MT IRON JUNCTION - FAST TRACK APPLICATION

GRAPHIC ATTACHMENT - URBAN DESIGN AND LANDSCAPE

FOR MT IRON JUNCTION LTD

PROJECT NO. 2023_084 | 07 SEPTEMBER 2026 | REVISION P

MT IRON JUNCTION, WĀNAKA | FAST TRACK APPLICATION

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Author: Anca Belu | Antonio Espinoza Garcia

File name: 2023_084 Greene Mt Iron Fast Track Application - Graphic Attachment - Urban Design_P

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	05/06/2025	Issue for Comment	AB	DCM	DCM
...	...	...	...	...	...
H	01/09/2025	WIP Update	AB | AEG	DCM	DCM
I	12/09/2025	WIP Update	AB	DCM	DCM
J	03/10/2025	Concept Update	AB | AEG	DCM	DCM
K	10/10/2025	Concept Update	AB | AEG	DCM	DCM
L	15/10/2025	Concept Update	AB | AEG	DCM	DCM
M	06/11/2025	Concept Update	AB | AEG	DCM	DCM
N	21/11/2025	Fast Track Application	AB | AEG | JR	CG	DCM
O	17/12/2025	Minor Updates	AB	CG	DCM
P	07/09/2026	For Consent Conditions	AB	DCM	DCM

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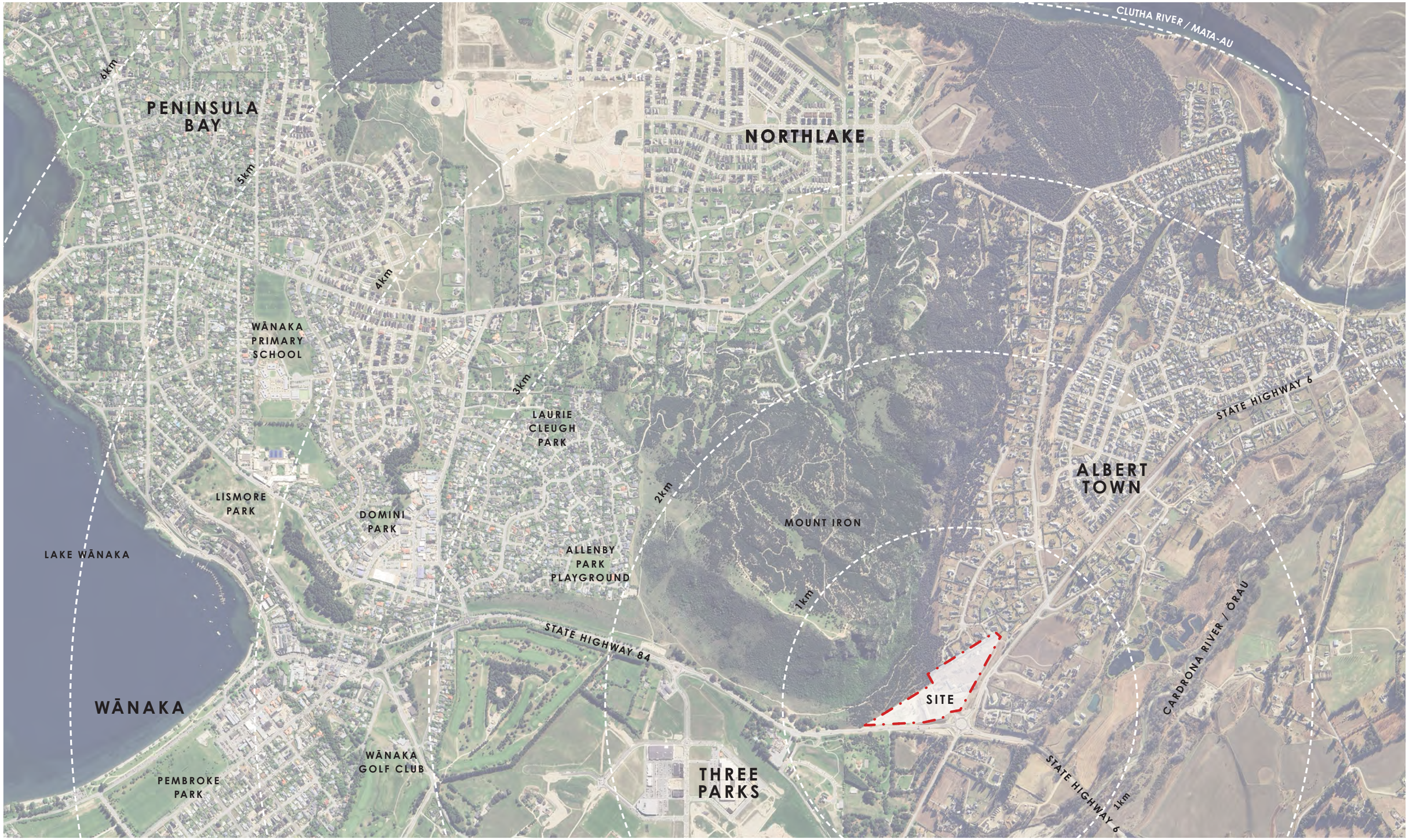
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SECTION A | CONTEXT

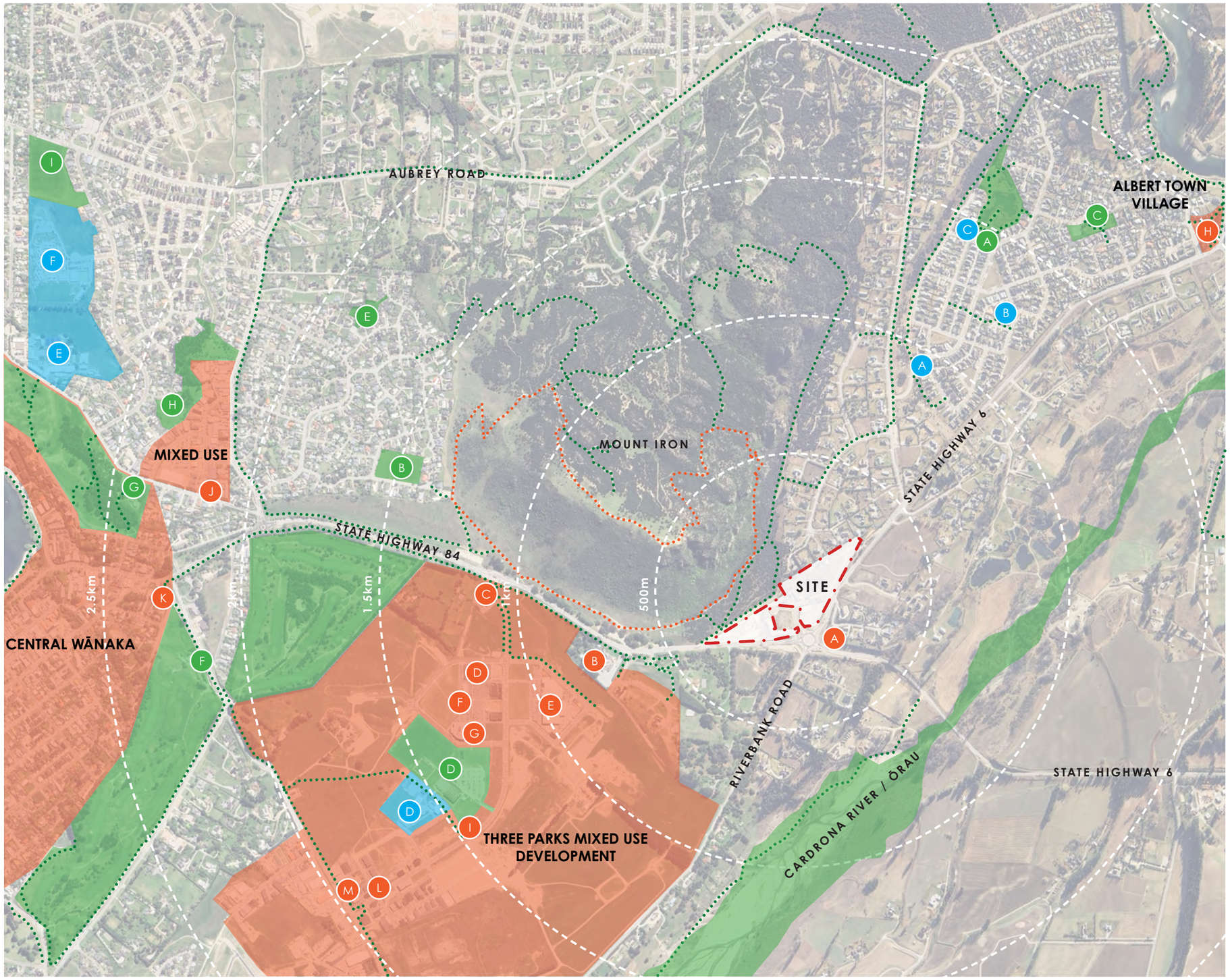
002	LOCATION PLAN
003	LOCAL AMENITY
004	DISTRICT PLAN
005	FIGURE GROUND MAP
006	SITE CONNECTIVITY
007-008	DESIGN PROCESS



Map / image source: Google Earth

A. LOCATION PLAN - WĀNAKA / ALBERT TOWN (1:15,000 @ A3)

LOCATION PLAN



Map / image source: Google Earth

A. CONTEXT PLAN (1:15,000 @ A3)

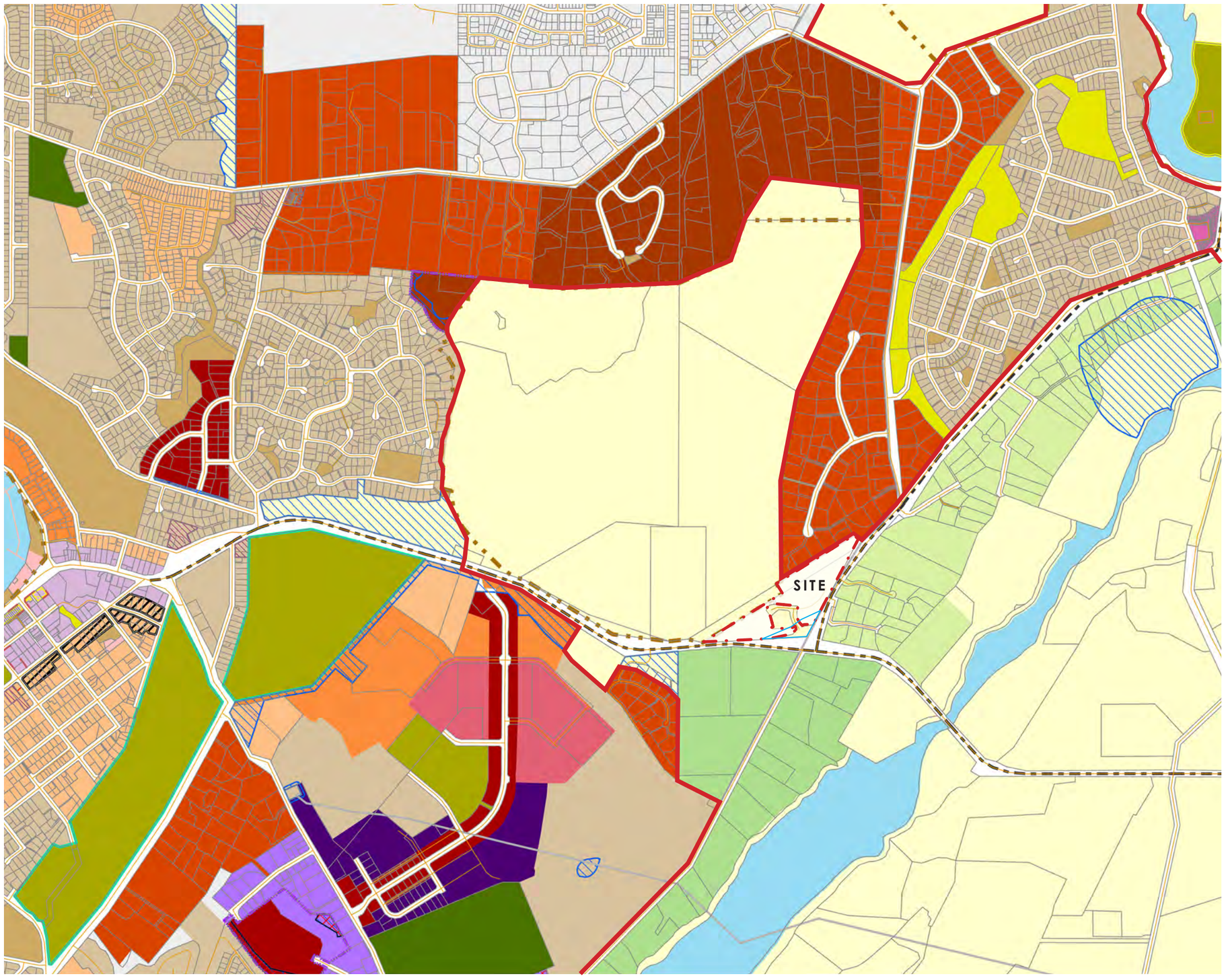
LEGEND

	COMMERCIAL		
	Destination	**Distance**	**Walking Time**
A	Vetlife	300m	4 minutes
B	Puzzling World	650m	9 minutes
C	BP	1.2km	16 minutes
D	The Warehouse	1.5km	21 minutes
E	Mitre 10 Mega	1.6km	22 minutes
F	Mountain Warehouse	1.7km	23 minutes
G	New World	1.7km	23 minutes
H	Albert Town Shops (Four Square, Pembroke Patisserie, Albert Town Tavern, Liquorland)	1.8km	24 minutes
I	Corner Peak Coffee Shop	2.1km	29 minutes
J	NRG Gym	2.3km	32 minutes
K	Bottle-O	2.5km	34 minutes
L	Bespoke Smiles Dentist	2.5km	35 minutes
M	Snap Fitness	2.6km	36 minutes

	COMMUNITY FACILITIES		
	Destination	**Distance**	**Walking Time**
A	Mountainside Educare Early Childhood Centre	900m	12 minutes
B	Riverside Park Community Facility	1.3km	17 minutes
C	Riverside Early Childhood Centre	1.4km	19 minutes
D	Te Kura O Take Kārara Primary School	2.3km	32 minutes
E	Te Kura O Tititea Mount Aspiring College	3.0km	42 minutes
F	Wānaka Primary School	3.6km	51 minutes

	RECREATION		
	Destination	**Distance**	**Walking Time**
·····	Mount Iron Recreation Track	200m	3 minutes
·····	Recreation Tracks	Varies	Varies
A	Riverside Reserve	1.3km	17 minutes
B	Allenby Park and playground	1.6km	21 minutes
C	McMurdo Park, Tennis Courts and Playground	1.8km	23 minutes
D	Wānaka Recreation Centre	2.2km	30 minutes
E	Laurie Cleugh Park	2.3km	32 minutes
F	Wānaka Golf Club	2.6km	37 minutes
G	Lismore Park and Jump Bike Track	2.6km	37 minutes
H	Domini Park	3.1km	44 minutes
I	Kelly's Flat Recreation Reserve	4.2km	57 minutes

LOCAL AMENITY



LEGEND

- Site Boundary
- Wānaka Urban Growth Boundary
- ONF
- State Highways
- Large Lot Residential A
- Large Lot Residential B
- Lower Density Suburban Residential
- Medium Density Residential
- High Density Residential
- Rural
- Rural Lifestyle
- Rural Residential
- Local Shopping Centre
- Business Mixed Use
- Wānaka Town Centre
- General Industrial and Service
- Nature Conservation
- Civic Spaces
- Community Purposes
- Active Sports and Recreation
- Informal Recreation
- Three Parks Business
- Three Parks Commercial
- Roads
- Water
- Visitor Accommodation Subzone
- Building Restriction Area
- Designation 84 Extent as per QLDC Proposed District Plan

Map / image source: QLDC Spatial Data

A. PROPOSED DISTRICT PLAN (1:15,000 @ A3)

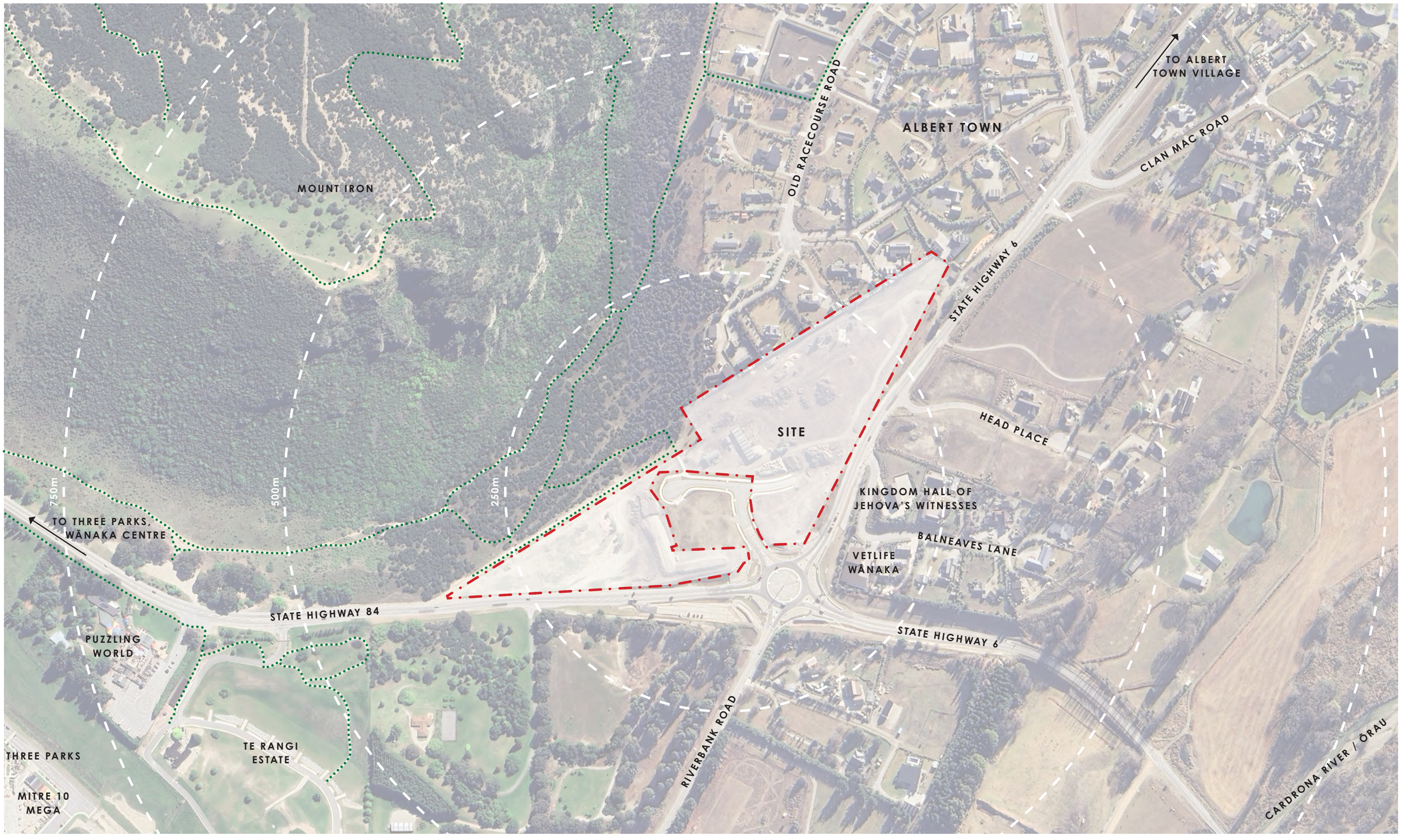


LEGEND

- Site
- Road
- Approximate building footprints
  Source: LINZ + Consented Three Parks Masterplan
- A Albert Town
- B Three Parks Development
- C Wānaka Town Centre

A. FIGURE GROUND MAP (1:15,000 @ A3)

FIGURE GROUND MAP



Map / image source: Google Earth

A. CONTEXT PLAN (1:4,000 @ A3)

Recreation Tracks

CONNECTIVITY

PRE FAST-TRACK DESIGN PROCESS

DCM, alongside Mt Iron Junction Ltd, has worked on the development of a master plan for this site since early 2018. Early concept designs explored a wide mix of uses including residential, commercial, and recreational components. Following the initial resource consent decline in 2020, DCM has supported the client through a series of design iterations, workshops, and planning processes, leading to a revised scheme that was approved through the Environment Court in 2021.

DCM has continued to support the project, providing urban / landscape design input. A revised masterplan was developed and later included in the government's Fast Tack Approvals list.

November 2018

Application for resource consent, seeking approval for a mixed-use development across ~6 ha, including service station, workers' accommodation, terrace housing, childcare centre, mini golf, with future plans for motel and retail. This resource consent was declined in early 2020

June 2020

Appeal lodged with the Environment Court, amended plan submitted which included service station, workers' accommodation, and terrace housing

April 2021

Environment Court mediation - amended plan granted consent.

September 2022

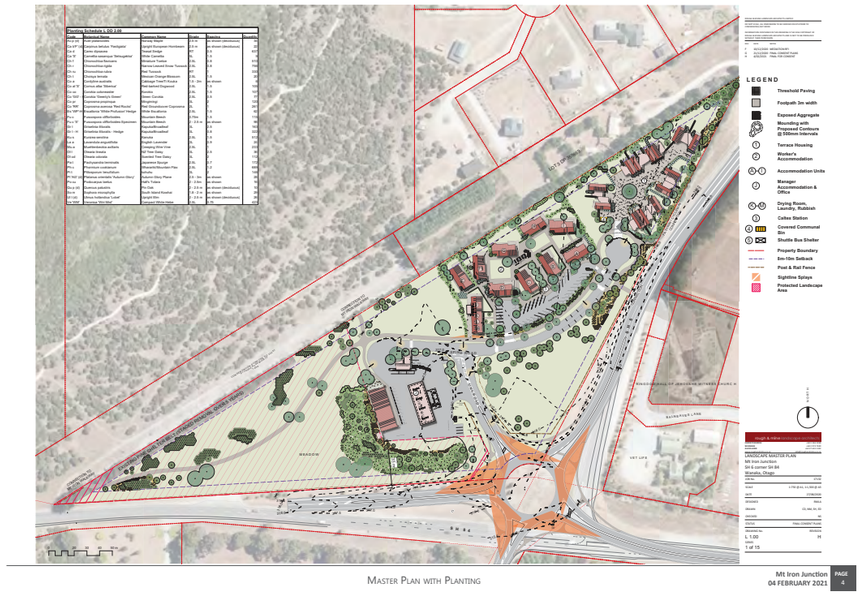
NZTA announced the Mt Iron roundabout upgrade, including a "future-proofed" 5th exit directly into the Mt Iron Junction development site.

October 2024

Project included in Government's Fast-Track Approvals list, approved masterplan included housing, childcare centre, retail building, restaurant, and removal of the Protected Landscape Area.



