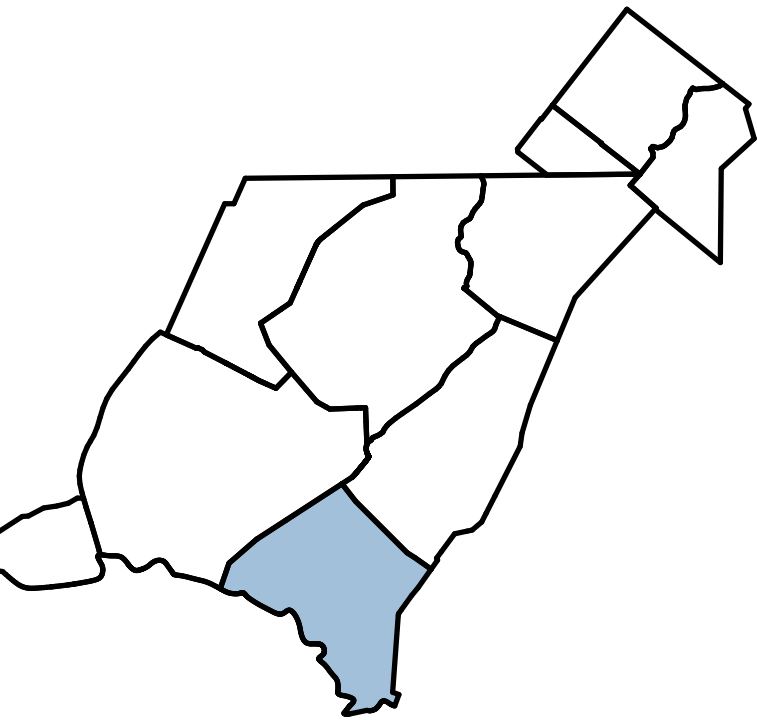
Reserve Amenity: 2.8 Ha approx. (25%)
(Play Areas / Nature Walks / Water Features)

Lot Size (m2)		%
200 - 299	13	12%
300 - 349	52	50%
350 - 399	11	10%
400 - 449	18	17%
450 - 999	11	10%
1000 +	0	0%
TOTAL	105	100%

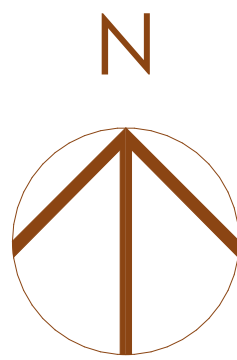
Housing Type		%
2 bed	13	12%
3 bed	82	78%
4 bed	10	10%
TOTAL	105	100%

Note: The housing type split values shown are indicative only, as the final mix will be determined by which Family Housing Design Typology is selected by the lot owner.

- Key**
- External Boundaries
 - Building Setbacks to Boundaries
 - Landscape Planting Buffer to Boundaries
 - Reserve Amenity (Parks, Lakes, Play Areas)
 - Wetlands
 - 10m Setbacks to Wetlands
 - Lizard Habitats



NEIGHBOURHOOD J - QUEENSTOWN LOOKOUT



Area: 3.5 Ha
Units: 7
Yield: 2.0 U/Ha

Reserve Amenity: 2.1 Ha approx. (60%)
(Play Areas / Nature Walks / Water Features)

Lot Size (m2)	J	%
200 - 299	0	0%
300 - 349	0	0%
350 - 399	0	0%
400 - 449	0	0%
450 - 999	0	0%
1000 +	7	100%
TOTAL	7	0%

Housing Type	J	%
2 bed	0	0%
3 bed	3	43%
4 bed	4	57%
TOTAL	7	100%

Note: The housing type split values shown are indicative only, as the final mix will be determined by which Family Housing Design Typology is selected by the lot owner.