A. EARLY DESIGN ITERATION (2018)



MASTER PLAN WITH PLANTING

Mt Iron Junction 04 FEBRUARY 2021 PAGE 4

B. ENVIRONMENT COURT CONSENTED PLAN - RM181471 (2021)



A. OVERALL MASTER PLAN (SCALE 1:1000 @ A3)

client / project name: MT IRON JUNCTION, WANAKA
drawing name: **OVERALL MASTER PLAN**
designed by: DAVID COMPTON-MOEN | ANCA BELU
drawn by: ANCA BELU | ZOE HUGHES
original issue date: 01 JUNE 2023
scale: 1:1000 @ A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2023
B	Changes following client review	DCM	27/06/2023

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project no / drawing no: **2023_084/001** revision: **B**

C. DESIGN ITERATION CONSIDERING PARTIAL DEVELOPMENT OF SITE (2023)



A. OVERALL MASTER PLAN (SCALE 1:2000 @ A3)

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **OVERALL MASTER PLAN**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu
original issue date: 1 JUNE 2023
scale: 1:2000 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	01/04/2023
B	Changes following client review	DCM	27/06/2023
C	Design changes	DCM	22/04/2024
D	Minor changes	DCM	30/04/2024
E	Minor changes	DCM	01/05/2024

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D. PLAN SET APPROVED AND LISTED IN SCHEDULE 2 OF THE FAST-TRACK APPROVALS BILL (2024)

POST FAST-TRACK DESIGN PROCESS

Since the inclusion of the project in Schedule 2 of the Fast-track Approvals Bill, the project has continued to be developed and refined, with a focus on delivering high quality housing / development outcomes.

Housing Mix and Typologies

The revised layout introduces a larger mix of typologies to cater to a wider demographic and varying price points. This delivers more compact and efficient land use.

Streets, Edges and Built Form

A strong street edge has been created by orienting units outwards, with clear entrances and glazing facing public areas to improve safety and legibility. Where possible, car parking is internalised allowing the streets to look active rather than dominated by driveways.

State Highway Buffer

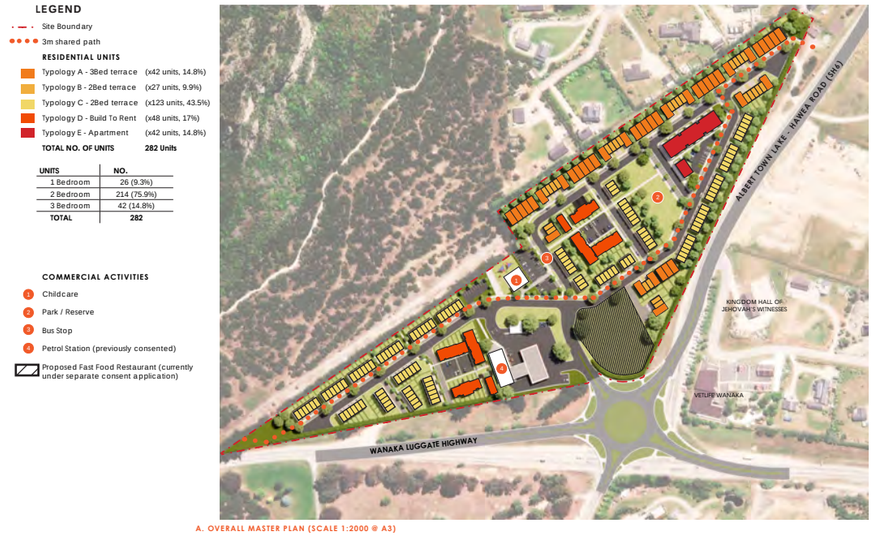
A landscaped buffer has been introduced along the state highway boundary to screen parking and built form, and limit views into the site from passing traffic.

Open Space Reserves

The open space reserve included in the original fast-track consent has been developed to include a BBQ area and pickleball court. A second reserve has been introduced in the western side of the site, near the proposed childcare centre, and includes a playground and grassed area. Both reserves link to the Mount Iron track, providing amenity for residents and visitors.

Movement Network

The masterplan design promotes multimodal transport, with a shared path into the Mount Iron trails and a network of footpaths connecting homes, reserves and amenities.



A. OVERALL MASTER PLAN (SCALE 1:2000 @ A3)

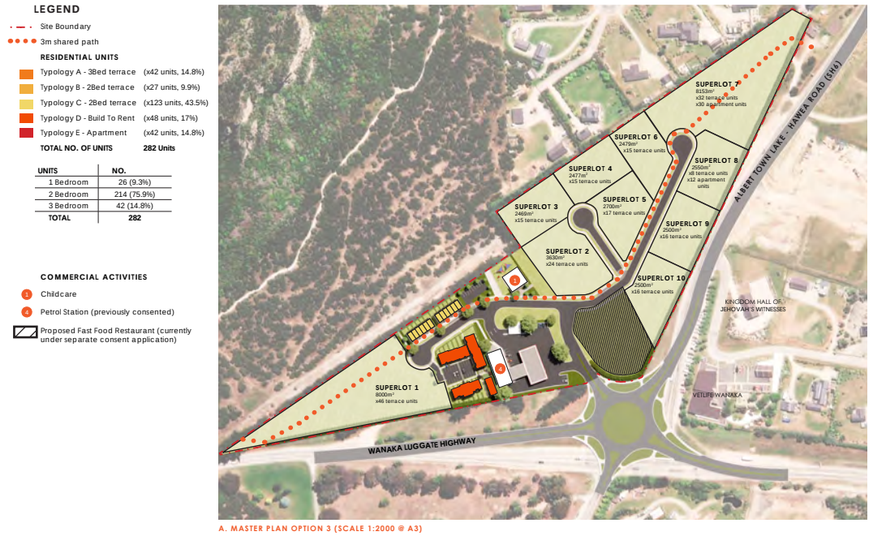
client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **OVERALL MASTER PLAN**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu
original issue date: 1 JUNE 2023
scale: 1:2000 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	01/06/2023
B	Changes following client review	DCM	27/06/2023
C	Design changes	DCM	22/04/2024
D	Minor changes	DCM	30/04/2024
E	Minor changes	DCM	01/05/2024
F	Context map added	DCM	02/05/2024
G	Layout updates	DCM	20/12/2024

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project no / drawing no: **2023_084/001** revision: **G**

A. DESIGN REFINEMENT - ROAD LAYOUT CHANGE - REMOVAL OF MARKET (DECEMBER 2024)



A. MASTER PLAN OPTION 3 (SCALE 1:2000 @ A3)

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **MASTER PLAN OPTION 3**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu
original issue date: 1 JUNE 2023
scale: 1:2000 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	01/06/2023
D	Minor changes	DCM	30/04/2024
E	Minor changes	DCM	01/05/2024
F	Context map added	DCM	02/05/2024
G	Layout updates	DCM	20/12/2024
H	Superlot Options	DCM	18/02/2025

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project no / drawing no: **2023_084/002** revision: **H**

B. EXPLORING SUPERLOT OPTIONS (FEBRUARY 2025)



A. OVERALL MASTER PLAN (SCALE 1:2000 @ A3)

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **OVERALL MASTER PLAN**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 19 JUNE 2025
scale: 1:2000 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
B	Issue for Comment	DCM	19/06/2025

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project no / drawing no: **2023_084/002** revision: **B**

C. REFINEMENT OF MASTERPLAN, ADDITION OF APARTMENT BUILDINGS AND LOCAL STORE + CAFE



A. OVERALL MASTER PLAN (SCALE 1:2000 @ A3)

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **OVERALL MASTER PLAN**
designed by: David Compton-Moen | Anca Belu | Antonio Espinoza Garcia
drawn by: Anca Belu
original issue date: 05 JUNE 2025
scale: 1:2000 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
...	...	...	...
I	WIP Update	DCM	12/09/2025
J	Concept Update	DCM	03/10/2025
K	Concept Update	DCM	10/10/2025
L	Concept Update	DCM	15/10/2025
M	Concept Update	DCM	09/10/2025

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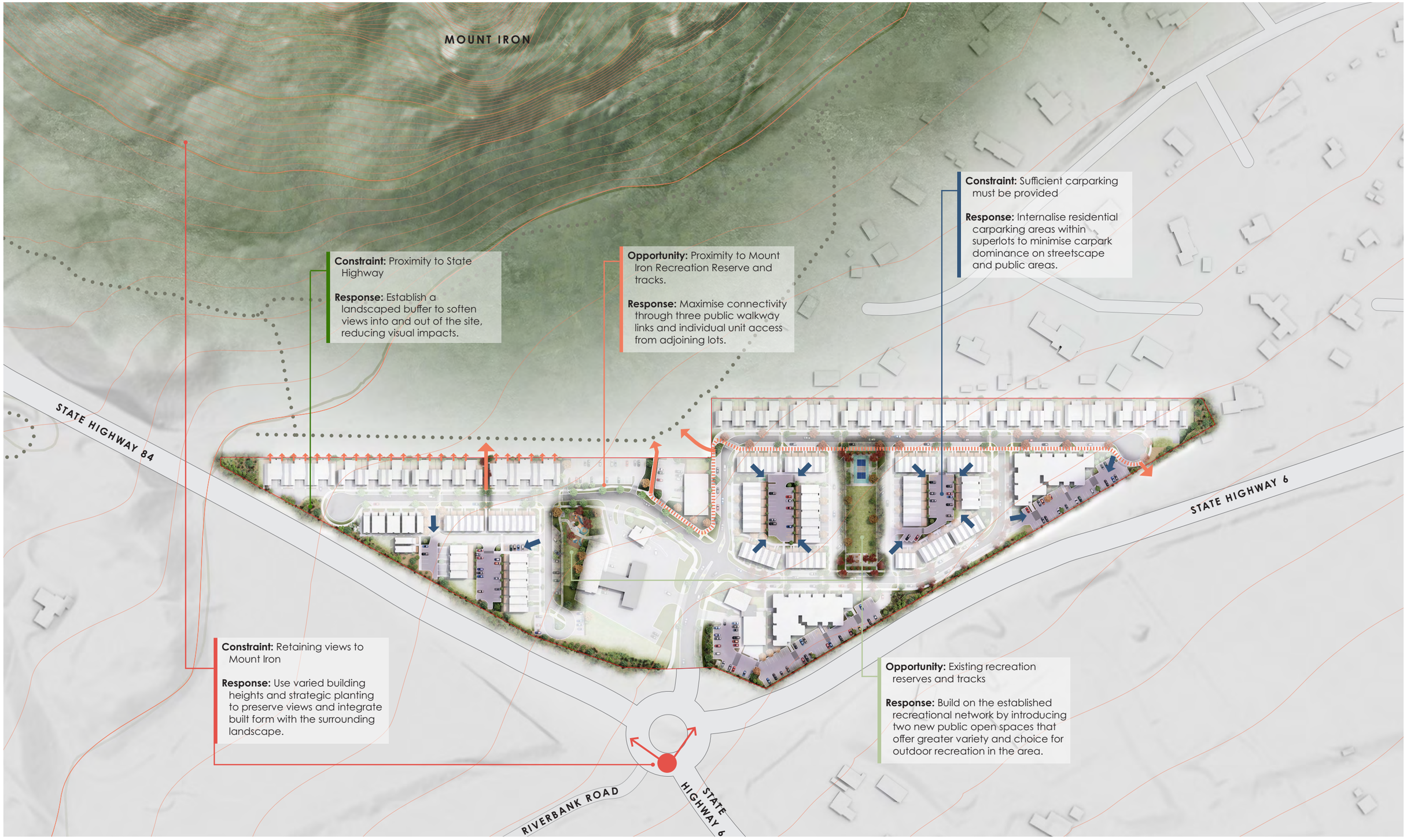
project no / drawing no: **2023_084/011** revision: **M**

D. FINAL PLAN SET (2025)

DESIGN PROCESS

SECTION B | PROPOSAL

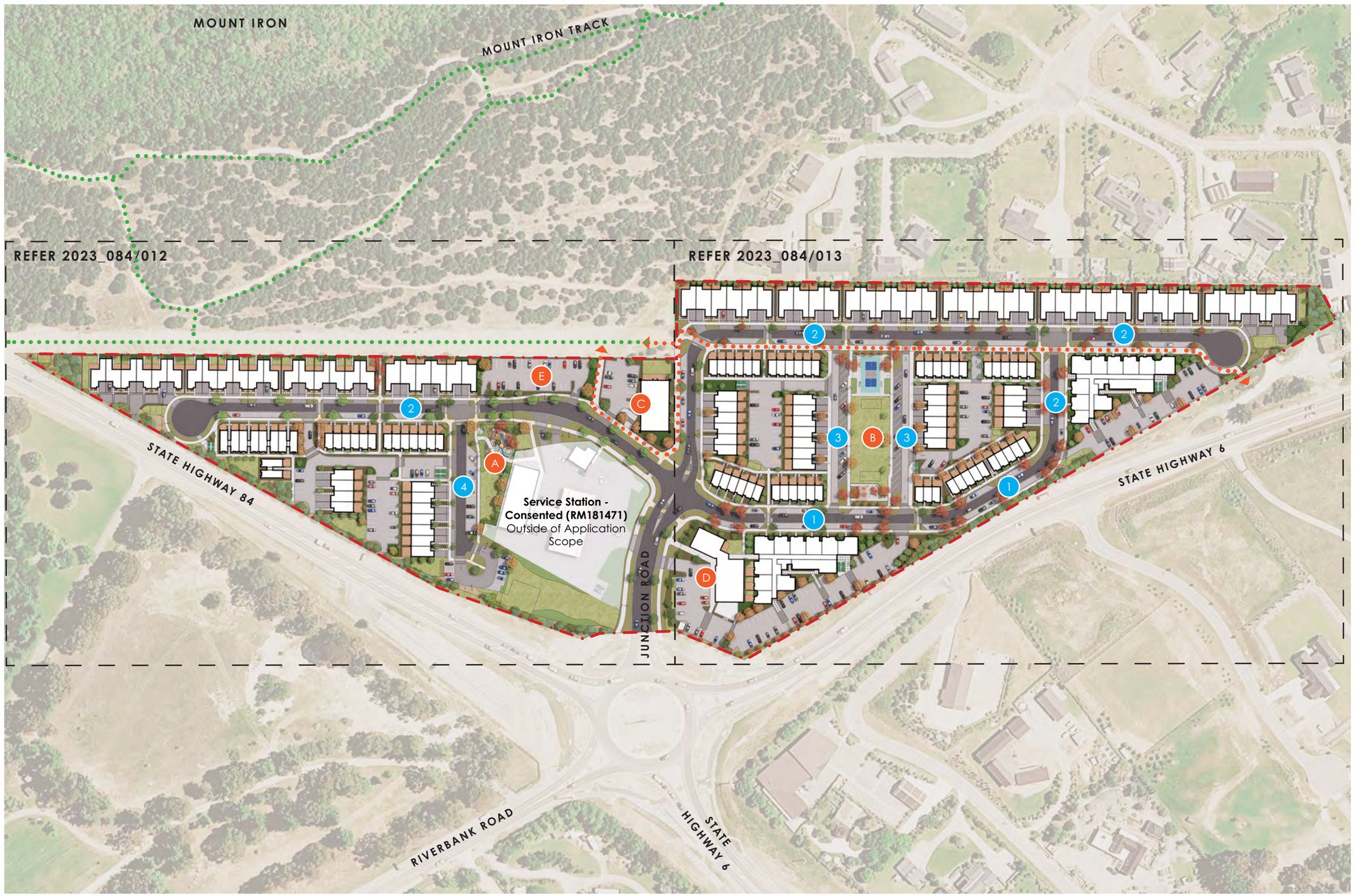
010	OPPORTUNITIES AND CONSTRAINTS
011	OVERALL MASTERPLAN
012	MASTERPLAN - WEST
013	MASTERPLAN - EAST
014-017	ELEVATED PERSPECTIVE VISUALISATIONS
018-024	PERSPECTIVE VISUALISATIONS



A. OPPORTUNITIES AND CONSTRAINTS MUD MAP (NTS)

LEGEND

- Site Boundary
- Shared Path
- Active and Recreation Tracks
- 1 Road Typology 1
- 2 Road Typology 2
- 3 Road Typology 3
- 4 Road Typology 4
- A Playground Open Space (including playground and lawn)
- B Central reserve (including lawn, BBQ area and pickleball court)
- C Childcare and associated carpark
- D Commercial and associated carpark
- E Public Carpark



A. OVERALL MASTER PLAN (SCALE 1:2000 @ A3)

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **OVERALL MASTER PLAN**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:2000 @A3

revision no:	amendment:	approved	date
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P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT

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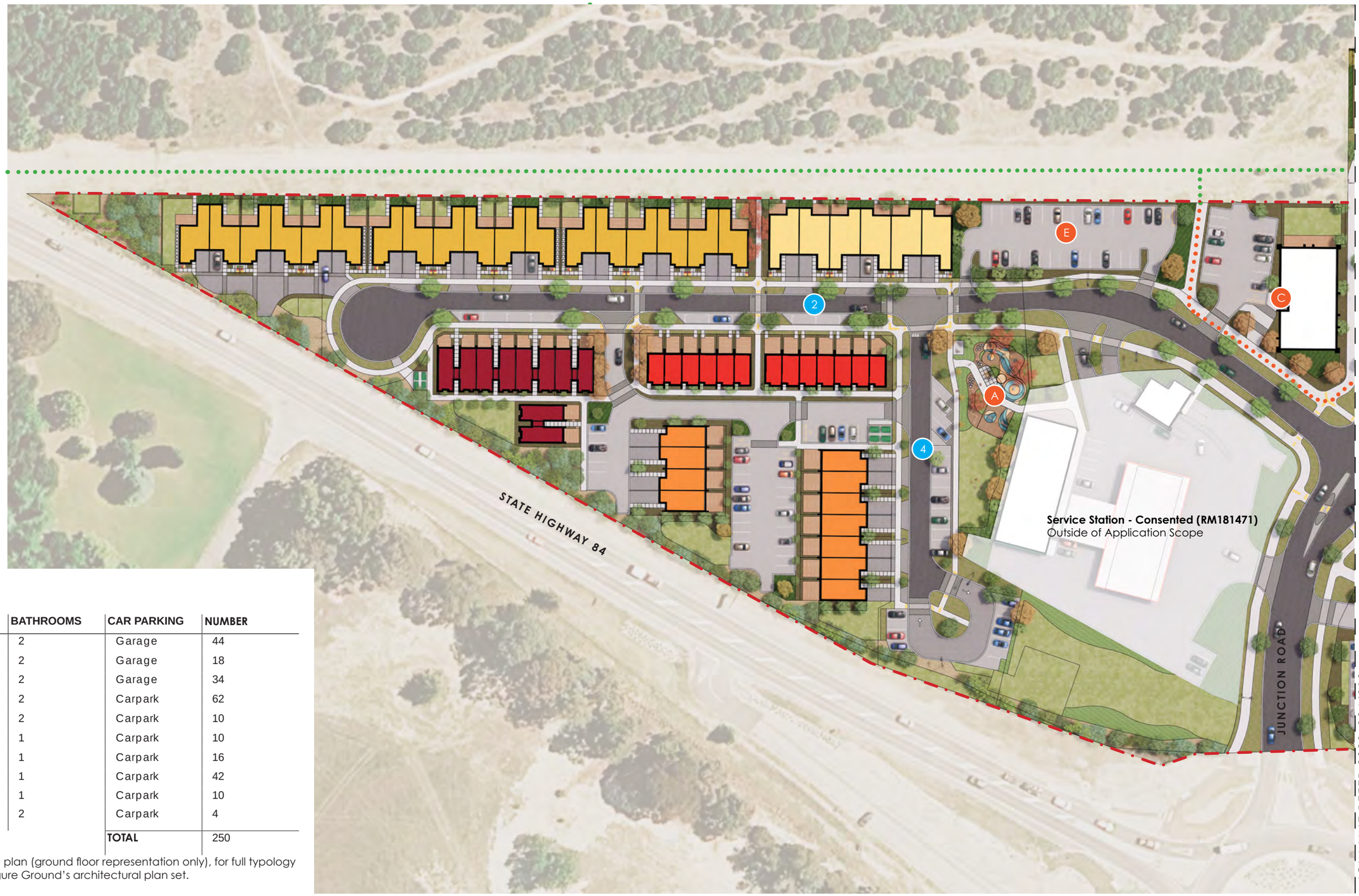
LEGEND

- Site Boundary
- Shared Path
- Active and Recreation Tracks
- 1 Road Typology 1
- 2 Road Typology 2
- 3 Road Typology 3
- 4 Road Typology 4
- A Playground Open Space (including playground and lawn)
- B Central reserve (including lawn, BBQ area and pickleball court)
- C Childcare and associated carpark
- D Commercial and associated carpark
- E Public Carpark

BUILDING TYPOLOGIES

TYPOLOGY	BEDROOMS	BATHROOMS	CAR PARKING	NUMBER
A	2	2	Garage	44
B	3	2	Garage	18
C	3	2	Garage	34
D	2	2	Carpark	62
E	2	2	Carpark	10
E1	1	1	Carpark	10
APT 1	2	1	Carpark	16
APT 2	2	1	Carpark	42
APT 3	1	1	Carpark	10
APT 4	2	2	Carpark	4
			TOTAL	250

Note: Not all typologies visible on plan (ground floor representation only), for full typology / architectural details, refer to Figure Ground's architectural plan set.



A. HOUSING TYPOLOGIES

B. MASTERPLAN WEST (SCALE 1:1000 @ A3)

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **MASTERPLAN WEST**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:1000 @A3

revision no:	amendment:	approved	date
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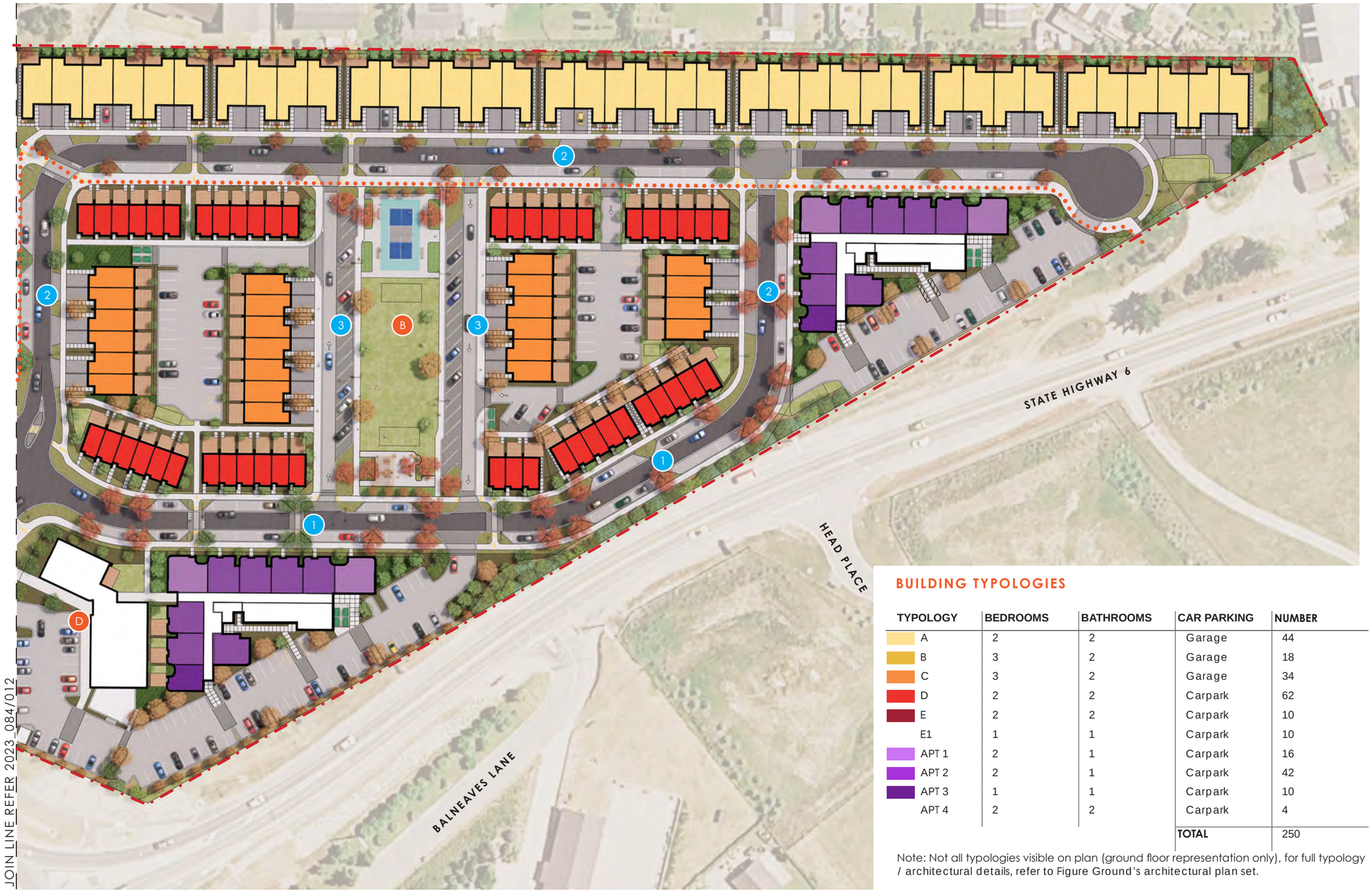
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LEGEND

- Site Boundary
- Shared Path
- Recreation Tracks
- 1 Road Typology 1
- 2 Road Typology 2
- 3 Road Typology 3
- 4 Road Typology 4
- A Playground Open Space (including playground and lawn)
- B Central reserve (including lawn, BBQ area and pickleball court)
- C Childcare and associated carpark
- D Commercial and associated carpark
- E Public Carpark



A. MASTER PLAN EAST (SCALE 1:1000 @ A3)

BUILDING TYPOLOGIES

TYPOLOGY	BEDROOMS	BATHROOMS	CAR PARKING	NUMBER
A	2	2	Garage	44
B	3	2	Garage	18
C	3	2	Garage	34
D	2	2	Carpark	62
E	2	2	Carpark	10
E1	1	1	Carpark	10
APT 1	2	1	Carpark	16
APT 2	2	1	Carpark	42
APT 3	1	1	Carpark	10
APT 4	2	2	Carpark	4
			TOTAL	250

Note: Not all typologies visible on plan (ground floor representation only), for full typology / architectural details, refer to Figure Ground's architectural plan set.

B. HOUSING TYPOLOGIES

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **MASTER PLAN EAST**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:1000 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
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Service Station
Consented (RM181471)

Commercial

Childcare

Central Reserve



A. PERSPECTIVE LOCATION (NTS)

B. ELEVATED PERSPECTIVE LOOKING WEST ACROSS TOWARDS MOUNT IRON

Renders depict masterplanning, urban design, and landscape design. For full architectural design details refer to Figure & Ground's architectural plan set.

Note: Trees are shown at established height (approx 10 years after planting). Trees external to the site are indicative only.

ELEVATED PERSPECTIVE 1

Playground Open Space

Public Carpark

Shared path connection to Mount Iron Recreation Tracks

Boundary Treatment

Commercial

Central Reserve



A. PERSPECTIVE LOCATION (NTS)

B. ELEVATED PERSPECTIVE LOOKING NORTH TOWARDS ALBERT TOWN

Renders depict masterplanning, urban design, and landscape design. For full architectural design details refer to Figure & Ground's architectural plan set.

Note: Trees are shown at established height (approx 10 years after planting). Trees external to the site are indicative only.

ELEVATED PERSPECTIVE 2

Boundary Treatment

Central Reserve

Boundary Treatment

Commercial Playground Open Space



A. PERSPECTIVE LOCATION (NTS)

B. ELEVATED PERSPECTIVE LOOKING SOUTH TOWARDS MT IRON JUNCTION ROUNDABOUT

Renders depict masterplanning, urban design, and landscape design. For full architectural design details refer to Figure & Ground's architectural plan set.

Note: Trees are shown at established height (approx 10 years after planting). Trees external to the site are indicative only.

ELEVATED PERSPECTIVE 3

Boundary Treatment

Service Station
Consented (RM181471)

Commercial

Boundary Treatment

STATE HIGHWAY 84

RIVERBANK ROAD

STATE HIGHWAY 6

STATE HIGHWAY 6



A. PERSPECTIVE LOCATION (NTS)

B. ELEVATED PERSPECTIVE LOOKING NORTH WEST TOWARDS MOUNT IRON

Renders depict masterplanning, urban design, and landscape design. For full architectural design details refer to Figure & Ground's architectural plan set.

Note: Trees are shown at established height (approx 10 years after planting). Trees external to the site are indicative only.

ELEVATED PERSPECTIVE 4



A. PERSPECTIVE LOCATION (NTS)

B. PERSPECTIVE 1 - INTERNAL STREETSCAPE AND THRESHOLD TREATMENTS

Renders depict masterplanning, urban design, and landscape design. For full architectural design details refer to Figure & Ground's architectural plan set.

Note: Trees are shown at established height (approx 10 years after planting). Trees external to the site are indicative only.

PERSPECTIVE 1



A. PERSPECTIVE LOCATION (NTS)

B. PERSPECTIVE 2 - INTERNAL STREETSCAPE AROUND THE CHILDCARE

Renders depict masterplanning, urban design, and landscape design. For full architectural design details refer to Figure & Ground's architectural plan set.

Note: Trees are shown at established height (approx 10 years after planting). Trees external to the site are indicative only.

PERSPECTIVE 2



A. PERSPECTIVE LOCATION (NTS)



B. PERSPECTIVE 3 - INTERNAL STREETSCAPE AND SURFACE TREATMENTS

Renders depict masterplanning, urban design, and landscape design. For full architectural design details refer to Figure & Ground's architectural plan set.

Note: Trees are shown at established height (approx 10 years after planting). Trees external to the site are indicative only.

PERSPECTIVE 3



A. PERSPECTIVE LOCATION (NTS)

B. PERSPECTIVE 4 - INTERNAL STREETSCAPE FOR PUBLIC SPACES

Renders depict masterplanning, urban design, and landscape design. For full architectural design details refer to Figure & Ground's architectural plan set.

Note: Trees are shown at established height (approx 10 years after planting). Trees external to the site are indicative only.

PERSPECTIVE 4



A. PERSPECTIVE LOCATION (NTS)

A. PERSPECTIVE 5 - INTERNAL STREETSCAPE FOR PUBLIC SPACES

Renders depict masterplanning, urban design, and landscape design. For full architectural design details refer to Figure & Ground's architectural plan set.

Note: Trees are shown at established height (approx 10 years after planting). Trees external to the site are indicative only.

PERSPECTIVE 5

Public Carpark

Shared path connection to Mount Iron Recreation Tracks

Childcare and associated carpark

Shared Path



A. PERSPECTIVE 6 - INTERNAL STREETSCAPE AROUND THE CHILDCARE

B. PERSPECTIVE LOCATION (NTS)

Renders depict masterplanning, urban design, and landscape design. For full architectural design details refer to Figure & Ground's architectural plan set.

Note: Trees are shown at established height (approx 10 years after planting). Trees external to the site are indicative only.

PERSPECTIVE 6

Typical Crossing
(Refer 2023_084/055)

BBQ Area
(Refer 2023_084/033)

Central Reserve

Back yard to internal walkway
interface (Refer 2023_084/045)



A. PERSPECTIVE 7 - INTERNAL STREETSCAPE AND SURFACE TREATMENTS

B. PERSPECTIVE LOCATION (NTS)

Renders depict masterplanning, urban design, and landscape design. For full architectural design details refer to Figure & Ground's architectural plan set.

Note: Trees are shown at established height (approx 10 years after planting). Trees external to the site are indicative only.

PERSPECTIVE 7

SECTION C | MOVEMENT

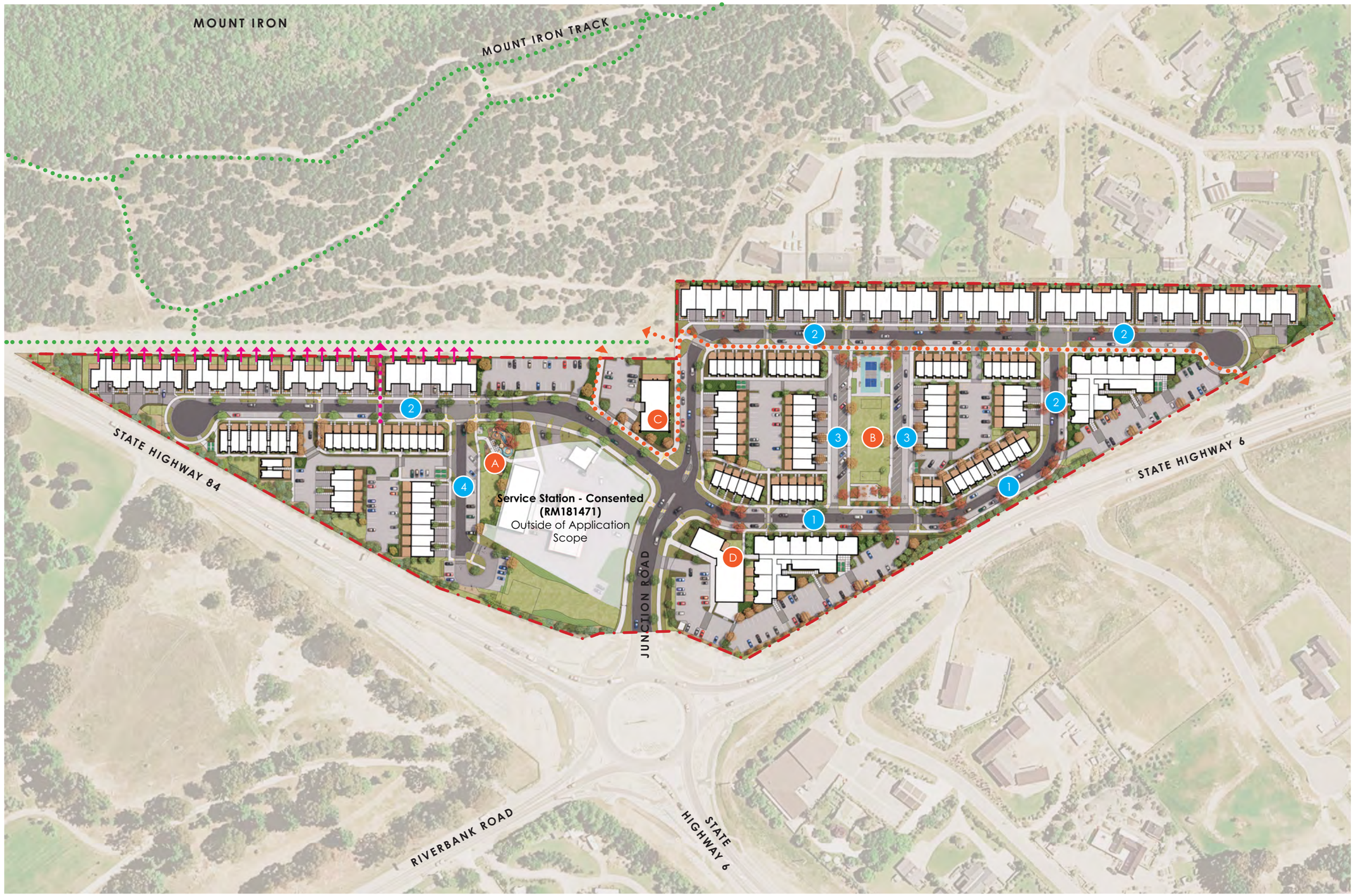
026 | CONNECTIVITY

027 | VESTING PLAN

028-031 | STREET CROSS SECTIONS

LEGEND

- Site Boundary
- Shared Path
- Footpath Connection to recreation tracks
- Individual lot connection to recreation tracks
- Active and Recreation Tracks
- 1 Road Typology 1
- 2 Road Typology 2
- 3 Road Typology 3
- 4 Road Typology 4
- A Playground Open Space (including playground and lawn)
- B Central reserve (including lawn, BBQ area and pickleball court)
- C Childcare and associated carpark
- D Commercial and associated carpark
- E Public Carpark



A. CONNECTIVITY PLAN (SCALE 1:2000 @ A3)

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **CONNECTIVITY PLAN**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:2000 @A3

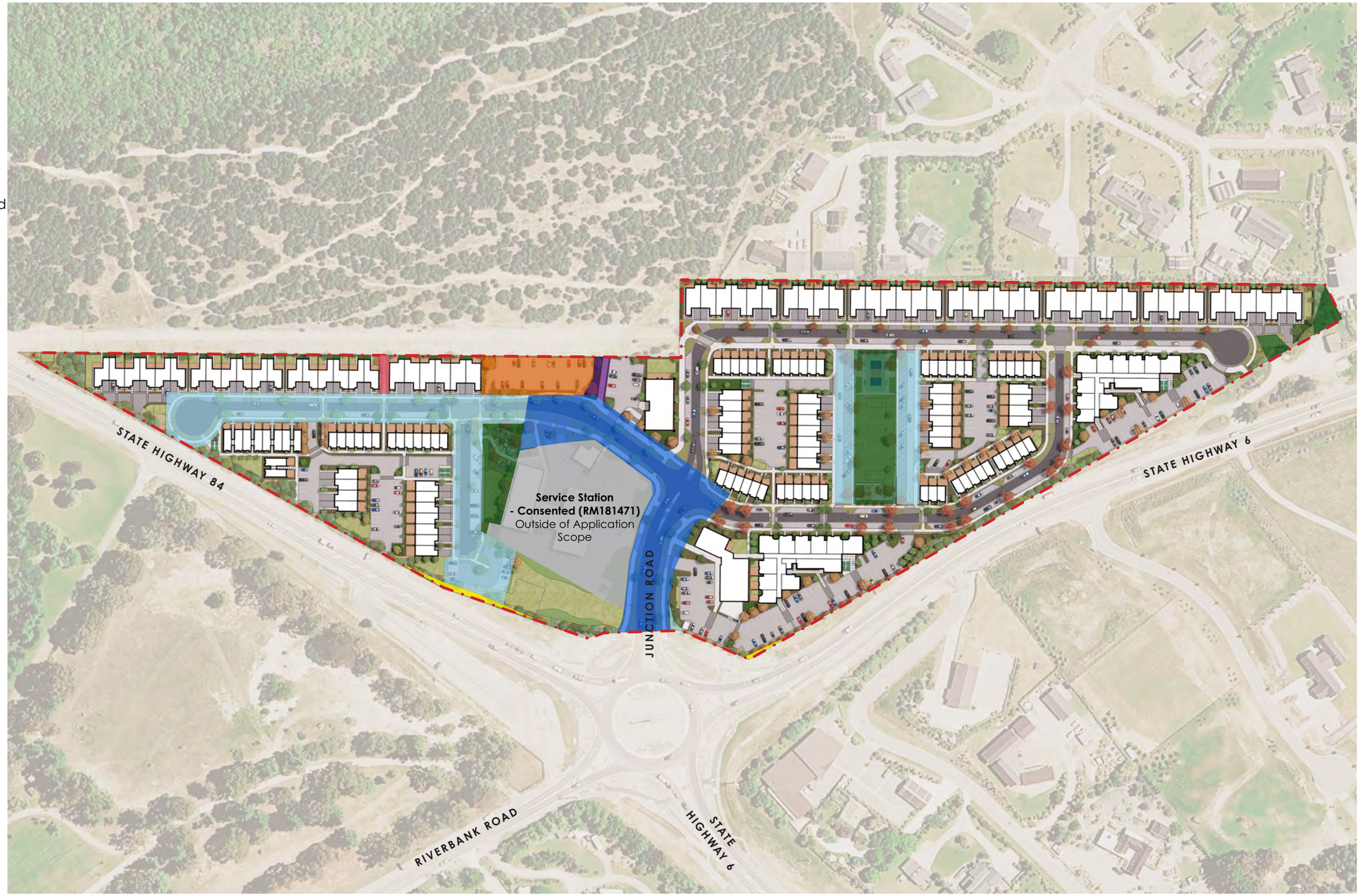
revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
...	...	...	...
L	Concept Update	DCM	15/10/2025
M	Concept Update	DCM	06/11/2025
N	Fast Track Application	DCM	21/11/2025
O	Minor Updates	DCM	17/12/2025
P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT
DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

project no / drawing no: **2023_084/026** revision: **P**

LEGEND

- Site Boundary
- Consented Service Station
- Vested Road
- Vested Walkway
- Walkway to be vested with QLDC
- Road to be vested with QLDC
- Carpark to be vested with QLDC
- Reserve to be vested with QLDC
- Land to be vested with NZTA



A. VESTING PLAN (SCALE 1:2000 @ A3)

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **VESTING PLAN**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:2000 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
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N	Fast Track Application	DCM	21/11/2025
O	Minor Updates	DCM	17/12/2025
P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT

DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

project no / drawing no: **2023_084/027** revision: **P**

LEGEND

- A Service strip
- B Concrete footpath with no oxide
- C Parallel parking bays (concrete 6% oxide) with planted buildouts and street trees
- D Carriageway
- E Crossing (threshold or typical crossing, refer to 2023_084/055-056)



A. ROAD SECTION STREET TYPOLOGY 1 (NTS)

**Final materials subject to detailed design*

B. MATERIAL PALETTE

STREET TYPOLOGY 1 - 15M WITHOUT VEHICLE CROSSINGS

LEGEND

- A Service strip with planting
- B Concrete footpath with no oxide
- C Street trees, planted buildouts, & vehicle crossings
- D Carriageway
- E Shared concrete path with no oxide
- F Parallel parking bays (concrete 6% oxide) with planted buildouts and street trees



A. ROAD SECTION STREET TYPOLOGY 2 (NTS)

**Final materials subject to detailed design*

B. MATERIAL PALETTE

STREET TYPOLOGY 2 - 15M WITH VEHICLE CROSSINGS

LEGEND

- A 6.0m wide shared space with 4.0m carriageway (concrete 6% oxide) and 2.0m footpath (concrete no oxide) with a dish channel kerb
- B 5.0m angle parking (paved) with planted buildouts and street trees
- C Recreation reserve



Sett Pavers

Asphalt

Concrete 6% Oxide, broom finish

Concrete No Oxide, broom finish (for public footpaths)

**Final materials subject to detailed design*

B. MATERIAL PALETTE

STREET TYPOLOGY 3 - 12M LANE

LEGEND

- A Concrete footpath with no oxide
- B Street trees, planted buildouts, & vehicle crossings
- C Parallel/ angle parking bays (concrete 6% oxide) with planted buildouts and street trees
- D Carriageway



A. ROAD SECTION STREET TYPOLOGY 4 (NTS)

**Final materials subject to detailed design*

B. MATERIAL PALETTE

STREET TYPOLOGY 4 - 15M PLAYGROUND / OPEN SPACE ADJACENT ROAD

SECTION D | OPEN SPACE

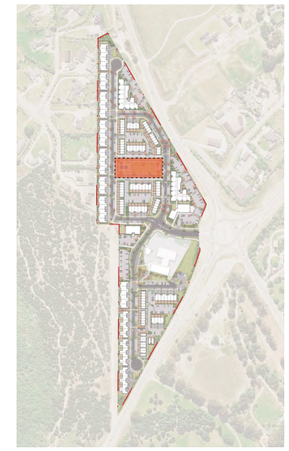
033-034	CENTRAL RESERVE PLANS
035-036	CENTRAL RESERVE PERSPECTIVES
037-038	PLAYGROUND / OPEN SPACE PLANS
039-040	PLAYGROUND / OPEN SPACE PERSPECTIVES
041	RESERVE FURNITURE
042	PLAYGROUND EQUIPMENT



A. CENTRAL RESERVE PLAN (SCALE 1:200 @ A3)

LEGEND

- Reserve Boundary
- 0.75m high Schist Solid Feature Wall
- Bollards - Fixed
- Bollards - Removable for maintenance access
- Street Light (Refer to Paterson's Engineering Plan Set)
- A — I-Box Seating Collection, including round table (timber finish) (Urban Effects)
- B — R60 Timber Tilt Bin (Street Furniture NZ)
- C — Eclipse Cycle Stand (Street Furniture NZ)
- D — CBD Drinking Fountain - Accessible (Street Furniture NZ)
- E — Portland Seat (Street Furniture NZ)
- F — 1900 Double Electric BBQ (Urban Effects)
- G — Pickleball Court
- H — Pergola - Timber
- I — Reserve Plant Mix (Refer 2023_084/061)
- FD — Fagus sylvatica 'Dawyck Green'
- LW — Liquidambar styraciflua 'Worplesdon'
- PA — Prunus 'Accolade'
- PO — Platanus orientalis 'Autumn Glory'



B. LOCATION PLAN

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **CENTRAL RESERVE PLAN**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
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L	Concept Update	DCM	15/10/2025
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P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT

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033

project no / drawing no: **2023_084/033** revision: **P**

LEGEND

- Reserve Boundary
- Bollards - Fixed
- Bollards - Removable for maintenance access
- A — I-Box Seating Collection, including round table (timber finish) (Urban Effects)
- B — R60 Timber Tilt Bin (Street Furniture NZ)
- C — Eclipse Cycle Stand (Street Furniture NZ)
- D — CBD Drinking Fountain - Accessible (Street Furniture NZ)
- F — 1900 Double Electric BBQ (Urban Effects)
- H — Pergola - Timber
- I — Reserve Plant Mix (Refer 2023_084/061)
- FD — Fagus sylvatica 'Dawyck Green'
- LW — Liquidambar styraciflua 'Worplesdon'
- PA — Prunus 'Accolade'
- PO — Platanus orientalis 'Autumn Glory'



A. CENTRAL RESERVE PLAN - PERGOLA & BBQ AREA DETAIL (SCALE 1:100 @ A3)

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **CENTRAL RESERVE PLAN - PERGOLA & BBQ AREA**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:100 @A3

revision no:	amendment:	approved	date
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O	Minor Updates	DCM	17/12/2025
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REGISTERED LANDSCAPE ARCHITECT
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project no / drawing no: **2023_084/034** revision: **P**



A. ELEVATED PERSPECTIVE OVER BBQ AREA LOOKING WEST

CENTRAL RESERVE ELEVATED PERSPECTIVE

A. ELEVATED PERSPECTIVE OVER BBQ AREA LOOKING SOUTH

CENTRAL RESERVE ELEVATED PERSPECTIVE

LEGEND

- Reserve Boundary
- A — Portland Accessible Picnic Set – Central Leg (Street Furniture NZ)
- B — R60 Timber Tilt Bin (Street Furniture NZ)
- C — Eclipse Cycle Stand (Street Furniture NZ)
- D — CBD Drinking Fountain - Accessible (Street Furniture NZ)
- I — Reserve Plant Mix (Refer 2023_084/061)
- LW — Liquidambar styraciflua ‘Worplesdon’
- MB — Magnolia grandiflora ‘Blanchard’
- PA — Prunus ‘Accolade’
- UL — Ulmus hollandica ‘Lobel’
- PO — Platanus orientalis ‘Autumn Glory’



A. LOCATION PLAN



B. PLAYGROUND / OPEN SPACE PLAN (SCALE 1:200 @ A3)

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **PLAYGROUND / OPEN SPACE PLAN**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:100 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
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M	Concept Update	DCM	06/11/2025
N	Fast Track Application	DCM	21/11/2025
O	Minor Updates	DCM	17/12/2025
P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT

DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
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project no / drawing no: **2023_084/037** revision: **P**