Key

External Boundaries

Building Setbacks to Boundaries

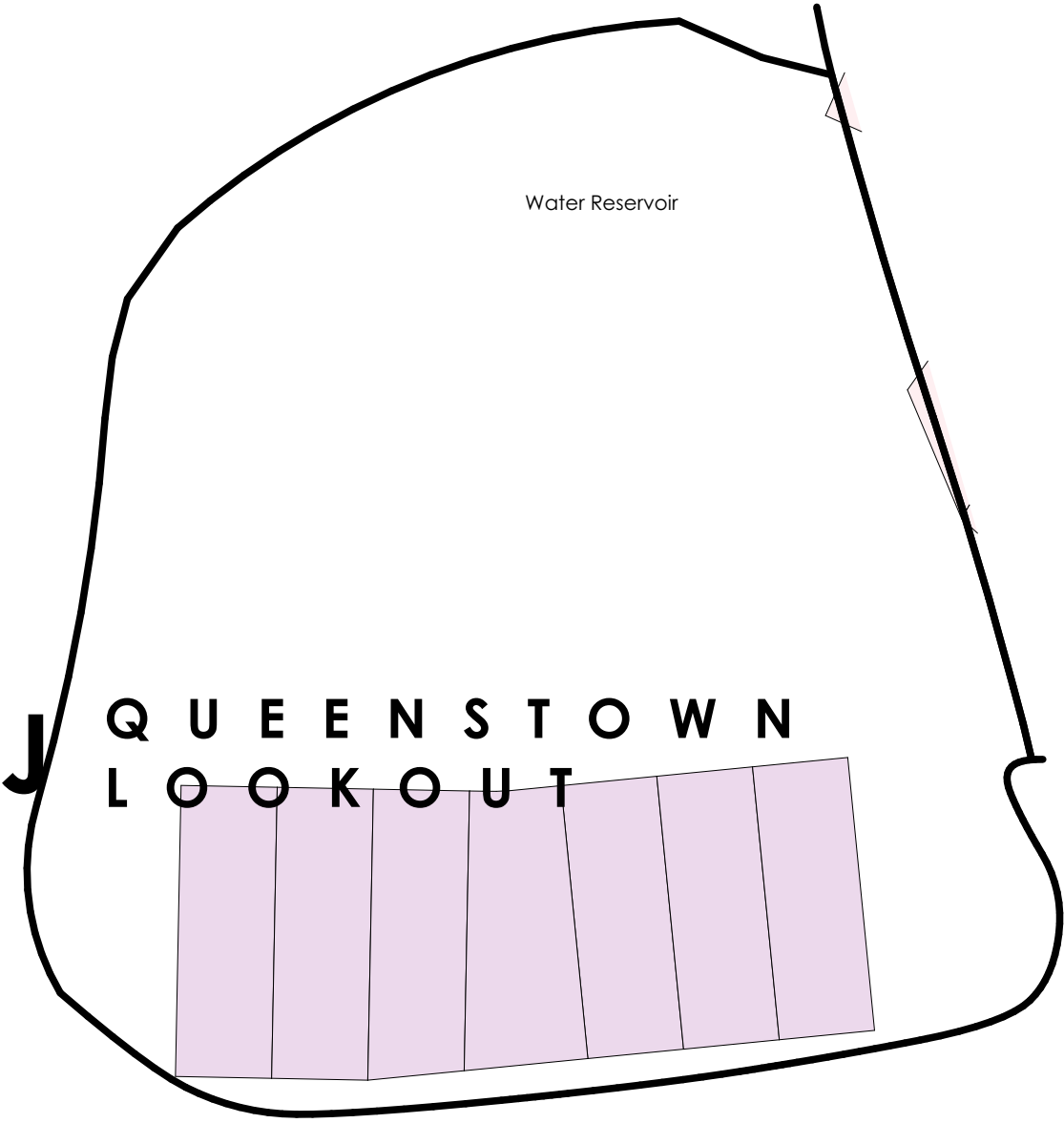
Landscape Planting Buffer to Boundaries

Reserve Amenity (Parks, Lakes, Play Areas)

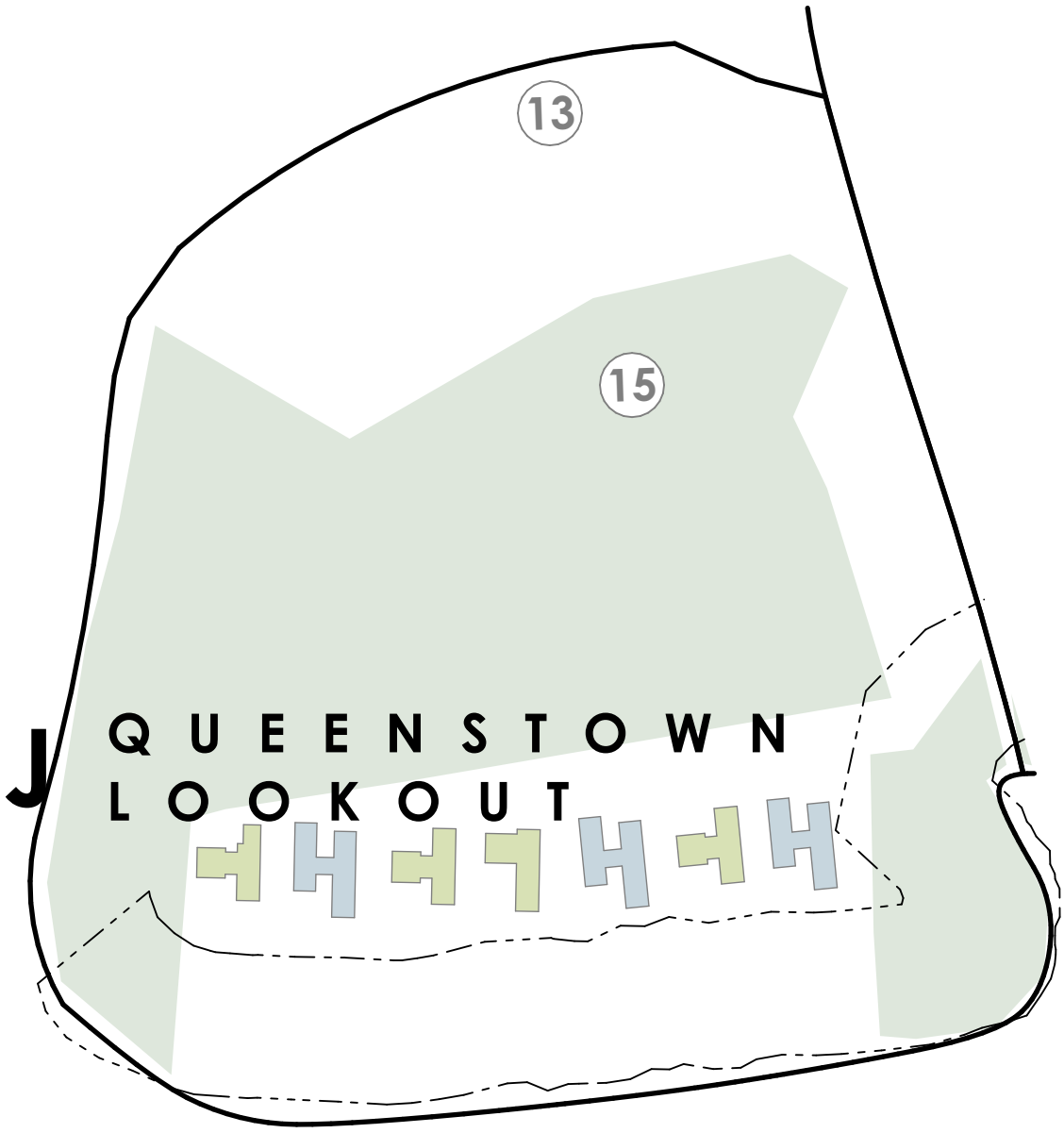
Wetlands

10m Setbacks to Wetlands

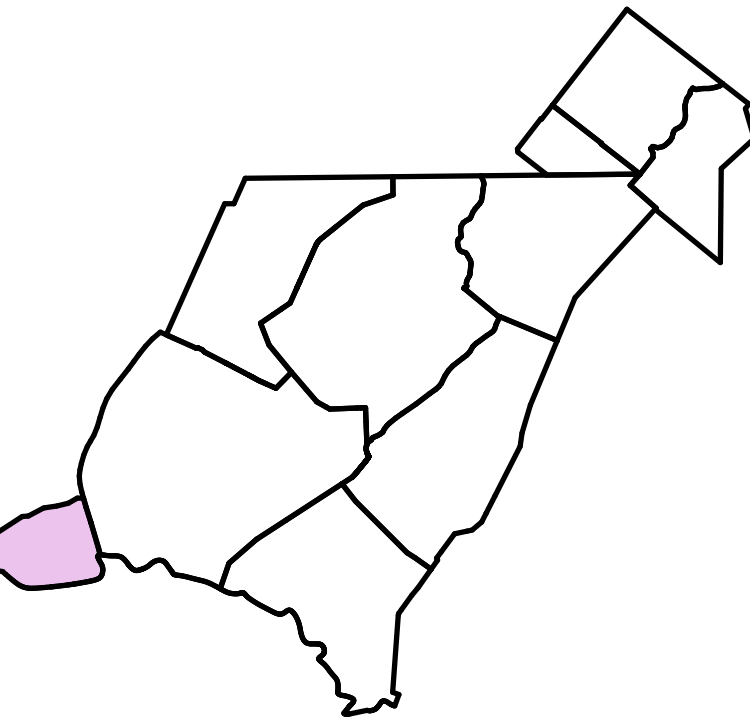
Lizard Habitats



Lot Size Plan



House Typology Plan



NEIGHBOURHOOD K - COMMERCIAL PRECINCT

Area:5.2 Ha

Units:202

Yield:39 U/Ha

Reserve Amenity: 0.4 Ha approx. (8%)
(Play Areas / Nature Walks / Water Features)

Bedroom Numbers

%

Studio202100%

0%

0%

TOTAL202100%

Building Areas

Approximate Split (GFAs):

Building Areas	GFA	Approximate Split (GFAs):		Accommodation	Notes
		Front of House & Retail	Back of House & Services		
Supermarket	3,650 m2	2,500 m2 (68%)	1,150 m2 (32%)		
Daycare	750 m2	490 m2 (65%)	260 m2 (35%)		Back of house includes staff offices
Community Hall / Gym	450 m2	370 m2 (83%)	80 m2 (17%)		
Workspace and Retail	2,200 m2	1,760 m2 (80%)	440 m2 (20%)		Back of house includes vertical circulation
Workspace and Retail	900 m2	720 m2 (80%)	180 m2 (20%)		
Woolshed Bar & Pizzeria	300 m2	150 m2 (50%)	150 m2 (50%)		Excluding outdoor dining under cover
Pump Station	220 m2		220 m2 (100%)		Design TBC
Visitor Accommodation	8,950 m2	870 m2 (10%)	1,015 m2 (11%)	7,065 (79%)	Front of House includes amenity spaces Accommodation incl. corridors servicing rooms only