LEGEND

- Reserve Boundary
- A — Portland Accessible Picnic Set – Central Leg (Street Furniture NZ)
- B — R60 Timber Tilt Bin (Street Furniture NZ)
- C — Eclipse Cycle Stand (Street Furniture NZ)
- D — CBD Drinking Fountain - Accessible (Street Furniture NZ)
- I — Reserve Plant Mix (Refer 2023_084/061)

PLAYGROUND EQUIPMENT

- A — Wobbly Wood Rocker - Bee (Playground Centre)
- B — Stepping Logs - Painted
- C — Minimax 260 Set (Playground Centre)
- D — 3 Bay Swing - 1x Basket, 1x Standard swing, 1x Bucket Swing (Playground Centre)
- E — Play Panel 2 - Music, Classic PCM003121 (Kompan)
- F — Sensory Multi Play Panel, Square Posts (Kompan)
- G — Zig Zag Balance Logs - Painted
- H — Inclusive Carousel - Typhoon (Playground Centre)
- I — Playground Softfall - Pour 'N' Play
- J — Playground Softfall - Woodchip safety surfacing
- K — Stone Steppers
- LW — Liquidambar styraciflua 'Worplesdon'
- MB — Magnolia grandiflora 'Blanchard'
- PA — Prunus 'Accolade'
- UL — Ulmus hollandica 'Lobel'



A. PLAYGROUND / OPEN SPACE PLAN - PLAYGROUND (SCALE 1:100 @ A3)

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **PLAYGROUND OPEN SPACE PLAN - PLAYGROUND**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:100 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
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L	Concept Update	DCM	15/10/2025
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O	Minor Updates	DCM	17/12/2025
P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT

DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
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project no / drawing no: **2023_084/038** revision: **P**

038

A. ELEVATED PERSPECTIVE OVER PLAYGROUND LOOKING EAST

PLAYGROUND / OPEN SPACE ELEVATED PERSPECTIVE



A. PLAYGROUND PERSPECTIVE LOOKING SOUTHEAST

PLAYGROUND / OPEN SPACE PERSPECTIVE



A. I-Box Seating Collection, including round table
(Urban Effects)



B. R60 Timber Tilt Bin
(Street Furniture NZ)



C. Eclipse Cycle Stand
(Street Furniture NZ)



D. CBD Drinking Fountain Accessible
(Street Furniture NZ)



E. Portland Seat
(Street Furniture NZ)



F. Urban Contour Double BBQ
(Urban Effects)

*Materials to be confirmed at detailed design

PLAYGROUND EQUIPMENT



A. Wobbly Wood Rocker - Bee
(Playground Centre)



B. Stepping Logs - Painted



C. Minimax 260 Set
(Playground Centre)



D. 3 Bay Swing - 1x Basket, 1x Standard swing, 1x Bucket Swing
(Playground Centre)



E. Play Panel 2 - Music, Classic PCM003121
(Kompan)



F. Sensory Multi Play Panel, Square Posts
(Kompan)



G. Zig Zag Balance Logs - Painted



H. Inclusive Carousel - Typhoon
(Playground Centre)

SOFT LANDSCAPE MATERIALS



Playground Softfall - Pour 'N' Play

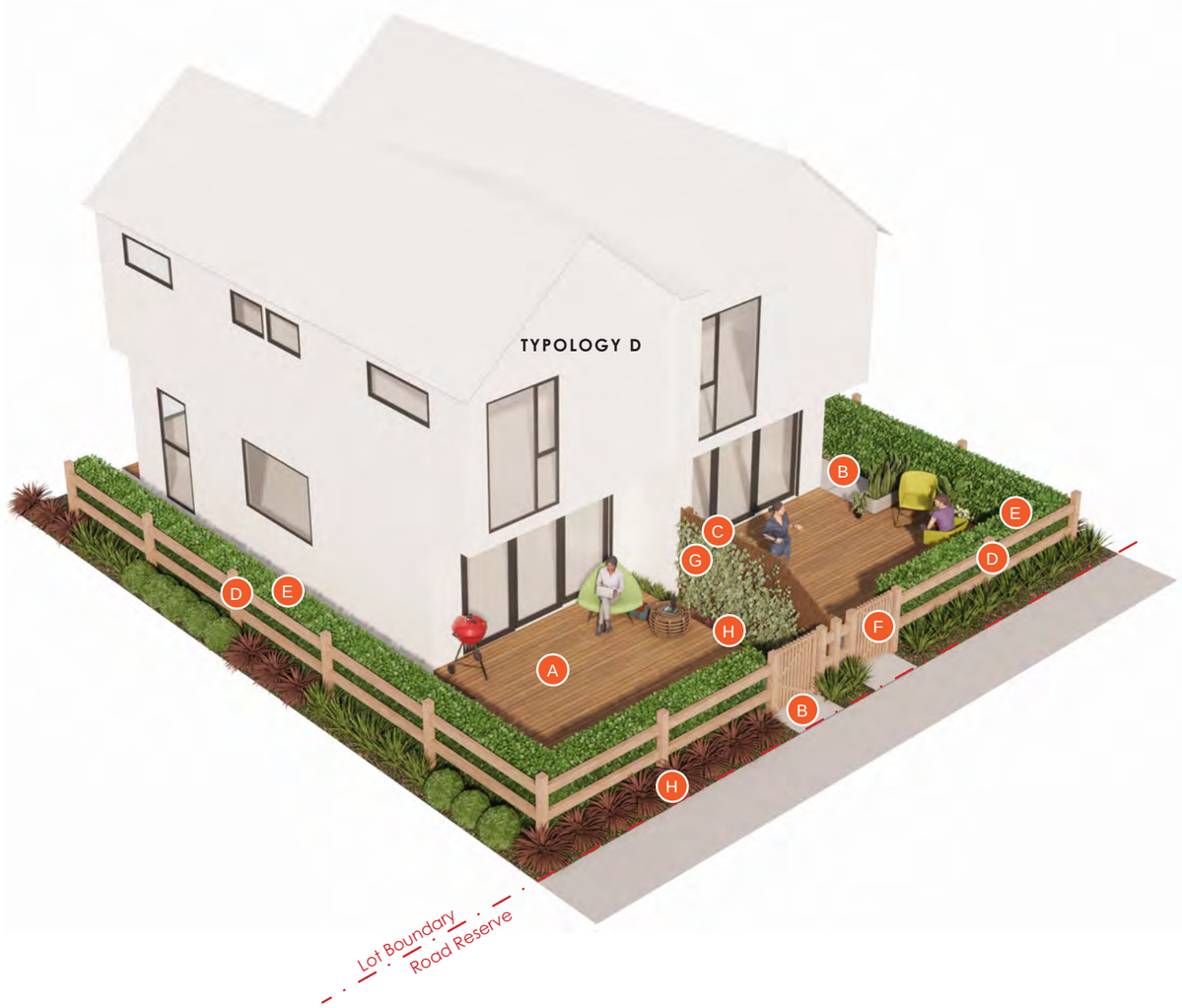


Playground Softfall - Woodchip safety surfacing

*Materials to be confirmed at detailed design

SECTION E | DETAILS

044-050	LOT / YARD INTERFACE DETAILS
051-052	FENCE DETAILS
053	UTILITY DETAILS
054	MATERIAL PALETTE
055	TYPICAL CROSSING DESIGN
056	THRESHOLD CROSSING DESIGN
057	TYPICAL DRIVEWAY DESIGN
058-064	PLANT PALETTES



A. BACK YARD TO ROAD RESERVE INTERFACE - WITH SIDE YARD (NTS)



B. BACK YARD TO ROAD RESERVE INTERFACE - WITHOUT SIDE YARD (NTS)

LEGEND

- A Timber deck (or concrete patio)
- B Concrete footpath with decorative sawcuts at 1m centres
- C 1.8m high timber closeboard fence
- D 1.2m high post and double rail fence
- E 1.2m high hedge
- F Open style gate
- G Climber
- H Internal Plant Mix A (refer to 2023_084/063)

Renders depict yard interfaces and landscape design, architecture indicative. For full architectural design details refer to Figure & Ground's architectural plan set. Materials to be confirmed at detailed design.

BACK YARD TO ROAD RESERVE INTERFACE



A. BACK YARD TO INTERNAL WALKWAY INTERFACE - WITH SIDE YARD (NTS)



B. BACK YARD TO INTERNAL WALKWAY INTERFACE - WITHOUT SIDE YARD (NTS)

LEGEND

- A Timber deck (or concrete patio)
- B Concrete footpath with decorative sawcuts at 1m centres
- C 1.8m high timber closeboard fence
- D 1.5m high post and double rail fence
- E 1.5m high hedge
- F Open style gate
- G Climber
- H Internal Plant Mix A to 2023_084/063)

Renders depict yard interfaces and landscape design, architecture indicative. For full architectural design details refer to Figure & Ground's architectural plan set. Materials to be confirmed at detailed design.

BACK YARD TO INTERNAL WALKWAY INTERFACE



LEGEND

- A Timber deck (or concrete patio)
- B 1.8m high timber closeboard fence
- C 1.5m high timber closeboard fence
- D 1.5m high post and triple rail fence
- E Hedge matching fence height
- F Climber
- G Internal Plant Mix A (refer to 2023_084/063)

A. BACK YARD TO INTERNAL CARPARK (WITHIN RESIDENTIAL SUPERLOT) INTERFACE (NTS)

Renders depict yard interfaces and landscape design, architecture indicative. For full architectural design details refer to Figure & Ground's architectural plan set. Materials to be confirmed at detailed design.

BACK YARD TO INTERNAL CARPARK INTERFACE



A. BACK YARD TO ROAD RESERVE INTERFACE - WITH SIDE YARD (NTS)

LEGEND

- A Timber deck (or concrete patio)
- B Concrete footpath with decorative sawcuts at 1m centres
- C 1.8m high timber closeboard fence
- D 1.5m high post and triple rail fence
- E Hedge matching fence height
- F Open style gate
- G Climber
- H Internal Plant Mix A (refer to 2023_084/063)

Renders depict yard interfaces and landscape design, architecture indicative. For full architectural design details refer to Figure & Ground's architectural plan set. Materials to be confirmed at detailed design.

BACK YARD TO EXTERNAL TRACK INTERFACE - TYPOLOGY A



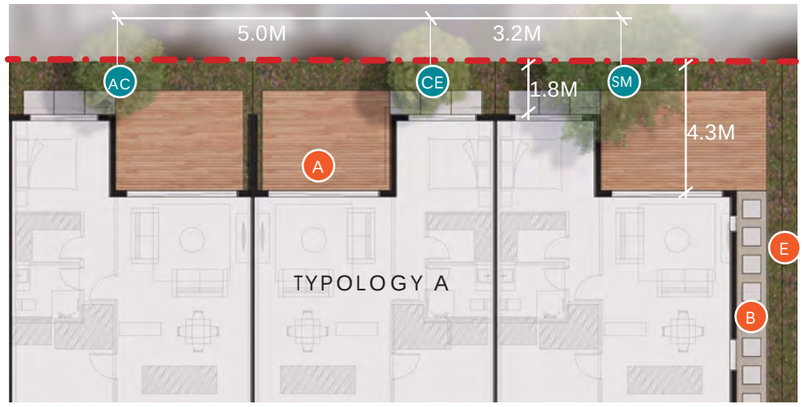
A. BACK YARD TO ROAD RESERVE INTERFACE - WITH SIDE YARD (NTS)

LEGEND

- A Timber deck (or concrete patio)
- B Concrete footpath with decorative sawcuts at 1m centres
- C 1.8m high timber closeboard fence
- D 1.5m high post and triple rail fence
- E Hedge matching fence height
- F Open style gate
- G Climber
- H Internal Plant Mix A (refer to 2023_084/063)

Renders depict yard interfaces and landscape design, architecture indicative. For full architectural design details refer to Figure & Ground's architectural plan set. Materials to be confirmed at detailed design.

BACK YARD TO EXTERNAL TRACK INTERFACE - TYPOLOGY B



A. INDICATIVE PLAN (SCALE: 1:200A@3)

LEGEND

- A Timber deck (or concrete patio)
- B Concrete pavers on gravel
- C 1.8m high timber closeboard fence
- D Hedge matching fence height
- E Internal Plant Mix (refer to 2023_084/063)

INDICATIVE TREE DIMENSIONS

	AC Amelanchier canadensis	CE Cornus 'Eddie's White Wonder'	SM Sophora microphylla
DECIDUOUS/ EVERGREEN	E	D	D
HEIGHT AT TIME OF PLANTING	1.8m	1.8m	1.5m
HEIGHT AT 5 YEARS	3.5m	3m	2.5m
HEIGHT AT 10 YEARS	5m	4m	3m
MATURE HEIGHT	8m	5m	4m
MATURE CANOPY DIAMETER	4m	4m	6m

Note: mature heights are species specific, with each species reaching its mature height in a different time frame subject to climatic conditions. All dimensions are indicative, subject to climatic conditions. All trees are shown at 10 years height.

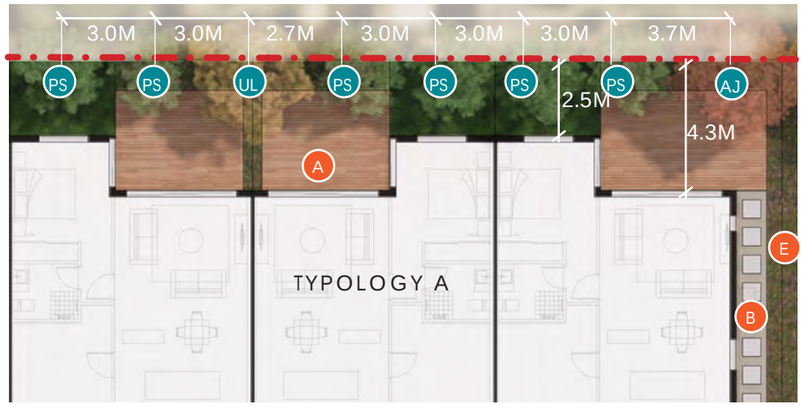


B. BACK YARD TO OLD RACECOURSE ROAD INTERFACE PERSPECTIVE - TYPOLOGY A (PREVIOUS)

This interface was initially proposed as part of the lodged substantive application, it has since been updated in response to Old Racecourse Road neighbour submissions, and through the panel review process.

Renders depict yard interfaces and landscape design, architecture indicative. For full architectural design details refer to Figure & Ground's architectural plan set. Materials to be confirmed at detailed design.

BACK YARD TO OLD RACECOURSE ROAD INTERFACE - TYPOLOGY A (PREVIOUS)



A. INDICATIVE PLAN (SCALE: 1:200A@3)

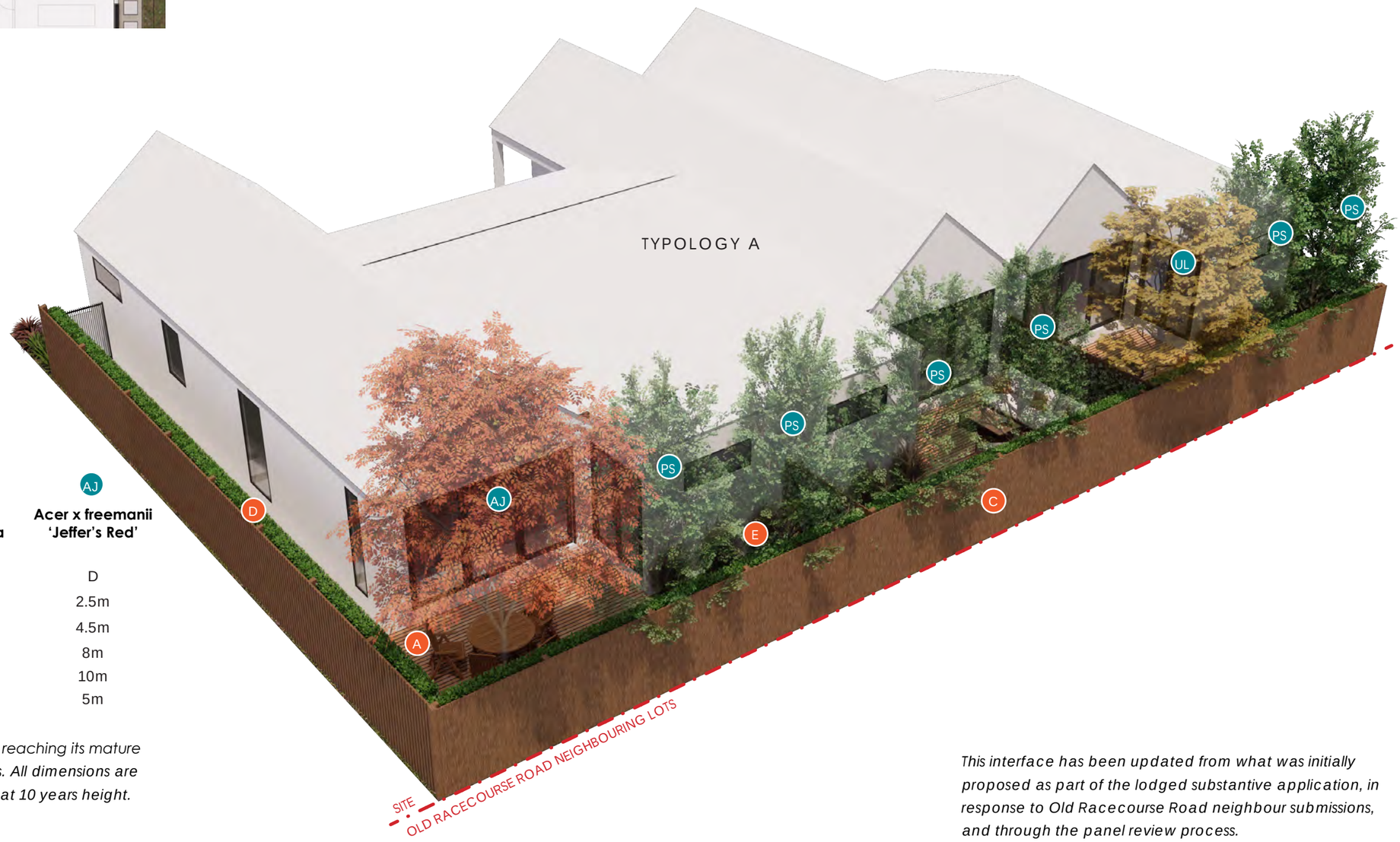
LEGEND

- A Timber deck (or concrete patio)
- B Concrete pavers on gravel
- C 1.8m high timber closeboard fence
- D Hedge matching fence height
- E Internal Plant Mix (refer to 2023_084/063)

INDICATIVE TREE DIMENSIONS

	PS Prunus Serrulata 'Amanogawa'	UL Ulmus hollandica 'Lobel'	AJ Acer x freemanii 'Jeffer's Red'
DECIDUOUS/ EVERGREEN	D	D	D
HEIGHT AT TIME OF PLANTING	2.5m	2.5m	2.5m
HEIGHT AT 5 YEARS	4m	4m	4.5m
HEIGHT AT 10 YEARS	6m	6m	8m
MATURE HEIGHT	7m	12m	10m
MATURE CANOPY DIAMETER	4m	4m	5m

Note: mature heights are species specific, with each species reaching its mature height in a different time frame subject to climatic conditions. All dimensions are indicative, subject to climatic conditions. All trees are shown at 10 years height.



B. BACK YARD TO OLD RACECOURSE ROAD INTERFACE PERSPECTIVE - TYPOLOGY A (NEW)

This interface has been updated from what was initially proposed as part of the lodged substantive application, in response to Old Racecourse Road neighbour submissions, and through the panel review process.

Renders depict yard interfaces and landscape design, architecture indicative. For full architectural design details refer to Figure & Ground's architectural plan set. Materials to be confirmed at detailed design.

BACK YARD TO OLD RACECOURSE ROAD INTERFACE - TYPOLOGY A (NEW)



A. 1.8M HIGH TIMBER VERTICAL CLOSEBOARD FENCE (SCALE 1:20@A3)



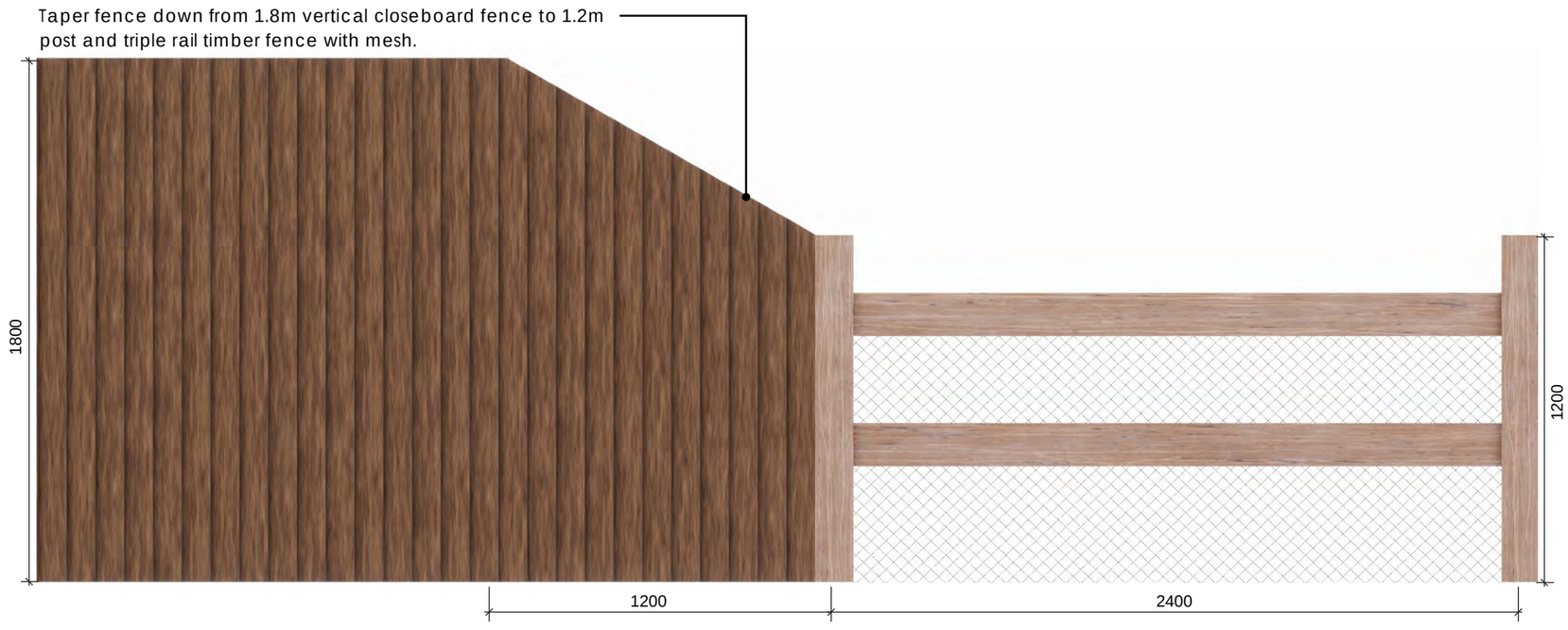
B. 1.5M HIGH TIMBER VERTICAL CLOSEBOARD FENCE (SCALE 1:20@A3)



C. 1.5M HIGH POST AND TRIPLE RAIL TIMBER FENCE (WITH MESH) (SCALE 1:20@A3)



D. 1.2M HIGH POST AND DOUBLE RAIL TIMBER FENCE WITH MESH (SCALE 1:20@A3)



E. EXAMPLE FENCE INTERFACE 1.8M HIGH TIMBER VERTICAL CLOSEBOARD FENCE TO 1.2M HIGH POST AND TRIPLE RAIL TIMBER FENCE WITH MESH (SCALE 1:20@A3)

FENCE TYPOLOGIES

*Materials to be confirmed at detailed design



A. 1.8M HIGH SEMI-PERMEABLE TIMBER BATTEN FENCE (SCALE 1:20@A3)



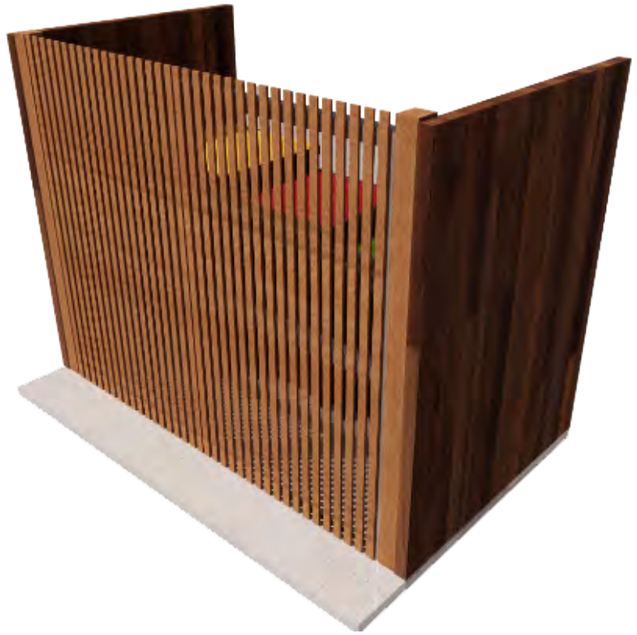
B. OPEN STYLE GATE (HEIGHT TO MATCH ADJOINING FENCE) (SCALE 1:20@A3)



C. 0.75M HIGH SCHIST FEATURE WALL (SCALE 1:20@A3)

FENCE TYPOLOGIES

*Materials to be confirmed at detailed design



A. TYPICAL BIN ENCLOSURE
*Concept only, specifications to be confirmed at detailed design





B. LIGHTING
*Bollard lights and light poles shown for internal lots and are indicative only, representing examples of each type of lighting fixture. Internal lot lighting design to be conducted by a lighting engineer at detail design phase. For street lighting design see Paterson's Engineering Plans



C.TYPICAL BOLLARD
*Concept only, specifications to be confirmed at detailed design



D. 1.5M HIGH LETTERBOX WALL
Wall material indicative only, to match architecture



E. 0.75M HIGH LETTERBOX
Wall material indicative
only, to match architecture



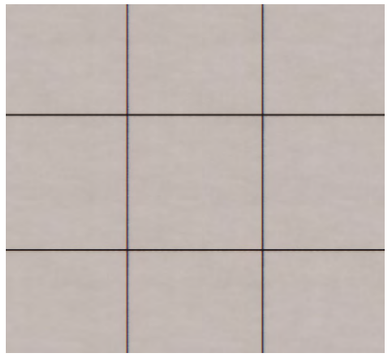
F. REMOVABLE BOLLARD FOR MAINTENANCE ACCESS
*Concept only, specifications to be confirmed at detailed design

UTILITY DETAILS

*Materials to be confirmed at detailed design



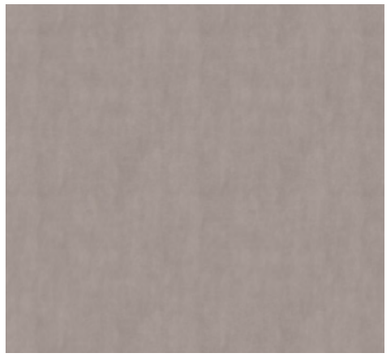
Concrete No Oxide, broom finish (for public footpaths)



Concrete 3% Oxide with decorative sawcuts at 1m centres, roller finish (for private foot paths)



Concrete 3% Oxide with decorative sawcuts at 2m centres, roller finish (for patios)



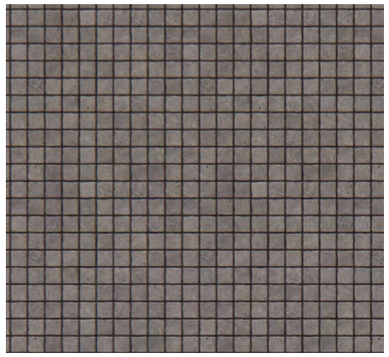
Concrete 6% Oxide, broom finish



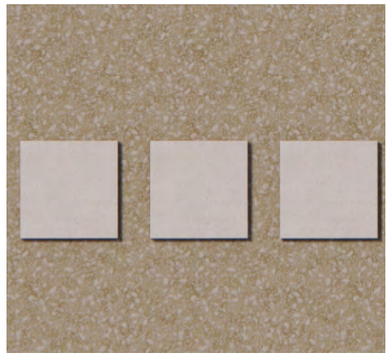
Concrete 7% Oxide, exposed aggregate finish



Asphalt



Sett Pavers



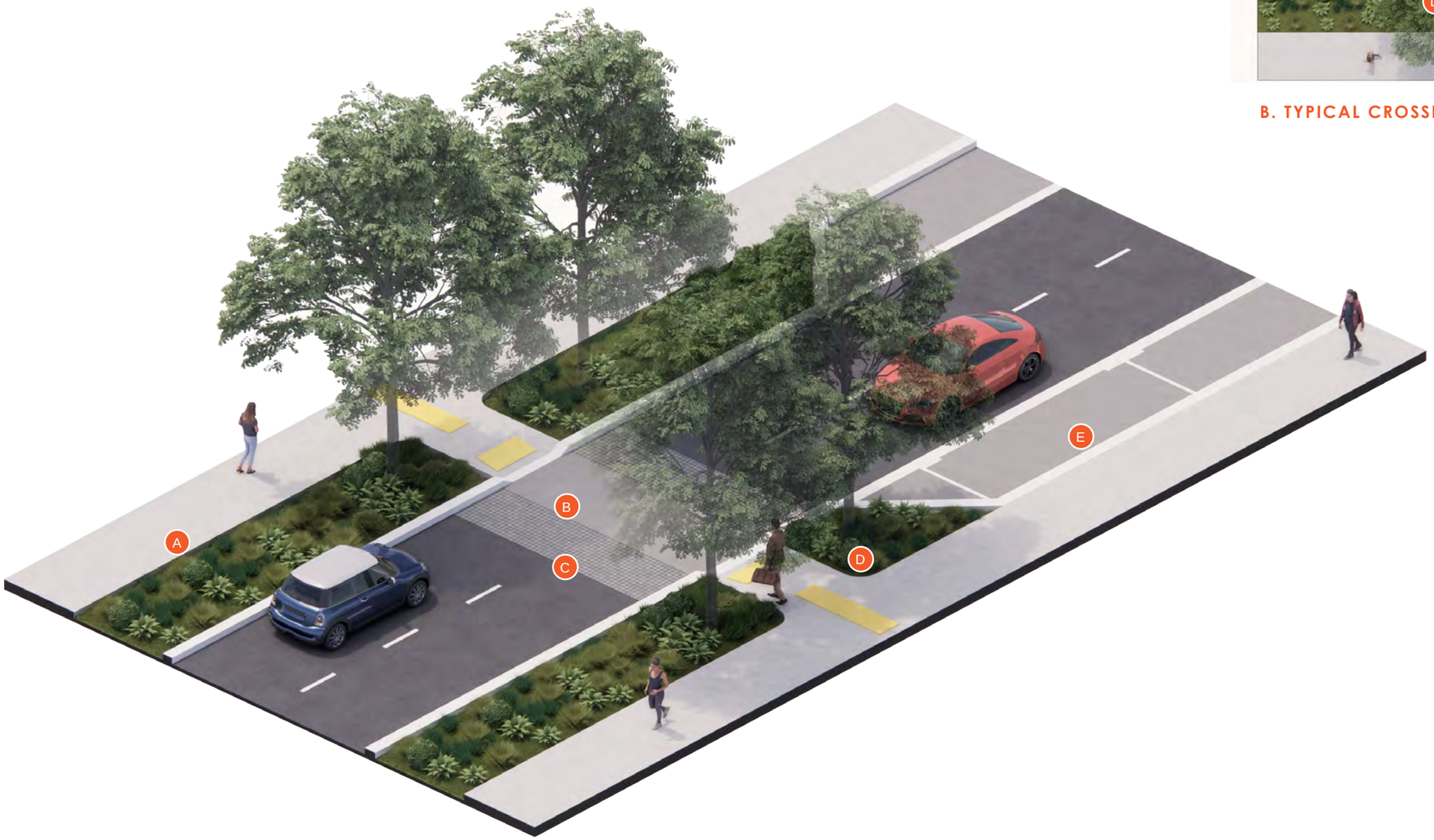
Precast concrete pavers, 600x600mm, smooth finish on decorative lime chip



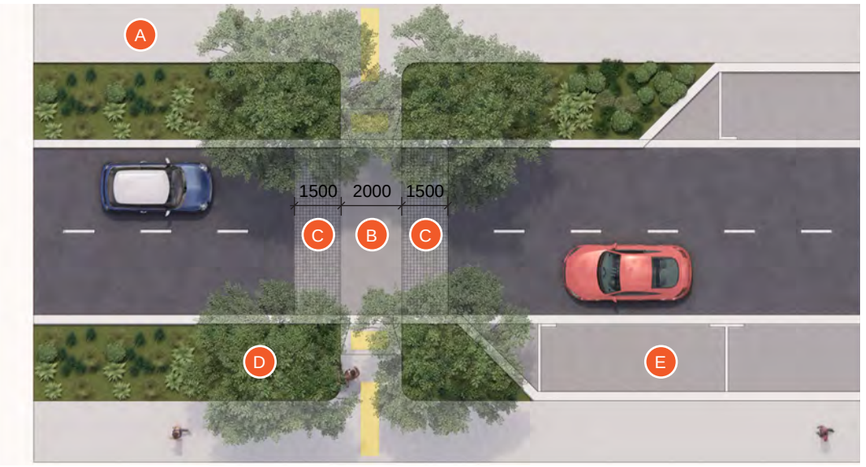
Raised timber deck

MATERIAL PALETTE

*Materials to be confirmed at detailed design



A. TYPICAL CROSSING DESIGN PERSPECTIVE (NTS)



B. TYPICAL CROSSING DESIGN PLAN (1:200 @ A3)

LEGEND

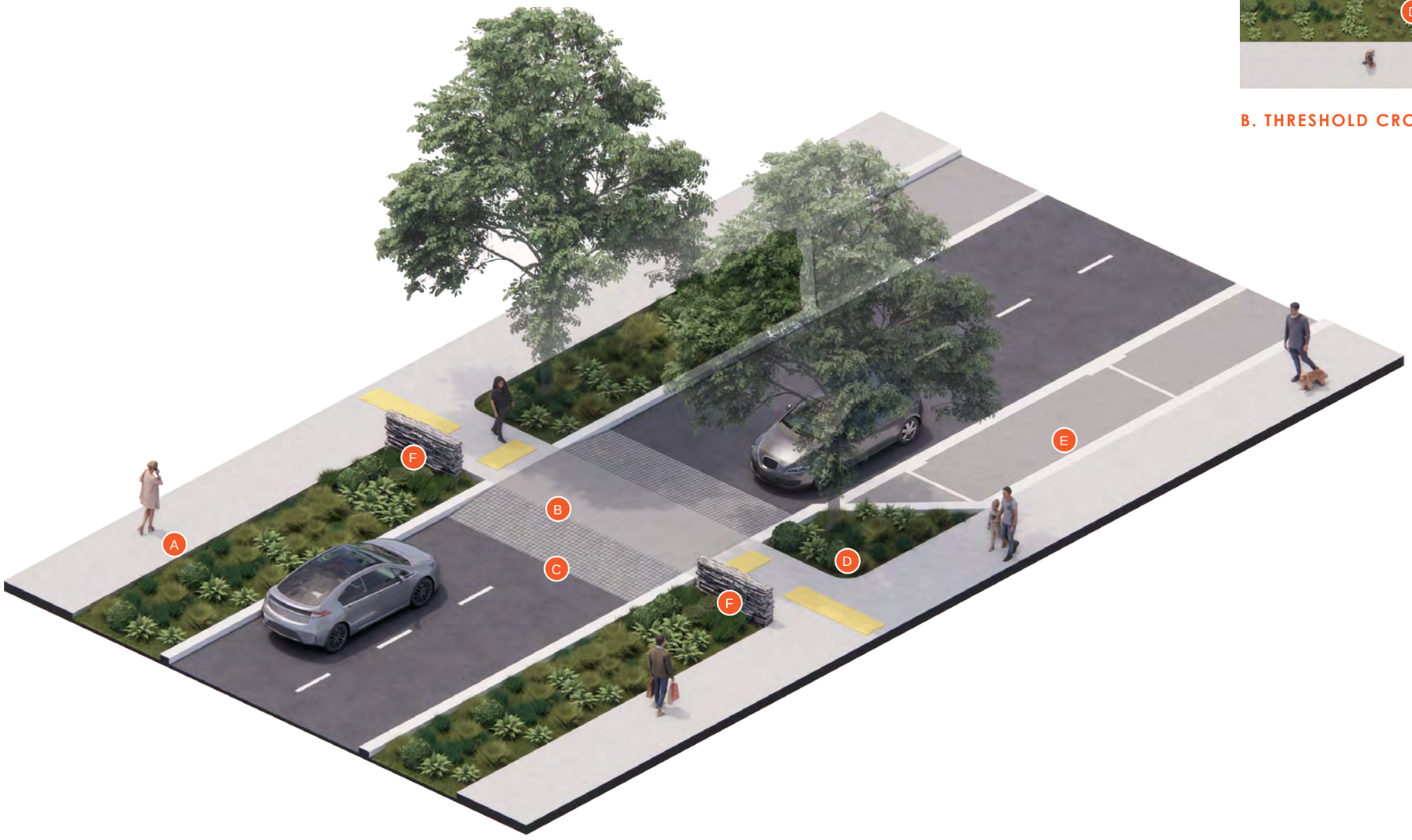
- A Footpath - Concrete No Oxide, broom finish
- B Pedestrian Crossing Path (at road level) - concrete 6% Oxide, exposed aggregate finish
- C Pedestrian Crossing Path Buffer - Sett pavers
- D Planted berm with street trees
- E Parallel parking bays (where applicable based on road typology)

TYPICAL CROSSING DESIGN

*Materials to be confirmed at detailed design



B. THRESHOLD CROSSING DESIGN PLAN (1:200 @ A3)



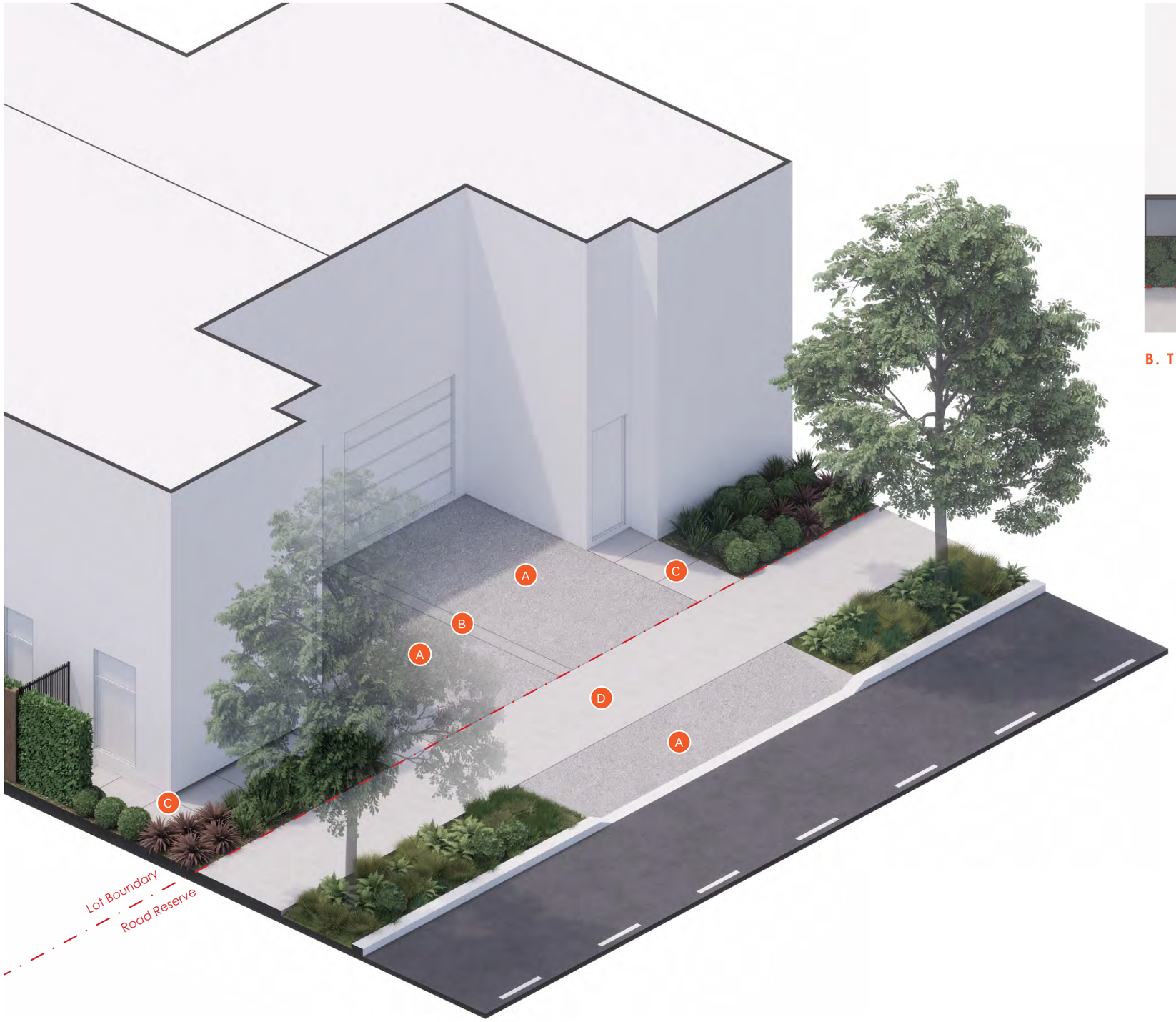
A. THRESHOLD CROSSING DESIGN PERSPECTIVE (NTS)

LEGEND

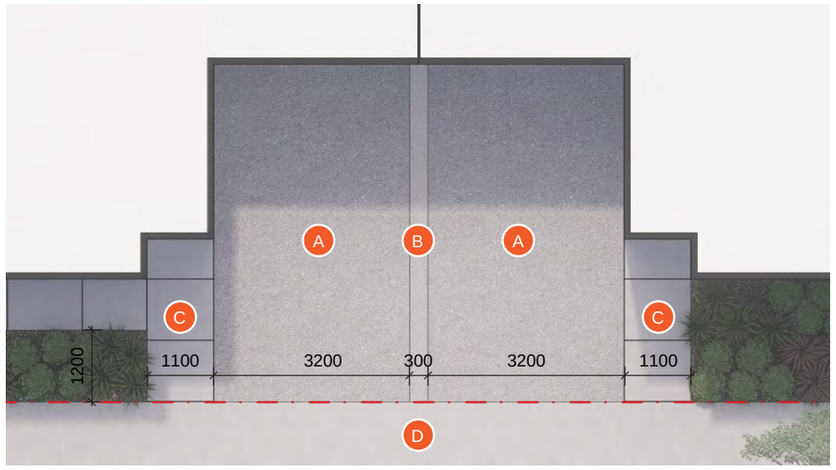
- A Footpath - Concrete No Oxide, broom finish
- B Pedestrian crossing path (raised) - concrete 6% oxide, exposed aggregate finish
- C Pedestrian crossing path buffer - Sett pavers
- D Planted berm with street trees
- E Parallel parking bays (where applicable based on road typology)
- F 0.75m stone feature wall

THRESHOLD CROSSING DESIGN

*Materials to be confirmed at detailed design



A. TYPICAL DRIVEWAY DESIGN PERSPECTIVE (NTS)



B. TYPICAL DRIVEWAY DESIGN PLAN (1:100 @ A3)

LEGEND

A Driveway - concrete 6% oxide, exposed aggregate finish. Example image:



B Driveway central strip - concrete no oxide, roller finish

C Unit access footpaths - concrete no oxide with decorative sawcuts at 1m centres, roller finish

D Road reserve footpaths - concrete no oxide, broom finish

TYPICAL DRIVEWAY DESIGN

*Materials to be confirmed at detailed design

STREET TREE SPECIES





FREEMAN'S MAPLE
(Acer x freemanii 'Jeffers Red')

Details:
- Exotic, Deciduous
- Green foliage
- Red in autumn

Grade: 45L
Height at time of planting: 2.5m
Approx height at 5 years: 4.5m
Approx height at 10 years: 8m
Mature height: 10m





EUROPEAN ASH
(Fraxinus excelsior 'Purple Spire')

Details:
- Exotic, Deciduous
- Green foliage
- Purple/Orange in autumn

Grade: 45L
Height at time of planting: 2m
Approx height at 5 years: 5m
Approx height at 10 years: 10m
Mature height: 10m

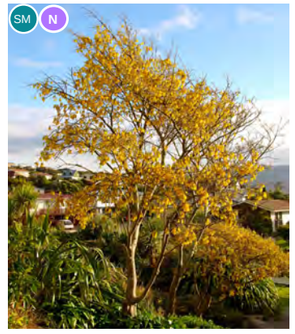




SMALL-LEAVED LIME
(Tilia cordata)

Details:
- Exotic, Deciduous
- Green foliage
- Yellow in autumn

Grade: 45L
Height at time of planting: 2.5m
Approx height at 5 years: 5m
Approx height at 10 years: 8m
Mature height: 12m





SMALL-LEAVED KŌWHAI
(Sophora microphylla)

Details:
- Native, evergreen
- Green foliage

Grade: 45L
Height at time of planting: 1.8m
Approx height at 5 years: 3.5m
Approx height at 10 years: 5m
Mature height: 8m

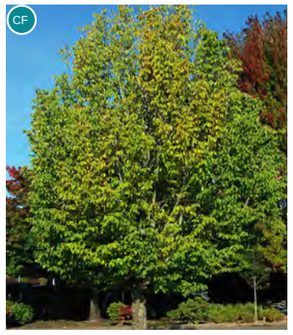




MOUNTAIN BEECH
(Fuscospora cliffortioides)

Details:
- Native, evergreen
- Green foliage

Grade: 45L
Height at time of planting: 1.8m
Approx height at 5 years: 3m
Approx height at 10 years: 6m
Mature height: 12m





EUROPEAN HORNBEAM
(Carpinus betulus 'Fastigiata')

Details:
- Exotic, Deciduous
- Green foliage
- Yellow in autumn

Grade: 45L
Height at time of planting: 2m
Approx height at 5 years: 3.5m
Approx height at 10 years: 6m
Mature height: 10m

Note: mature heights are species specific, with each species reaching its mature height in a different time frame subject to climatic conditions. All dimensions are indicative, subject to climatic conditions

KEY
N Native

*Grades Subject to Availability

STREET PLANT MIX

SHRUBS, GRASSES & GROUNDCOVERS



Ornamental Flax
(*Phormium* 'Black Pepe')

Grade: 2L
Spacing: 400mm



Orange sedge
(*Carex testacea*)

Grade: 1.5L
Spacing: 500mm



Ornamental Flax
(*Phormium* 'Pepe')

Grade: 2L
Spacing: 400mm



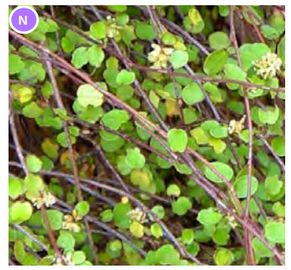
Hebe
(*Hebe* 'Emerald Gem')