Key

External Boundaries

Building Setbacks to Boundaries

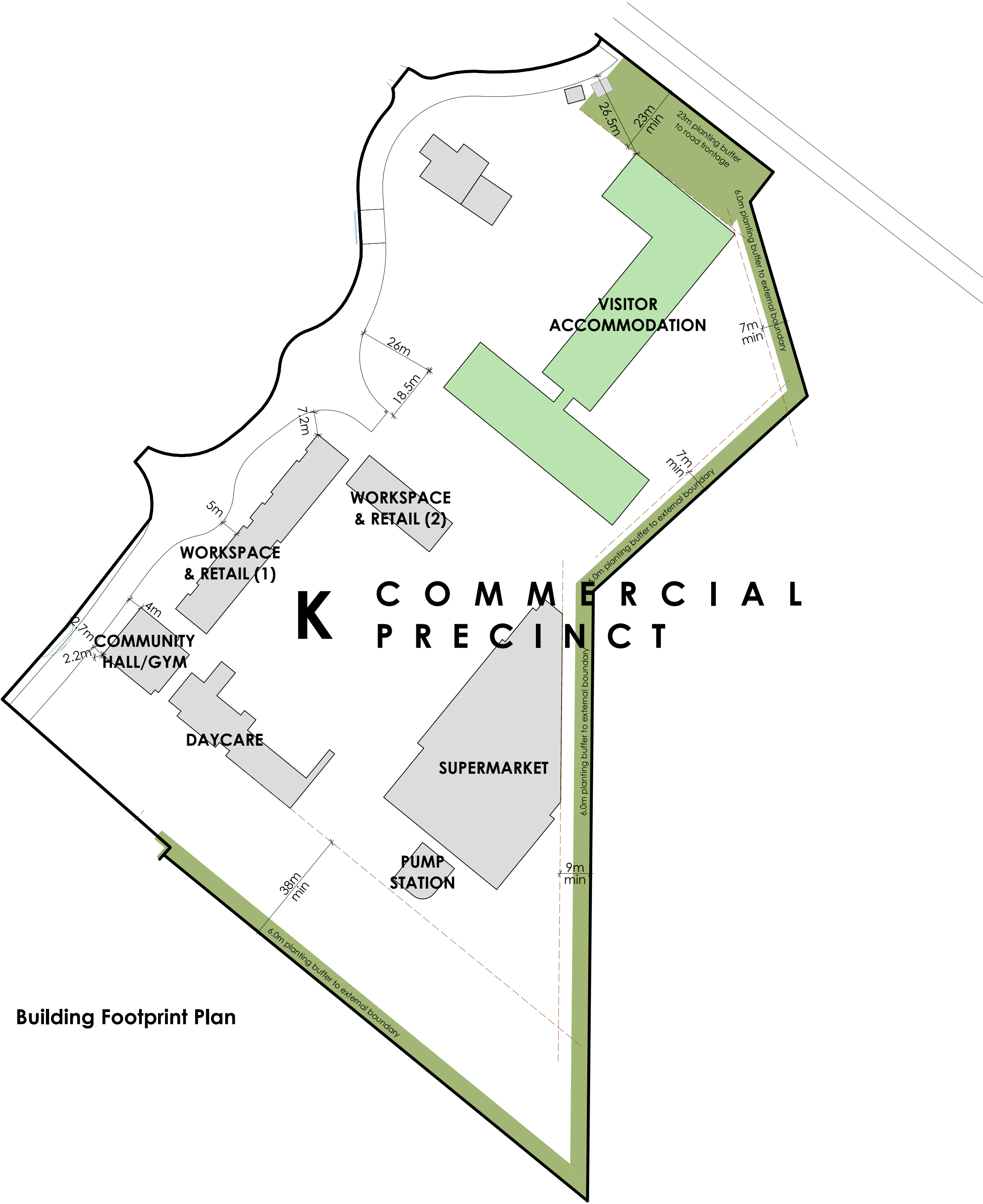
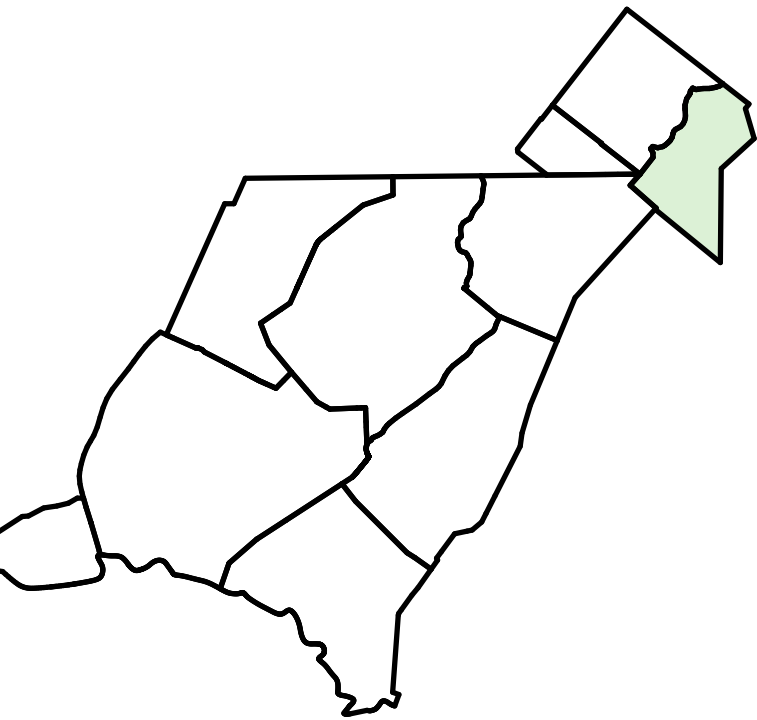
Landscape Planting Buffer to Boundaries

Reserve Amenity (Parks, Lakes, Play Areas)

Wetlands

10m Setbacks to Wetlands

Lizard Habitats



RECREATION NETWORK

Approximate Development Areas
Refer to Landscape Architects documentation for detail.