Grade: 2.5L
Spacing: 400mm



Dianella
(*Dianella* 'Little Rev')

Grade: 1.5L
Spacing: 400mm



Creeping Wire Vine
(*Muehlenbeckia axillaris*)

Grade: 2L
Spacing: 600mm



Hebe
(Hebe 'Sutherlandii')

Grade: 2.5L
Spacing: 500mm



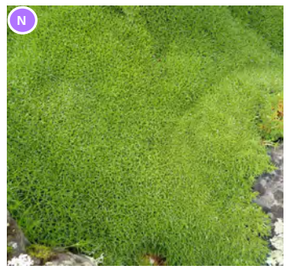
Mat Rush
(*Lomandra* 'Tanika')

Grade: 1.5L
Spacing: 700mm



Hebe
(*Hebe* 'Wiri Mist')

Grade: 2.5L
Spacing: 600mm



Cushion plant
(*Scleranthus biflorus*)

Grade: 2L
Spacing: 600mm



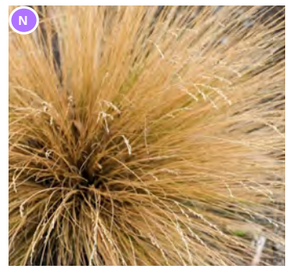
English Lavender
(*Lavendula angustifolia 'Hidcote'*)

Grade: 1.5L
Spacing: 600mm



Hebe
(*Hebe cupressoides* 'Nana')

Grade: 2.5L
Spacing: 600mm



Hard Tussock
(*Festuca novae-zelandiae*)

Grade: 1.5L
Spacing: 600mm



Chilean Iris
(*Libertia formosa*)

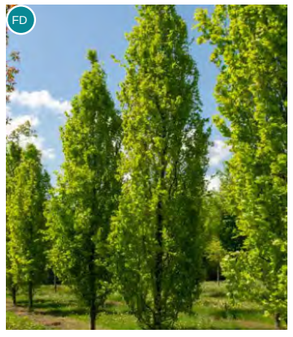
Grade: 1.5L
Spacing: 700mm

KEY

N Native

*Grades Subject to Availability

RESERVE TREE SPECIES

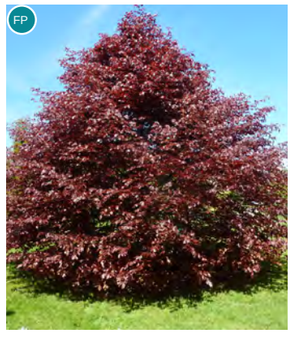


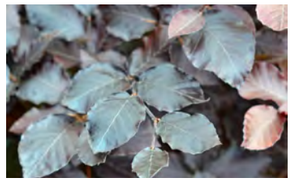


COLUMNAR BEECH
(Fagus sylvatica 'Dawyck Green'*)*

Details:
- Exotic, Deciduous
- Green foliage

Grade: 45L
Height at time of planting: 2.5m
Approx height at 5 years: 4.5m
Approx height at 10 years: 8m
Mature height: 15m

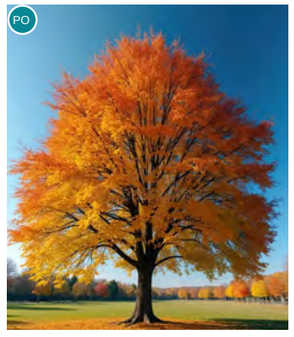




COPPER BEACH
(*Fagus sylvatica* 'Purpurea')

Details:
- Exotic, Deciduous
- Purple foliage

Grade: 45L
Height at time of planting: 2.5m
Approx height at 5 years: 4.5m
Approx height at 10 years: 8m
Mature height: 18m

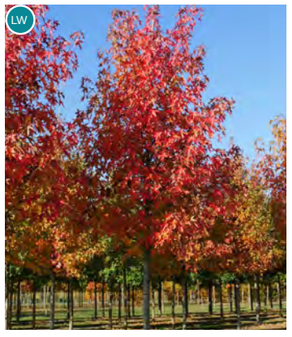


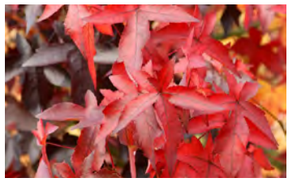


ORIENTAL PLANE
(*Platanus orientalis* 'Autumn Glory')

Details:
- Exotic, Deciduous
- Green foliage
- Orange in autumn

Grade: 45L
Height at time of planting: 3m
Approx height at 5 years: 5m
Approx height at 10 years: 8m
Mature height: 15m





SWEET GUM
(*Liquidambar styraciflua* 'Worplesdon')

Details:
- Exotic, Deciduous
- Green foliage
- Yellow in autumn

Grade: 45L
Height at time of planting: 2m
Approx height at 5 years: 4m
Approx height at 10 years: 6m
Mature height: 10m





EVERGREEN MAGNOLIA
(Magnolia grandiflora 'Blanchard'*)*

Details:
- Exotic, Evergreen
- Green foliage

Grade: 45L
Height at time of planting: 1.8m
Approx height at 5 years: 3m
Approx height at 10 years: 6m
Mature height: 10m





UPRIGHT ELM
(*Ulmus hollandica* 'Lobel')

Details:
- Exotic, Deciduous
- Green foliage
- Orange in autumn

Grade: 45L
Height at time of planting: 2.5m
Approx height at 5 years: 4m
Approx height at 10 years: 6m
Mature height: 12m

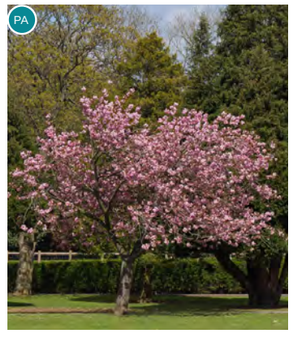




SMALL-LEAVED KŌWHAI
(*Sophora microphylla*)

Details:
- Native, evergreen
- Green foliage

Grade: 45L
Height at time of planting: 1.8m
Approx height at 5 years: 3.5m
Approx height at 10 years: 5m
Mature height: 8m





FLOWERING CHERRY
(Prunus 'accolade'*)*

Details:
- Exotic, Deciduous
- Green foliage
- Yellow / Red in autumn

Grade: 45L
Height at time of planting: 2m
Approx height at 5 years: 4m
Approx height at 10 years: 6m
Mature height: 6m

Note: mature heights are species specific, with each species reaching its mature height in a different time frame subject to climatic conditions. All dimensions are indicative, subject to climatic conditions

KEY
N Native

*Grades Subject to Availability

RESERVE PLANT MIX

SHRUBS, GRASSES & GROUNDCOVERS



Ornamental Flax
(*Phormium* 'Black Pepe')

Grade: 2L
Spacing: 400mm



Orange sedge
(*Carex testacea*)

Grade: 1.5L
Spacing: 500mm



Ornamental Flax
(*Phormium* 'Pepe')

Grade: 2L
Spacing: 400mm



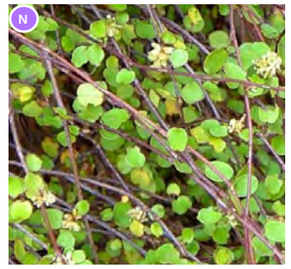
Mexican Orange Blossom
(*Choisya ternata*)

Grade: 2.5L
Spacing: 1000mm



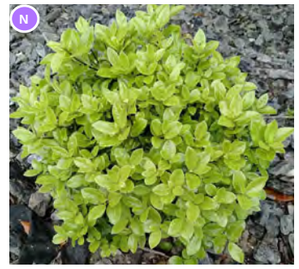
Dianella
(*Dianella* 'Little Rev')

Grade: 1.5L
Spacing: 400mm



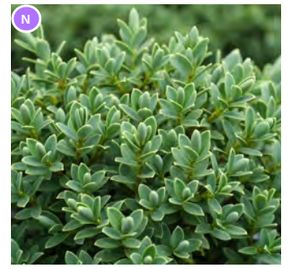
Creeping Wire Vine
(*Muehlenbeckia axillaris*)

Grade: 2L
Spacing: 600mm



Dwarf Pittosporum
(Pittosporum 'Golfball'*)*

Grade: 2.5L
Spacing: 800mm



Hebe
(Hebe 'Sutherlandii')

Grade: 2.5L
Spacing: 500mm



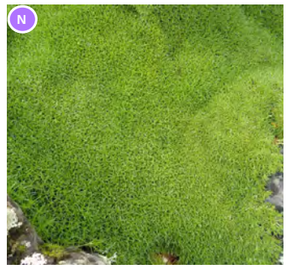
Mat Rush
(*Lomandra* 'Tanika')

Grade: 1.5L
Spacing: 700mm



Hebe
(*Hebe* 'Wiri Mist')

Grade: 2.5L
Spacing: 600mm



Cushion plant
(*Scleranthus biflorus*)

Grade: 2L
Spacing: 600mm



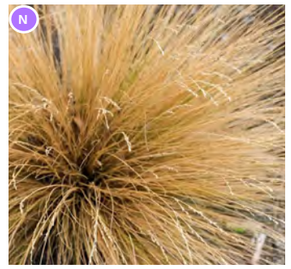
English Lavender
(*Lavendula angustifolia* 'Hidcote')

Grade: 1.5L
Spacing: 600mm



Hebe
(*Hebe cupressoides* 'Nana')

Grade: 2.5L
Spacing: 600mm



Hard Tussock
(*Festuca novae-zelandiae*)

Grade: 1.5L
Spacing: 600mm



Siberian Dogwood
(*Cornus alba* 'Sibirica')

Grade: 2.5L
Spacing: 1000mm



Chilean Iris
(*Libertia formosa*)

Grade: 1.5L
Spacing: 700mm

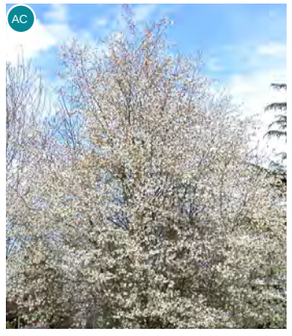
KEY

N Native

*Grades Subject to Availability

PLANT PALETTE - RESERVE

INTERNAL LOTS TREE SPECIES





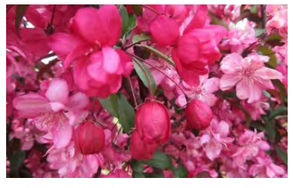
CANADIAN SERVICEBERRY

(*Amelanchier canadensis*)

Details:
- Exotic, Deciduous
- Green foliage
- Orange in autumn

Grade: 45L
Height at time of planting: 1.5m
Approx height at 5 years: 2.5m
Approx height at 10 years: 4m
Mature height: 9m



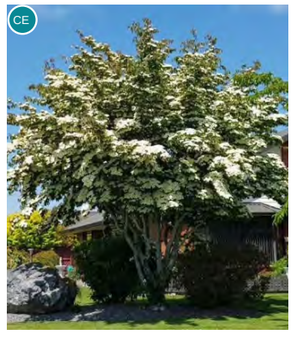


UPRIGHT PINK CRABAPPLE

(*Malus* 'Flamingo')

Details:
- Exotic, Deciduous
- Burgundy foliage

Grade: 45L
Height at time of planting: 1.8m
Approx height at 5 years: 2.5m
Approx height at 10 years: 3m
Mature height: 7m



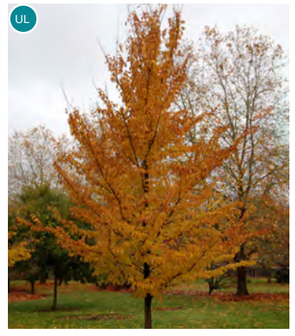


FLOWERING DOGWOOD

(Cornus 'Eddie's White Wonder'*)*

Details:
- Exotic, Deciduous
- Green foliage
- Red in autumn

Grade: 45L
Height at time of planting: 1.8m
Approx height at 5 years: 3m
Approx height at 10 years: 4m
Mature height: 5m





UPRIGHT ELM

(*Ulmus hollandica* 'Lobel')

Details:
- Exotic, Deciduous
- Green foliage
- Orange in autumn

Grade: 45L
Height at time of planting: 2.5m
Approx height at 5 years: 4m
Approx height at 10 years: 6m
Mature height: 12m



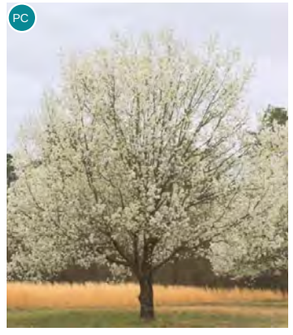


JAPANESE FLOWERING CHERRY

(*Prunus serrulata* 'Amanogawa')

Details:
- Exotic, Deciduous
- Green foliage

Grade: 45L
Height at time of planting: 2.5m
Approx height at 5 years: 4m
Approx height at 10 years: 6m
Mature height: 7m



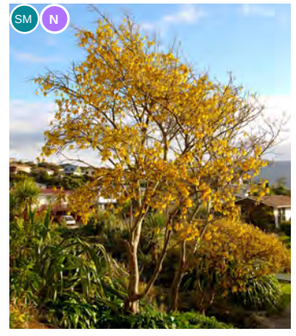


ORNAMENTAL CALLERY PEAR

(*Pyrus calleryana* 'Aristocrat')

Details:
- Exotic, Deciduous
- Green foliage
-Orange in Autumn

Grade: 45L
Height at time of planting: 2.5m
Approx height at 5 years: 5m
Approx height at 10 years: 8m
Mature height: 7m





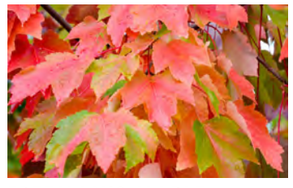
SMALL-LEAVED KŌWHAI

(*Sophora microphylla*)

Details:
- Native, evergreen
- Green foliage

Grade: 45L
Height at time of planting: 1.8m
Approx height at 5 years: 3.5m
Approx height at 10 years: 5m
Mature height: 8m





FREEMAN'S MAPLE

(*Acer x freemanii 'Jeffers Red'*)

Details:
- Exotic, Deciduous
- Green foliage
- Red in autumn

Grade: 45L
Height at time of planting: 2.5m
Approx height at 5 years: 4.5m
Approx height at 10 years: 8m
Mature height: 10m

INTERNAL LOTS HEDGES



Kapuka
(*Griselinia littoralis*)

Grade: 6L
Spacing: 600mm



Corokia
(Corokia 'Geenty's Ghost')

Grade: 4L
Spacing: 600mm

INTERNAL LOTS CLIMBER



Boston Ivy
(Parthenocissus tricuspidata 'Veitchii')

Grade: 2.5L
Spacing: 800mm

Note: mature heights are species specific, with each species reaching its mature height in a different time frame subject to climatic conditions. All dimensions are indicative, subject to climatic conditions

KEY
N Native

*Grades Subject to Availability

INTERNAL LOTS PLANT MIX A

SHRUBS, GRASSES & GROUNDCOVERS



Ornamental Flax
(*Phormium* 'Black Pepe')

Grade: 2L
Spacing: 400mm



Orange sedge
(*Carex testacea*)

Grade: 1.5L
Spacing: 500mm



Ornamental Flax
(*Phormium* 'Pepe')

Grade: 2L
Spacing: 400mm



Hebe
(*Hebe* 'Emerald Gem')

Grade: 2.5L
Spacing: 400mm



Mat Rush
(Lomandra 'Tanika')

Grade: 1.5L
Spacing: 700mm



Hebe
(Hebe 'Wiri Mist')

Grade: 2.5L
Spacing: 600mm

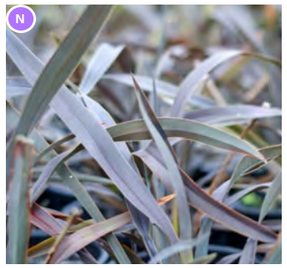


Cushion plant
(*Scleranthus biflorus*)

Grade: 2L
Spacing: 600mm

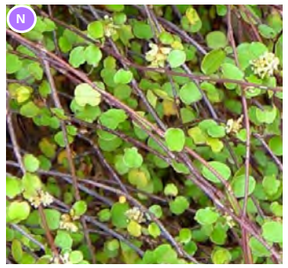


English Lavender
(Lavendula angustifolia 'Hidcote')
Grade: 1.5L
Spacing: 600mm



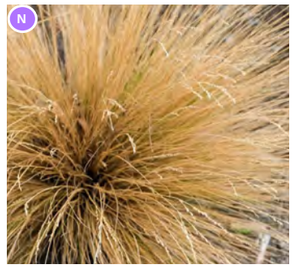
Ornamental Flax
(*Phormium* 'Platts Black')

Grade: 2L
Spacing: 800mm



Creeping Wire Vine
(*Muehlenbeckia axillaris*)

Grade: 2L
Spacing: 600mm



Hard Tussock
(*Festuca novae-zelandiae*)

Grade: 1.5L
Spacing: 600mm



Groundcover Coprosma
(Coprosma acerosa 'Red Rocks')
Grade: 2.5L
Spacing: 900mm



Dianella
(*Dianella* 'Little Rev')

Grade: 1.5L
Spacing: 400mm



Hebe
(*Hebe cupressoides* 'Nana')

Grade: 2.5L
Spacing: 600mm

KEY

N Native

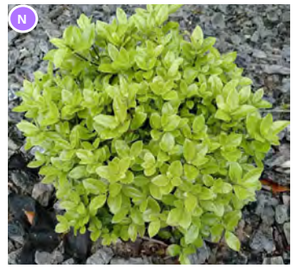
INTERNAL LOTS PLANT MIX KEY

\+ Plants able to be planted in 300 - 500mm garden beds

PLANT PALETTE - INTERNAL LOTS

INTERNAL LOTS PLANT MIX B

SHRUBS, GRASSES & GROUNDCOVERS



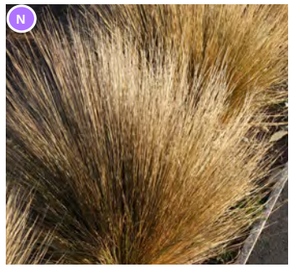
Dwarf Pittosporum
(Pittosporum 'Golfball')

Grade: 2.5L
Spacing: 800mm



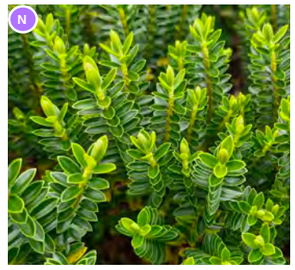
Dwarf kowhai
(*Sophora prostrata*)

Grade: 2.5L
Spacing: 900mm



Red tussock
(*Chionochloa rubra*)

Grade: 1.5L
Spacing: 900mm

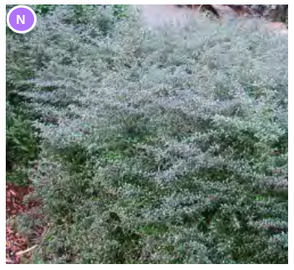


Boxwood hebe
(*Veronica odora*)

Grade: 2.5L
Spacing: 1000mm

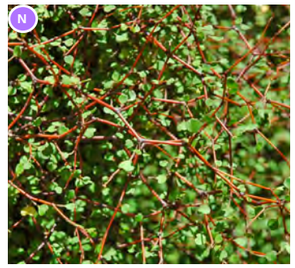


Groundcover Coprosma
(Coprosma acerosa 'Red Rocks')
Grade: 2.5L
Spacing: 900mm



Coprosma
(*Coprosma* 'Black Cloud')

Grade: 2.5L
Spacing: 700mm

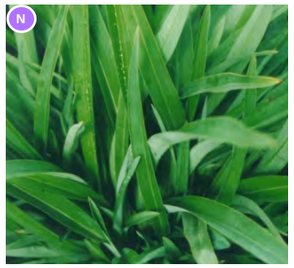


Shurb pohuehue
(*Muehlenbeckia astonii*)

Grade: 2.5L
Spacing: 1000mm

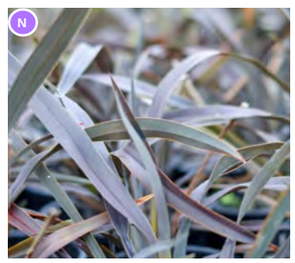


Hebe
(*Hebe cupressoides* 'Mount Cook')
Grade: 2.5L
Spacing: 900mm



Dwarf Flax
(*Phormium* 'Emerald Green')

Grade: 2L
Spacing: 900mm



Ornamental flax
(*Phormium* 'Platts Black')

Grade: 2L
Spacing: 800mm



Siberian Dogwood
(*Cornus alba* 'Sibirica')

Grade: 2.5L
Spacing: 1000mm

*Grades Subject to Availability

STATE HIGHWAY BOUNDARY TREE SPECIES





KĀNUKA
(*Kunzea serotina*)

Details:
- Native, evergreen
- Green foliage

Grade: 35L
Height at time of planting: 1.5m
Approx height at 5 years: 2.5m
Approx height at 10 years: 4m
Mature height: 7m



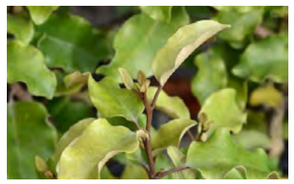


TĪ KŌUKA
(*Cordyline australis*)

Details:
- Native, evergreen
- Green foliage

Grade: 25L
Height at time of planting: 1.5m
Approx height at 5 years: 3m
Approx height at 10 years: 5m
Mature height: 10m





AKIRAHO
(Olearia paniculata)

Details:
- Native, evergreen
- Green foliage

Grade: 35L
Height at time of planting: 1.5m
Approx height at 5 years: 2m
Approx height at 10 years: 3m
Mature height: 4m

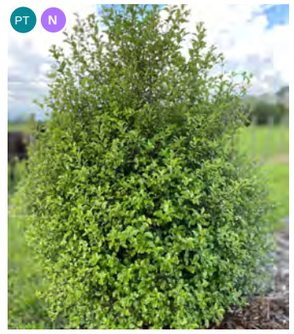




MOUNTAIN BEECH
(Fuscospora cliffortioides)

Details:
- Native, evergreen
- Green foliage

Grade: 45L
Height at time of planting: 1.8m
Approx height at 5 years: 3m
Approx height at 10 years: 6m
Mature height: 12m

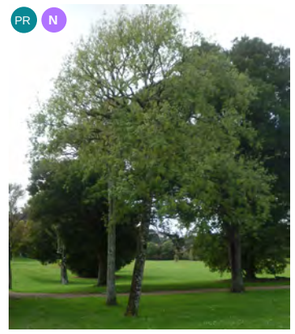




KOHUHU
(Pittosporum tenuifolium)

Details:
- Native, evergreen
- Green foliage

Grade: 12L
Height at time of planting: 1.2m
Approx height at 5 years: 3m
Approx height at 10 years: 5m
Mature height: 6m





MANATU/ RIBBONWOOD
(Plagianthus regius)

Details:
- Native, evergreen
- Green foliage

Grade: 25L
Height at time of planting: 2m
Approx height at 5 years: 4m
Approx height at 10 years: 6m
Mature height: 12m

STATE HIGHWAY BOUNDARY HEDGE



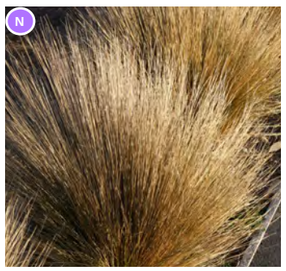
Kapuka
(*Griselinia littoralis*)

Grade: 6L
Spacing: 600mm

Plant grade to be 1m high at time of planting. Hedge to 1.2m high.