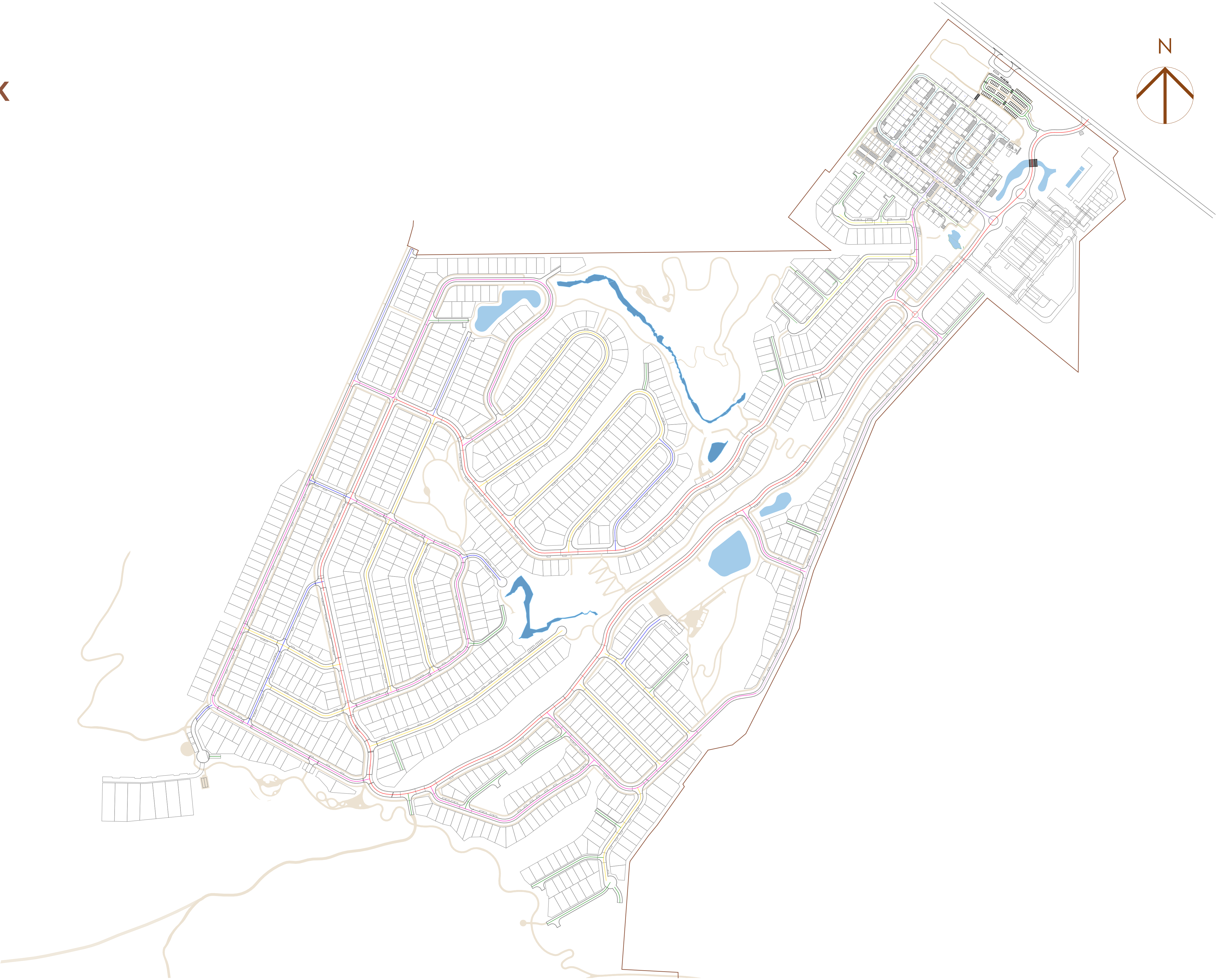
Total Site Area	212 Ha
Total Reserve Area	32 Ha
Total Urban Development	66.5 Ha
Morven Hill and Kowarau Escarpment	
Native Restoration	103 Ha
Community Park (Including Sports Field)	3 Ha
Community Park (Excluding Sports Field)	2.6 Ha
Sports Fields	1.5 Ha
Neighbourhood Parks	0.3 Ha
Reserve Planting	11 Ha
Riparian Planting	5 Ha
Slope Planting (Excl. Morven Hill and Escarpment)	6 Ha
Street Trees	820
Reserve Trees	363



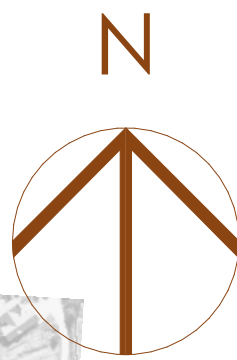
ROADING NETWORK

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



PATHS AND TRAILS NETWORK



Cycle Trails Key

- Twin Rivers Trail (existing)
- Arrow River Bridges Trail (existing)
- Ridgeburn Twin Rivers Trail Links
- Ridgeburn Central Trail
- Morven Hill Summit Trail
- Morven Ferry Road Cycleway
- Ridgeburn pedestrian and cycle pathways