STATE HIGHWAY BOUNDARY PLANT MIX

SHRUBS, GRASSES & GROUNDCOVERS

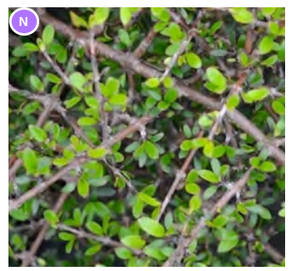


Red tussock
(*Chionochloa rubra*)

Grade: 1.5L
Spacing: 1000mm

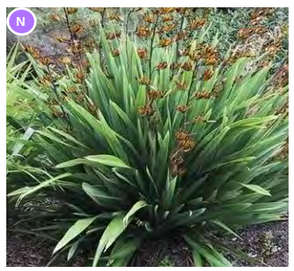


Narrow Leaved Snow Tussock
(*Chionochloa rigida*)
Grade: 1.5L
Spacing: 1000mm



Mingimingi
(*Coprosma propinqua*)

Grade: 2.5L
Spacing: 1200mm



Mountain Flax
(*Phormium cookanium*)

Grade: 1.5L
Spacing: 1200mm



Scented Tree Daisy
(*Olearia odorata*)

Grade:1.5L
Spacing: 1200mm



Korokio
(*Corokia cotoneaster*)

Grade: 2.5L
Spacing: 1200mm

Note: mature heights are species specific, with each species reaching its mature height in a different time frame subject to climatic conditions. All dimensions are indicative, subject to climatic conditions

KEY
N Native

PLANT PALETTE - STATE HIGHWAY BOUNDARY TREATMENT

*Grades Subject to Availability

SECTION F | LANDSCAPE DEVELOPED DESIGN

101 | DEVELOPED DESIGN PAGE LAYOUT

102-131 | LANDSCAPE DEVELOPED DESIGN PLANS



A. LANDSCAPE CONCEPT PLANS LAYOUT (1:2000 @ A3)

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLANS LAYOUT**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:2000 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
...	...	...	...
L	Concept Update	DCM	15/10/2025
M	Concept Update	DCM	06/11/2025
N	Fast Track Application	DCM	21/11/2025
O	Minor Updates	DCM	17/12/2025
P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT
DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

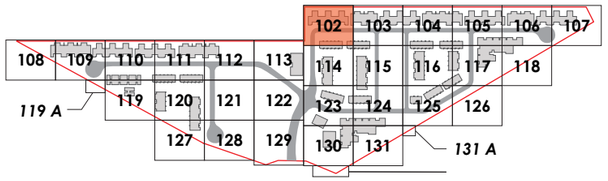
project no / drawing no: **2023_084/101** revision: **P**

LEGEND

- Site Boundary
- Road Reserve Boundary
- (A) Typical Crossing (Refer 2023_084/055 for crossing detail)
- (B) Threshold Crossing (Refer 2023_084/056 for crossing detail)
- (C) Bench Seating
- (D) Bicycle Parking
- (E) Communal Screened Bin Storage
- Individual Screened Bin Storage
- Concrete No Oxide
- Concrete 4% Oxide with decorative sawcuts at 1m centres
- Concrete 6% Oxide
- Concrete 7% Oxide Exposed Aggregate Finish
- Paver Setts
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
- Reserve Plant Mix
- Street Plant Mix
- Lawn
- Climber
- Asphalt
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Boundary Plant Mix (Refer to state highway boundary detail design)
- Hedging (*Griselinia littoralis*) (Same Height as Adjoining Fence)
- Hedging (*Corokia*) (Same Height as Adjoining Fence)
- 1.8m high Closeboard Timber Fence
- 1.8m high Vertical Timber Batten Fence
- 1.5m high Closeboard Timber Fence
- 1.5m high Post and Triple Rail Timber Fence
- 1.2m high Post and Double Rail Timber Fence
- 1.2m high Existing Post and Double Rail Timber Fence
- 0.75m high Schist Solid Feature Wall
- Open Style Gate (Same Height as Adjoining Fence)
- Bollard
- Rubbish Bin
- Letter Box Wall
- Individual Letter Box
- Street Light
- Light pole
- Bollard Light

*Note lighting design to be designed by lighting engineer

AC	Amelanchier canadensis	MF	Malus 'Flamingo'
AJ	Acer x freemanii 'Jeffer's Red'	OP	Olearia paniculata *
CA	Cordyline australis	PA	Prunus 'Accolade'
CE	Cornus 'Eddie's White Wonder'	PC	Pyrus calleryana 'Aristocrat'
CF	Carpinus betulus 'Fastigiata'	PO	Platanus orientalis 'Autumn Glory'
FC	Fuscospora cliffortioides	PS	Prunus serrulata 'Amanogawa'
FD	Fagus sylvatica 'Dawyck Green'	PT	Pittosporum tenuifolium *
FP	Fagus sylvatica 'Purpurea'	PR	Plagianthus regius
FE	Fraxinus excelsior 'Purple Spire'	SM	Sophora microphylla
KS	Kunzea serotina	TC	Tilia cordata
LW	Liquidambar styraciflua 'Worplesdon'	UL	Ulmus hollandica 'Lobel'
MB	Magnolia grandiflora 'Blanchard'	*	*Planted in groups of 3-11, refer to state highway boundary detail design*





A. LANDSCAPE CONCEPT PLAN 102 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 102**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
...	...	...	...
L	Concept Update	DCM	15/10/2025
M	Concept Update	DCM	06/11/2025
N	Fast Track Application	DCM	21/11/2025
O	Minor Updates	DCM	17/12/2025
P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT
DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

project no / drawing no: **2023_084/102** revision: **P**

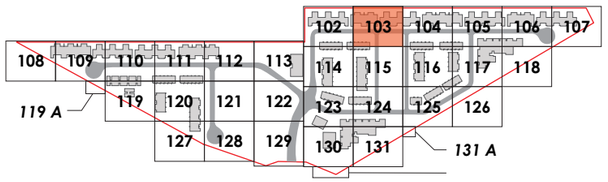
LEGEND

- Site Boundary
- Road Reserve Boundary
- A — Typical Crossing (Refer 2023_084/055 for crossing detail)
- B — Threshold Crossing (Refer 2023_084/056 for crossing detail)
- C — Bench Seating
- D — Bicycle Parking
- E — Communal Screened Bin Storage
- Individual Screened Bin Storage
- Concrete No Oxide
- Concrete 4% Oxide with decorative sawcuts at 1m centres
- Concrete 6% Oxide
- Concrete 7% Oxide Exposed Aggregate Finish
- Paver Setts
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
- Reserve Plant Mix
- Street Plant Mix
- Lawn
- Climber
- Asphalt
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Boundary Plant Mix (Refer to state highway boundary detail design)
- Hedging (*Griselinia littoralis*) (Same Height as Adjoining Fence)
- Hedging (*Corokia*) (Same Height as Adjoining Fence)
- 1.8m high Closeboard Timber Fence
- 1.8m high Vertical Timber Batten Fence
- 1.5m high Closeboard Timber Fence
- 1.5m high Post and Triple Rail Timber Fence
- 1.2m high Post and Double Rail Timber Fence
- 1.2m high Existing Post and Double Rail Timber Fence
- 0.75m high Schist Solid Feature Wall
- Open Style Gate (Same Height as Adjoining Fence)
- Bollard
- Rubbish Bin
- Letter Box Wall
- Individual Letter Box
- Street Light
- Light pole
- Bollard Light

*Note lighting design to be designed by lighting engineer

- AC Amelanchier canadensis
- AJ Acer x freemanii ‘Jeffer’s Red’
- CA Cordyline australis
- CE Cornus ‘Eddie’s White Wonder’
- CF Carpinus betulus ‘Fastigiata’
- FC Fuscospora cliffortioides
- FD Fagus sylvatica ‘Dawyck Green’
- FP Fagus sylvatica ‘Purpurea’
- FE Fraxinus excelsior ‘Purple Spire’
- KS Kunzea serotina
- LW Liquidambar styraciflua ‘Worplesdon’
- MB Magnolia grandiflora ‘Blanchard’
- MF Malus ‘Flamingo’
- OP Olearia paniculata *
- PA Prunus ‘Accolade’
- PC Pyrus calleryana ‘Aristocrat’
- PO Platanus orientalis ‘Autumn Glory’
- PS Prunus serrulata ‘Amanogawa’
- PT Pittosporum tenuifolium *
- PR Plagianthus regius
- SM Sophora microphylla
- TC Tilia cordata
- UL Ulmus hollandica ‘Lobel’

* *Planted in groups of 3-11, refer to state highway boundary detail design*





A. LANDSCAPE CONCEPT PLAN 103 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 103**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
...	...	...	...
L	Concept Update	DCM	15/10/2025
M	Concept Update	DCM	06/11/2025
N	Fast Track Application	DCM	21/11/2025
O	Minor Updates	DCM	17/12/2025
P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT
DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

project no / drawing no: **2023_084/103** revision: **P**

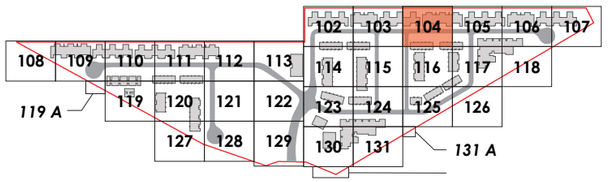
LEGEND

- Site Boundary
- Road Reserve Boundary
- A — Typical Crossing (Refer 2023_084/055 for crossing detail)
- B — Threshold Crossing (Refer 2023_084/056 for crossing detail)
- C — Bench Seating
- D — Bicycle Parking
- E — Communal Screened Bin Storage
- Individual Screened Bin Storage
- Concrete No Oxide
- Concrete 4% Oxide with decorative sawcuts at 1m centres
- Concrete 6% Oxide
- Concrete 7% Oxide Exposed Aggregate Finish
- Paver Setts
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
- Reserve Plant Mix
- Street Plant Mix
- Lawn
- Climber
- Asphalt
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Boundary Plant Mix (Refer to state highway boundary detail design)
- Hedging (*Griselinia littoralis*) (Same Height as Adjoining Fence)
- Hedging (*Corokia*) (Same Height as Adjoining Fence)
- 1.8m high Closeboard Timber Fence
- 1.8m high Vertical Timber Batten Fence
- 1.5m high Closeboard Timber Fence
- 1.5m high Post and Triple Rail Timber Fence
- 1.2m high Post and Double Rail Timber Fence
- 1.2m high Existing Post and Double Rail Timber Fence
- 0.75m high Schist Solid Feature Wall
- Open Style Gate (Same Height as Adjoining Fence)
- Bollard
- Rubbish Bin
- Letter Box Wall
- Individual Letter Box
- Street Light
- Light pole
- Bollard Light

*Note lighting design to be designed by lighting engineer

- AC Amelanchier canadensis
- AJ Acer x freemanii ‘Jeffer’s Red’
- CA Cordyline australis
- CE Cornus ‘Eddie’s White Wonder’
- CF Carpinus betulus ‘Fastigiata’
- FC Fuscospora cliffortioides
- FD Fagus sylvatica ‘Dawyck Green’
- FP Fagus sylvatica ‘Purpurea’
- FE Fraxinus excelsior ‘Purple Spire’
- KS Kunzea serotina
- LW Liquidambar styraciflua ‘Worplesdon’
- MB Magnolia grandiflora ‘Blanchard’
- MF Malus ‘Flamingo’
- OP Olearia paniculata *
- PA Prunus ‘Accolade’
- PC Pyrus calleryana ‘Aristocrat’
- PO Platanus orientalis ‘Autumn Glory’
- PS Prunus serrulata ‘Amanogawa’
- PT Pittosporum tenuifolium *
- PR Plagianthus regius
- SM Sophora microphylla
- TC Tilia cordata
- UL Ulmus hollandica ‘Lobel’

* *Planted in groups of 3-11, refer to state highway boundary detail design*





A. LANDSCAPE CONCEPT PLAN 104 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 104**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
...	...	...	...
L	Concept Update	DCM	15/10/2025
M	Concept Update	DCM	06/11/2025
N	Fast Track Application	DCM	21/11/2025
O	Minor Updates	DCM	17/12/2025
P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT
DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

project no / drawing no: **2023_084/104** revision: **P**

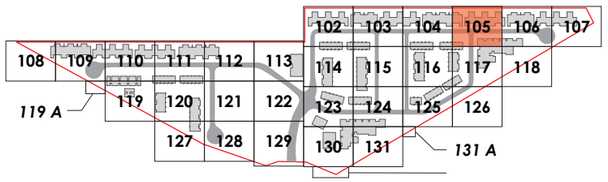
LEGEND

- Site Boundary
- Road Reserve Boundary
- A — Typical Crossing (Refer 2023_084/055 for crossing detail)
- B — Threshold Crossing (Refer 2023_084/056 for crossing detail)
- C — Bench Seating
- D — Bicycle Parking
- E — Communal Screened Bin Storage
- Individual Screened Bin Storage
- Concrete No Oxide
- Concrete 4% Oxide with decorative sawcuts at 1m centres
- Concrete 6% Oxide
- Concrete 7% Oxide Exposed Aggregate Finish
- Paver Setts
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
- Reserve Plant Mix
- Street Plant Mix
- Lawn
- Climber
- Asphalt
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Boundary Plant Mix (Refer to state highway boundary detail design)
- Hedging (*Griselinia littoralis*) (Same Height as Adjoining Fence)
- Hedging (*Corokia*) (Same Height as Adjoining Fence)
- 1.8m high Closeboard Timber Fence
- 1.8m high Vertical Timber Batten Fence
- 1.5m high Closeboard Timber Fence
- 1.5m high Post and Triple Rail Timber Fence
- 1.2m high Post and Double Rail Timber Fence
- 1.2m high Existing Post and Double Rail Timber Fence
- 0.75m high Schist Solid Feature Wall
- Open Style Gate (Same Height as Adjoining Fence)
- Bollard
- Rubbish Bin
- Letter Box Wall
- Individual Letter Box
- Street Light
- Light pole
- Bollard Light

*Note lighting design to be designed by lighting engineer

- AC Amelanchier canadensis
- AJ Acer x freemanii ‘Jeffer’s Red’
- CA Cordyline australis
- CE Cornus ‘Eddie’s White Wonder’
- CF Carpinus betulus ‘Fastigiata’
- FC Fuscospora cliffortioides
- FD Fagus sylvatica ‘Dawyck Green’
- FP Fagus sylvatica ‘Purpurea’
- FE Fraxinus excelsior ‘Purple Spire’
- KS Kunzea serotina
- LW Liquidambar styraciflua ‘Worplesdon’
- MB Magnolia grandiflora ‘Blanchard’
- MF Malus ‘Flamingo’
- OP Olearia paniculata *
- PA Prunus ‘Accolade’
- PC Pyrus calleryana ‘Aristocrat’
- PO Platanus orientalis ‘Autumn Glory’
- PS Prunus serrulata ‘Amanogawa’
- PT Pittosporum tenuifolium *
- PR Plagianthus regius
- SM Sophora microphylla
- TC Tilia cordata
- UL Ulmus hollandica ‘Lobel’

* *Planted in groups of 3-11, refer to state highway boundary detail design*





A. LANDSCAPE CONCEPT PLAN 105 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 105**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
...	...	...	...
L	Concept Update	DCM	15/10/2025
M	Concept Update	DCM	06/11/2025
N	Fast Track Application	DCM	21/11/2025
O	Minor Updates	DCM	17/12/2025
P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT
DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

project no / drawing no: **2023_084/105** revision: **P**

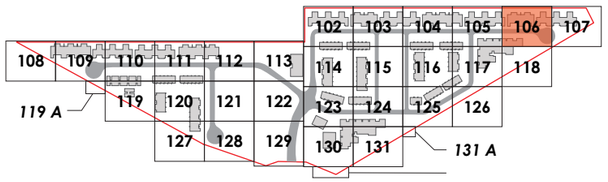
LEGEND

- Site Boundary
- Road Reserve Boundary
- A — Typical Crossing (Refer 2023_084/055 for crossing detail)
- B — Threshold Crossing (Refer 2023_084/056 for crossing detail)
- C — Bench Seating
- D — Bicycle Parking
- E — Communal Screened Bin Storage
- Individual Screened Bin Storage
- Concrete No Oxide
- Concrete 4% Oxide with decorative sawcuts at 1m centres
- Concrete 6% Oxide
- Concrete 7% Oxide Exposed Aggregate Finish
- Paver Setts
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
- Reserve Plant Mix
- Street Plant Mix
- Lawn
- Climber
- Asphalt
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Boundary Plant Mix (Refer to state highway boundary detail design)
- Hedging (*Griselinia littoralis*) (Same Height as Adjoining Fence)
- Hedging (*Corokia*) (Same Height as Adjoining Fence)
- 1.8m high Closeboard Timber Fence
- 1.8m high Vertical Timber Batten Fence
- 1.5m high Closeboard Timber Fence
- 1.5m high Post and Triple Rail Timber Fence
- 1.2m high Post and Double Rail Timber Fence
- 1.2m high Existing Post and Double Rail Timber Fence
- 0.75m high Schist Solid Feature Wall
- Open Style Gate (Same Height as Adjoining Fence)
- Bollard
- Rubbish Bin
- Letter Box Wall
- Individual Letter Box
- Street Light
- Light pole
- Bollard Light

*Note lighting design to be designed by lighting engineer

- AC Amelanchier canadensis
- AJ Acer x freemanii ‘Jeffer’s Red’
- CA Cordyline australis
- CE Cornus ‘Eddie’s White Wonder’
- CF Carpinus betulus ‘Fastigiata’
- FC Fuscospora cliffortioides
- FD Fagus sylvatica ‘Dawyck Green’
- FP Fagus sylvatica ‘Purpurea’
- FE Fraxinus excelsior ‘Purple Spire’
- KS Kunzea serotina
- LW Liquidambar styraciflua ‘Worplesdon’
- MB Magnolia grandiflora ‘Blanchard’
- MF Malus ‘Flamingo’
- OP Olearia paniculata *
- PA Prunus ‘Accolade’
- PC Pyrus calleryana ‘Aristocrat’
- PO Platanus orientalis ‘Autumn Glory’
- PS Prunus serrulata ‘Amanogawa’
- PT Pittosporum tenuifolium *
- PR Plagianthus regius
- SM Sophora microphylla
- TC Tilia cordata
- UL Ulmus hollandica ‘Lobel’

* *Planted in groups of 3-11, refer to state highway boundary detail design*





A. LANDSCAPE CONCEPT PLAN 106 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 106**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
...	...	...	...
L	Concept Update	DCM	15/10/2025
M	Concept Update	DCM	06/11/2025
N	Fast Track Application	DCM	21/11/2025
O	Minor Updates	DCM	17/12/2025
P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT
DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

project no / drawing no: **2023_084/106** revision: **P**

LEGEND

- Site Boundary
- Road Reserve Boundary
- A — Typical Crossing (Refer 2023_084/055 for crossing detail)
- B — Threshold Crossing (Refer 2023_084/056 for crossing detail)
- C — Bench Seating
- D — Bicycle Parking
- E — Communal Screened Bin Storage
- Individual Screened Bin Storage
- Concrete No Oxide
- Concrete 4% Oxide with decorative sawcuts at 1m centres
- Concrete 6% Oxide
- Concrete 7% Oxide Exposed Aggregate Finish
- Paver Setts
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
- Reserve Plant Mix
- Street Plant Mix
- Lawn
- Climber
- Asphalt
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Boundary Plant Mix (Refer to state highway boundary detail design)
- Hedging (*Griselinia littoralis*) (Same Height as Adjoining Fence)
- Hedging (*Corokia*) (Same Height as Adjoining Fence)
- 1.8m high Closeboard Timber Fence
- 1.8m high Vertical Timber Batten Fence
- 1.5m high Closeboard Timber Fence
- 1.5m high Post and Triple Rail Timber Fence
- 1.2m high Post and Double Rail Timber Fence
- 1.2m high Existing Post and Double Rail Timber Fence
- 0.75m high Schist Solid Feature Wall
- Open Style Gate (Same Height as Adjoining Fence)
- Bollard
- Rubbish Bin
- Letter Box Wall
- Individual Letter Box
- Street Light
- Light pole
- Bollard Light

*Note lighting design to be designed by lighting engineer

- AC Amelanchier canadensis
- AJ Acer x freemanii ‘Jeffer’s Red’
- CA Cordyline australis
- CE Cornus ‘Eddie’s White Wonder’
- CF Carpinus betulus ‘Fastigiata’
- FC Fuscospora cliffortioides
- FD Fagus sylvatica ‘Dawyck Green’
- FP Fagus sylvatica ‘Purpurea’
- FE Fraxinus excelsior ‘Purple Spire’
- KS Kunzea serotina
- LW Liquidambar styraciflua ‘Worplesdon’
- MB Magnolia grandiflora ‘Blanchard’
- MF Malus ‘Flamingo’
- OP Olearia paniculata *
- PA Prunus ‘Accolade’
- PC Pyrus calleryana ‘Aristocrat’
- PO Platanus orientalis ‘Autumn Glory’
- PS Prunus serrulata ‘Amanogawa’
- PT Pittosporum tenuifolium *
- PR Plagianthus regius
- SM Sophora microphylla
- TC Tilia cordata
- UL Ulmus hollandica ‘Lobel’

* *Planted in groups of 3-11, refer to state highway boundary detail design*





A. LANDSCAPE CONCEPT PLAN 107 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 107**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
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L	Concept Update	DCM	15/10/2025
M	Concept Update	DCM	06/11/2025
N	Fast Track Application	DCM	21/11/2025
O	Minor Updates	DCM	17/12/2025
P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT

DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

project no / drawing no: **2023_084/107** revision: **P**

LEGEND

- Site Boundary
- Road Reserve Boundary
- A — Typical Crossing (Refer 2023_084/055 for crossing detail)
- B — Threshold Crossing (Refer 2023_084/056 for crossing detail)
- C — Bench Seating
- D — Bicycle Parking
- E — Communal Screened Bin Storage
- Individual Screened Bin Storage
- Concrete No Oxide
- Concrete 4% Oxide with decorative sawcuts at 1m centres
- Concrete 6% Oxide
- Concrete 7% Oxide Exposed Aggregate Finish
- Paver Setts
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
- Reserve Plant Mix
- Street Plant Mix
- Lawn
- Climber
- Asphalt
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Boundary Plant Mix (Refer to state highway boundary detail design)
- Hedging (*Griselinia littoralis*) (Same Height as Adjoining Fence)
- Hedging (*Corokia*) (Same Height as Adjoining Fence)
- 1.8m high Closeboard Timber Fence
- 1.8m high Vertical Timber Batten Fence
- 1.5m high Closeboard Timber Fence
- 1.5m high Post and Triple Rail Timber Fence
- 1.2m high Post and Double Rail Timber Fence
- 1.2m high Existing Post and Double Rail Timber Fence
- 0.75m high Schist Solid Feature Wall
- Open Style Gate (Same Height as Adjoining Fence)
- Bollard
- Rubbish Bin
- Letter Box Wall
- Individual Letter Box
- Street Light
- Light pole
- Bollard Light

*Note lighting design to be designed by lighting engineer

- AC Amelanchier canadensis
- AJ Acer x freemanii ‘Jeffer’s Red’
- CA Cordyline australis
- CE Cornus ‘Eddie’s White Wonder’
- CF Carpinus betulus ‘Fastigiata’
- FC Fuscospora cliffortioides
- FD Fagus sylvatica ‘Dawyck Green’
- FP Fagus sylvatica ‘Purpurea’
- FE Fraxinus excelsior ‘Purple Spire’
- KS Kunzea serotina
- LW Liquidambar styraciflua ‘Worplesdon’
- MB Magnolia grandiflora ‘Blanchard’
- MF Malus ‘Flamingo’
- OP Olearia paniculata *
- PA Prunus ‘Accolade’
- PC Pyrus calleryana ‘Aristocrat’
- PO Platanus orientalis ‘Autumn Glory’
- PS Prunus serrulata ‘Amanogawa’
- PT Pittosporum tenuifolium *
- PR Plagianthus regius
- SM Sophora microphylla
- TC Tilia cordata
- UL Ulmus hollandica ‘Lobel’

* *Planted in groups of 3-11, refer to state highway boundary detail design*





A. LANDSCAPE CONCEPT PLAN 108 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 108**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
...	...	...	...
L	Concept Update	DCM	15/10/2025
M	Concept Update	DCM	06/11/2025
N	Fast Track Application	DCM	21/11/2025
O	Minor Updates	DCM	17/12/2025
P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT

DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

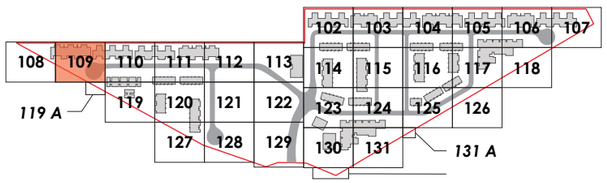
project no / drawing no: **2023_084/108** revision: **P**

LEGEND

- Site Boundary
- Road Reserve Boundary
- A — Typical Crossing (Refer 2023_084/055 for crossing detail)
- B — Threshold Crossing (Refer 2023_084/056 for crossing detail)
- C — Bench Seating
- D — Bicycle Parking
- E — Communal Screened Bin Storage
- Individual Screened Bin Storage
- Concrete No Oxide
- Concrete 4% Oxide with decorative sawcuts at 1m centres
- Concrete 6% Oxide
- Concrete 7% Oxide Exposed Aggregate Finish
- Paver Setts
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
- Reserve Plant Mix
- Street Plant Mix
- Lawn
- Climber
- Asphalt
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Boundary Plant Mix (Refer to state highway boundary detail design)
- Hedging (*Griselinia littoralis*) (Same Height as Adjoining Fence)
- Hedging (*Corokia*) (Same Height as Adjoining Fence)
- 1.8m high Closeboard Timber Fence
- 1.8m high Vertical Timber Batten Fence
- 1.5m high Closeboard Timber Fence
- 1.5m high Post and Triple Rail Timber Fence
- 1.2m high Post and Double Rail Timber Fence
- 1.2m high Existing Post and Double Rail Timber Fence
- 0.75m high Schist Solid Feature Wall
- Open Style Gate (Same Height as Adjoining Fence)
- Bollard
- Rubbish Bin
- Letter Box Wall
- Individual Letter Box
- Street Light
- Light pole
- Bollard Light

*Note lighting design to be designed by lighting engineer

AC Amelanchier canadensis	MF Malus 'Flamingo'
AJ Acer x freemanii 'Jeffer's Red'	OP Olearia paniculata *
CA Cordyline australis	PA Prunus 'Accolade'
CE Cornus 'Eddie's White Wonder'	PC Pyrus calleryana 'Aristocrat'
CF Carpinus betulus 'Fastigiata'	PO Platanus orientalis 'Autumn Glory'
FC Fuscospora cliffortioides	PS Prunus serrulata 'Amanogawa'
FD Fagus sylvatica 'Dawyck Green'	PT Pittosporum tenuifolium *
FP Fagus sylvatica 'Purpurea'	PR Plagianthus regius
FE Fraxinus excelsior 'Purple Spire'	SM Sophora microphylla
KS Kunzea serotina	TC Tilia cordata
LW Liquidambar styraciflua 'Worplesdon'	UL Ulmus hollandica 'Lobel'
MB Magnolia grandiflora 'Blanchard'	* *Planted in groups of 3-11, refer to state highway boundary detail design*





A. LANDSCAPE CONCEPT PLAN 109 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 109**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
...	...	...	...
L	Concept Update	DCM	15/10/2025
M	Concept Update	DCM	06/11/2025
N	Fast Track Application	DCM	21/11/2025
O	Minor Updates	DCM	17/12/2025
P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT
DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
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project no / drawing no: **2023_084/109** revision: **P**

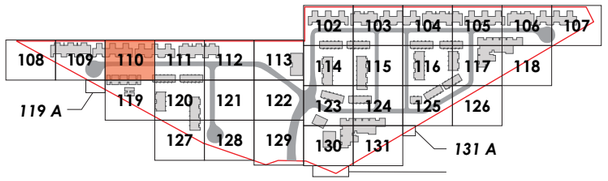
LEGEND

- Site Boundary
- Road Reserve Boundary
- A — Typical Crossing (Refer 2023_084/055 for crossing detail)
- B — Threshold Crossing (Refer 2023_084/056 for crossing detail)
- C — Bench Seating
- D — Bicycle Parking
- E — Communal Screened Bin Storage
- Individual Screened Bin Storage
- Concrete No Oxide
- Concrete 4% Oxide with decorative sawcuts at 1m centres
- Concrete 6% Oxide
- Concrete 7% Oxide Exposed Aggregate Finish
- Paver Setts
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
- Reserve Plant Mix
- Street Plant Mix
- Lawn
- Climber
- Asphalt
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Boundary Plant Mix (Refer to state highway boundary detail design)
- Hedging (*Griselinia littoralis*) (Same Height as Adjoining Fence)
- Hedging (*Corokia*) (Same Height as Adjoining Fence)
- 1.8m high Closeboard Timber Fence
- 1.8m high Vertical Timber Batten Fence
- 1.5m high Closeboard Timber Fence
- 1.5m high Post and Triple Rail Timber Fence
- 1.2m high Post and Double Rail Timber Fence
- 1.2m high Existing Post and Double Rail Timber Fence
- 0.75m high Schist Solid Feature Wall
- Open Style Gate (Same Height as Adjoining Fence)
- Bollard
- Rubbish Bin
- Letter Box Wall
- Individual Letter Box
- Street Light
- Light pole
- Bollard Light

*Note lighting design to be designed by lighting engineer

- AC Amelanchier canadensis
- AJ Acer x freemanii ‘Jeffer’s Red’
- CA Cordyline australis
- CE Cornus ‘Eddie’s White Wonder’
- CF Carpinus betulus ‘Fastigiata’
- FC Fuscospora cliffortioides
- FD Fagus sylvatica ‘Dawyck Green’
- FP Fagus sylvatica ‘Purpurea’
- FE Fraxinus excelsior ‘Purple Spire’
- KS Kunzea serotina
- LW Liquidambar styraciflua ‘Worplesdon’
- MB Magnolia grandiflora ‘Blanchard’
- MF Malus ‘Flamingo’
- OP Olearia paniculata *
- PA Prunus ‘Accolade’
- PC Pyrus calleryana ‘Aristocrat’
- PO Platanus orientalis ‘Autumn Glory’
- PS Prunus serrulata ‘Amanogawa’
- PT Pittosporum tenuifolium *
- PR Plagianthus regius
- SM Sophora microphylla
- TC Tilia cordata
- UL Ulmus hollandica ‘Lobel’

* *Planted in groups of 3-11, refer to state highway boundary detail design*





A. LANDSCAPE CONCEPT PLAN 110 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 110**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

revision no:	amendment:	approved	date
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REGISTERED LANDSCAPE ARCHITECT
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10/245 ST ASAPH STREET
CHRISTCHURCH 8011
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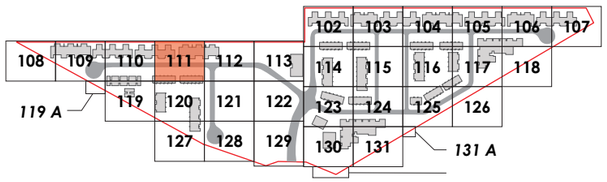
project no / drawing no: **2023_084/110** revision: **P**

LEGEND

- Site Boundary
- Road Reserve Boundary
- A — Typical Crossing (Refer 2023_084/055 for crossing detail)
- B — Threshold Crossing (Refer 2023_084/056 for crossing detail)
- C — Bench Seating
- D — Bicycle Parking
- E — Communal Screened Bin Storage
- Individual Screened Bin Storage
- Concrete No Oxide
- Concrete 4% Oxide with decorative sawcuts at 1m centres
- Concrete 6% Oxide
- Concrete 7% Oxide Exposed Aggregate Finish
- Paver Setts
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
- Reserve Plant Mix
- Street Plant Mix
- Lawn
- Climber
- Asphalt
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Boundary Plant Mix (Refer to state highway boundary detail design)
- Hedging (*Griselinia littoralis*) (Same Height as Adjoining Fence)
- Hedging (*Corokia*) (Same Height as Adjoining Fence)
- 1.8m high Closeboard Timber Fence
- 1.8m high Vertical Timber Batten Fence
- 1.5m high Closeboard Timber Fence
- 1.5m high Post and Triple Rail Timber Fence
- 1.2m high Post and Double Rail Timber Fence
- 1.2m high Existing Post and Double Rail Timber Fence
- 0.75m high Schist Solid Feature Wall
- Open Style Gate (Same Height as Adjoining Fence)
- Bollard
- Rubbish Bin
- Letter Box Wall
- Individual Letter Box
- Street Light
- Light pole
- Bollard Light

*Note lighting design to be designed by lighting engineer

AC	Amelanchier canadensis	MF	Malus ‘Flamingo’
AJ	Acer x freemanii ‘Jeffer’s Red’	OP	Olearia paniculata *
CA	Cordyline australis	PA	Prunus ‘Accolade’
CE	Cornus ‘Eddie’s White Wonder’	PC	Pyrus calleryana ‘Aristocrat’
CF	Carpinus betulus ‘Fastigiata’	PO	Platanus orientalis ‘Autumn Glory’
FC	Fuscospora cliffortioides	PS	Prunus serrulata ‘Amanogawa’
FD	Fagus sylvatica ‘Dawyck Green’	PT	Pittosporum tenuifolium *
FP	Fagus sylvatica ‘Purpurea’	PR	Plagianthus regius
FE	Fraxinus excelsior ‘Purple Spire’	SM	Sophora microphylla
KS	Kunzea serotina	TC	Tilia cordata
LW	Liquidambar styraciflua ‘Worplesdon’	UL	Ulmus hollandica ‘Lobel’
MB	Magnolia grandiflora ‘Blanchard’	*	*Planted in groups of 3-11, refer to state highway boundary detail design*





A. LANDSCAPE CONCEPT PLAN 111 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 111**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
...	...	...	...
L	Concept Update	DCM	15/10/2025
M	Concept Update	DCM	06/11/2025
N	Fast Track Application	DCM	21/11/2025
O	Minor Updates	DCM	17/12/2025
P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT
DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

project no / drawing no: **2023_084/111** revision: **P**

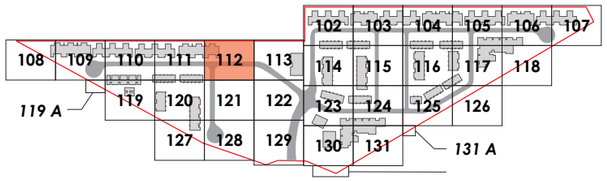
LEGEND

- Site Boundary
- Road Reserve Boundary
- A — Typical Crossing (Refer 2023_084/055 for crossing detail)
- B — Threshold Crossing (Refer 2023_084/056 for crossing detail)
- C — Bench Seating
- D — Bicycle Parking
- E — Communal Screened Bin Storage
- Individual Screened Bin Storage
- Concrete No Oxide
- Concrete 4% Oxide with decorative sawcuts at 1m centres
- Concrete 6% Oxide
- Concrete 7% Oxide Exposed Aggregate Finish
- Paver Setts
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
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- Internal Lot Plant Mix A
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- Boundary Plant Mix (Refer to state highway boundary detail design)
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- 0.75m high Schist Solid Feature Wall
- Open Style Gate (Same Height as Adjoining Fence)
- Bollard
- Rubbish Bin
- Letter Box Wall
- Individual Letter Box
- Street Light
- Light pole
- Bollard Light

*Note lighting design to be designed by lighting engineer

- AC Amelanchier canadensis
- AJ Acer x freemanii ‘Jeffer’s Red’
- CA Cordyline australis
- CE Cornus ‘Eddie’s White Wonder’
- CF Carpinus betulus ‘Fastigiata’
- FC Fuscospora cliffortioides
- FD Fagus sylvatica ‘Dawyck Green’
- FP Fagus sylvatica ‘Purpurea’
- FE Fraxinus excelsior ‘Purple Spire’
- KS Kunzea serotina
- LW Liquidambar styraciflua ‘Worplesdon’
- MB Magnolia grandiflora ‘Blanchard’
- MF Malus ‘Flamingo’
- OP Olearia paniculata *
- PA Prunus ‘Accolade’
- PC Pyrus calleryana ‘Aristocrat’
- PO Platanus orientalis ‘Autumn Glory’
- PS Prunus serrulata ‘Amanogawa’
- PT Pittosporum tenuifolium *
- PR Plagianthus regius
- SM Sophora microphylla
- TC Tilia cordata
- UL Ulmus hollandica ‘Lobel’

* *Planted in groups of 3-11, refer to state highway boundary detail design*





A. LANDSCAPE CONCEPT PLAN 112 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 112**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

revision no:	amendment:	approved	date
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N	Fast Track Application	DCM	21/11/2025
O	Minor Updates	DCM	17/12/2025
P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT
DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

project no / drawing no: **2023_084/112** revision: **P**

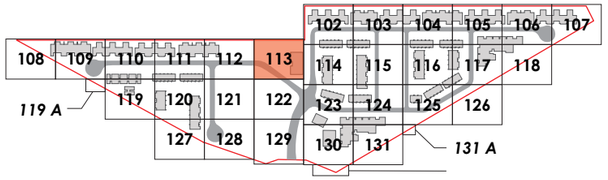
LEGEND

- Site Boundary
- Road Reserve Boundary
- A — Typical Crossing (Refer 2023_084/055 for crossing detail)
- B — Threshold Crossing (Refer 2023_084/056 for crossing detail)
- C — Bench Seating
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- Individual Screened Bin Storage
- Concrete No Oxide
- Concrete 4% Oxide with decorative sawcuts at 1m centres
- Concrete 6% Oxide
- Concrete 7% Oxide Exposed Aggregate Finish
- Paver Setts
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
- Reserve Plant Mix
- Street Plant Mix
- Lawn
- Climber
- Asphalt
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Boundary Plant Mix (Refer to state highway boundary detail design)
- Hedging (*Griselinia littoralis*) (Same Height as Adjoining Fence)
- Hedging (*Corokia*) (Same Height as Adjoining Fence)
- 1.8m high Closeboard Timber Fence
- 1.8m high Vertical Timber Batten Fence
- 1.5m high Closeboard Timber Fence
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- 1.2m high Existing Post and Double Rail Timber Fence
- 0.75m high Schist Solid Feature Wall
- Open Style Gate (Same Height as Adjoining Fence)
- Bollard
- Rubbish Bin
- Letter Box Wall
- Individual Letter Box
- Street Light
- Light pole
- Bollard Light

*Note lighting design to be designed by lighting engineer

- AC Amelanchier canadensis
- AJ Acer x freemanii ‘Jeffer’s Red’
- CA Cordyline australis
- CE Cornus ‘Eddie’s White Wonder’
- CF Carpinus betulus ‘Fastigiata’
- FC Fuscospora cliffortioides
- FD Fagus sylvatica ‘Dawyck Green’
- FP Fagus sylvatica ‘Purpurea’
- FE Fraxinus excelsior ‘Purple Spire’
- KS Kunzea serotina
- LW Liquidambar styraciflua ‘Worplesdon’
- MB Magnolia grandiflora ‘Blanchard’
- MF Malus ‘Flamingo’
- OP Olearia paniculata *
- PA Prunus ‘Accolade’
- PC Pyrus calleryana ‘Aristocrat’
- PO Platanus orientalis ‘Autumn Glory’
- PS Prunus serrulata ‘Amanogawa’
- PT Pittosporum tenuifolium *
- PR Plagianthus regius
- SM Sophora microphylla
- TC Tilia cordata
- UL Ulmus hollandica ‘Lobel’

* *Planted in groups of 3-11, refer to state highway boundary detail design*





A. LANDSCAPE CONCEPT PLAN 113 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 113**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

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REGISTERED LANDSCAPE ARCHITECT
DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

project no / drawing no: **2023_084/113** revision: **P**

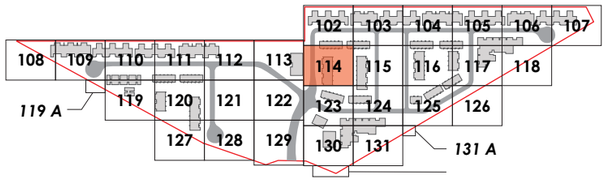
LEGEND

- Site Boundary
- Road Reserve Boundary
- A — Typical Crossing (Refer 2023_084/055 for crossing detail)
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- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Boundary Plant Mix (Refer to state highway boundary detail design)
- Hedging (*Griselinia littoralis*) (Same Height as Adjoining Fence)
- Hedging (*Corokia*) (Same Height as Adjoining Fence)
- 1.8m high Closeboard Timber Fence
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- 1.5m high Closeboard Timber Fence
- 1.5m high Post and Triple Rail Timber Fence
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- Bollard Light

*Note lighting design to be designed by lighting engineer

- AC Amelanchier canadensis
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- CF Carpinus betulus ‘Fastigiata’
- FC Fuscospora cliffortioides
- FD Fagus sylvatica ‘Dawyck Green’
- FP Fagus sylvatica ‘Purpurea’
- FE Fraxinus excelsior ‘Purple Spire’
- KS Kunzea serotina
- LW Liquidambar styraciflua ‘Worplesdon’
- MB Magnolia grandiflora ‘Blanchard’
- MF Malus ‘Flamingo’
- OP Olearia paniculata *
- PA Prunus ‘Accolade’
- PC Pyrus calleryana ‘Aristocrat’
- PO Platanus orientalis ‘Autumn Glory’
- PS Prunus serrulata ‘Amanogawa’
- PT Pittosporum tenuifolium *
- PR Plagianthus regius
- SM Sophora microphylla
- TC Tilia cordata
- UL Ulmus hollandica ‘Lobel’

* *Planted in groups of 3-11, refer to state highway boundary detail design*





A. LANDSCAPE CONCEPT PLAN 114 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 114**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
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P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT
DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

project no / drawing no: **2023_084/114** revision: **P**

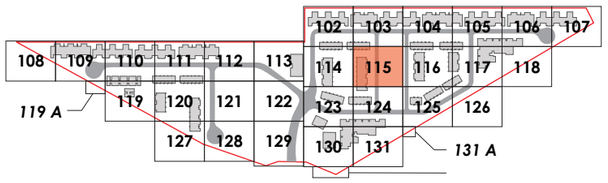
LEGEND

- Site Boundary
- Road Reserve Boundary
- A — Typical Crossing (Refer 2023_084/055 for crossing detail)
- B — Threshold Crossing (Refer 2023_084/056 for crossing detail)
- C — Bench Seating
- D — Bicycle Parking
- E — Communal Screened Bin Storage
- Individual Screened Bin Storage
- Concrete No Oxide
- Concrete 4% Oxide with decorative sawcuts at 1m centres
- Concrete 6% Oxide
- Concrete 7% Oxide Exposed Aggregate Finish
- Paver Setts
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
- Reserve Plant Mix
- Street Plant Mix
- Lawn
- Climber
- Asphalt
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Boundary Plant Mix (Refer to state highway boundary detail design)
- Hedging (*Griselinia littoralis*) (Same Height as Adjoining Fence)
- Hedging (*Corokia*) (Same Height as Adjoining Fence)
- 1.8m high Closeboard Timber Fence
- 1.8m high Vertical Timber Batten Fence
- 1.5m high Closeboard Timber Fence
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- 1.2m high Existing Post and Double Rail Timber Fence
- 0.75m high Schist Solid Feature Wall
- Open Style Gate (Same Height as Adjoining Fence)
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- Rubbish Bin
- Letter Box Wall
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- Street Light
- Light pole
- Bollard Light

*Note lighting design to be designed by lighting engineer

- AC Amelanchier canadensis
- AJ Acer x freemanii ‘Jeffer’s Red’
- CA Cordyline australis
- CE Cornus ‘Eddie’s White Wonder’
- CF Carpinus betulus ‘Fastigiata’
- FC Fuscospora cliffortioides
- FD Fagus sylvatica ‘Dawyck Green’
- FP Fagus sylvatica ‘Purpurea’
- FE Fraxinus excelsior ‘Purple Spire’
- KS Kunzea serotina
- LW Liquidambar styraciflua ‘Worplesdon’
- MB Magnolia grandiflora ‘Blanchard’
- MF Malus ‘Flamingo’
- OP Olearia paniculata *
- PA Prunus ‘Accolade’
- PC Pyrus calleryana ‘Aristocrat’
- PO Platanus orientalis ‘Autumn Glory’
- PS Prunus serrulata ‘Amanogawa’
- PT Pittosporum tenuifolium *
- PR Plagianthus regius
- SM Sophora microphylla
- TC Tilia cordata
- UL Ulmus hollandica ‘Lobel’

* *Planted in groups of 3-11, refer to state highway boundary detail design*



JOIN LINE REFER 2023_084/103



JOIN LINE REFER 2023_084/114

JOIN LINE REFER 2023_084/116

JOIN LINE REFER 2023_084/124

A. LANDSCAPE CONCEPT PLAN 115 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 115**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
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O	Minor Updates	DCM	17/12/2025
P	For Consent Conditions	DCM	07/09/2026

REGISTERED LANDSCAPE ARCHITECT
DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

project no / drawing no: **2023_084/115** revision: **P**

LEGEND

- Site Boundary
- Road Reserve Boundary
- A — Typical Crossing (Refer 2023_084/055 for crossing detail)
- B — Threshold Crossing (Refer 2023_084/056 for crossing detail)
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- Bollard Light

*Note lighting design to be designed by lighting engineer

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- CA Cordyline australis
- CE Cornus 'Eddie's White Wonder'
- CF Carpinus betulus 'Fastigiata'
- FC Fuscospora cliffortioides
- FD Fagus sylvatica 'Dawyck Green'
- FP Fagus sylvatica 'Purpurea'
- FE Fraxinus excelsior 'Purple Spire'
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- LW Liquidambar styraciflua 'Worplesdon'
- MB Magnolia grandiflora 'Blanchard'
- MF Malus 'Flamingo'
- OP Olearia paniculata *
- PA Prunus 'Accolade'
- PC Pyrus calleryana 'Aristocrat'
- PO Platanus orientalis 'Autumn Glory'
- PS Prunus serrulata 'Amanogawa'
- PT Pittosporum tenuifolium *
- PR Plagianthus regius
- SM Sophora microphylla
- TC Tilia cordata
- UL Ulmus hollandica 'Lobel'

* *Planted in groups of 3-11, refer to state highway boundary detail design*



JOIN LINE REFER 2023_084/104



JOIN LINE REFER 2023_084/115

JOIN LINE REFER 2023_084/117

JOIN LINE REFER 2023_084/125

A. LANDSCAPE CONCEPT PLAN 116 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 116**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

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REGISTERED LANDSCAPE ARCHITECT
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CHRISTCHURCH 8011
WWW.DCMURBAN.COM

project no / drawing no: **2023_084/116** revision: **P**