

Appendix A

Revised architectural plans and memorandum

RESPONSE TO MINUTE 7 – OLD RACECOURSE ROAD BOUNDARY TYPOLOGY

Mt Iron Junction Housing Development Expert Panel [FTAA-2602-1173]

This memo responds to Minute 7 of the Expert Panel dated 22 July 2026, which confirmed that the Panel's continuing inquiry in relation to Old Racecourse Road neighbours relates solely to the landscaping and built-form response on the common boundaries with these properties [4], and directed the Applicant to update the Panel on the outcome of discussions with these parties by 2.00pm on 14 August 2026 [8]. Following further feedback received from the Old Racecourse Road neighbours in the course of those discussions, a further, minor round of design changes has been made, as set out below.

Change made

The remaining 12 Type B (two-storey) units along the Old Racecourse Road boundary have been replaced with Type A (single-storey) units. As a result, all 38 units along this boundary are now Type A, and the boundary is entirely single-storey. This extends the 2,500mm boundary setback, highlight-window glazing treatment, and approximately 4.5m living room glazing setback – all previously applied only to the Type A units in our earlier response to Minute 5 [3](c) – uniformly along the full length of the boundary.

Basis for this change – consistency with precedent already accepted

This change applies, on a boundary-wide basis, the same reasoning already accepted at Block 30 in our earlier response. There, we distinguished 29 Old Racecourse Road from other neighbours on the basis that most properties along the boundary benefit from some existing mitigating buffer (accessory buildings, established trees, hedging, or other vegetation), whereas 29 Old Racecourse Road did not, and we accepted a net loss of bedrooms – without an offsetting swap elsewhere – as a justified, proportionate response to that particular neighbour's more exposed position.

Having had regard to the further feedback received from the remaining Old Racecourse Road neighbours, we consider the same reasoning applies with equal force across the balance of the boundary: removing the remaining two-storey built form is a proportionate response to the privacy and overlooking concerns raised, consistent with the least-possible-impact, design-led approach we have taken throughout – addressing amenity and privacy through building height, orientation, glazing, and setback, in preference to the more prescriptive planted boundary treatment indicatively raised by the Panel at Minute 5 [3](c)(i). As with our earlier response, this further change is put forward to assist the Panel's assessment and is not a concession that any condition of consent is necessary.

Effect on development yield

Consistent with the precedent accepted at Block 30, this change results in a further net loss of bedrooms across the development, with no offsetting increase elsewhere. We consider this further loss to be justified given the feedback received from the Old Racecourse Road neighbours and the improved privacy outcome achieved for the boundary as a whole.

We will confirm to the Panel, by the 14 August 2026 date directed at Minute 7 [8], whether this and the other changes made have resolved the concerns raised by the Old Racecourse Road invited parties. We remain available to discuss this further round of changes with the Panel, Council, and the Old Racecourse Road neighbours in the meantime, including at any limited hearing the Panel may convene on this matter.

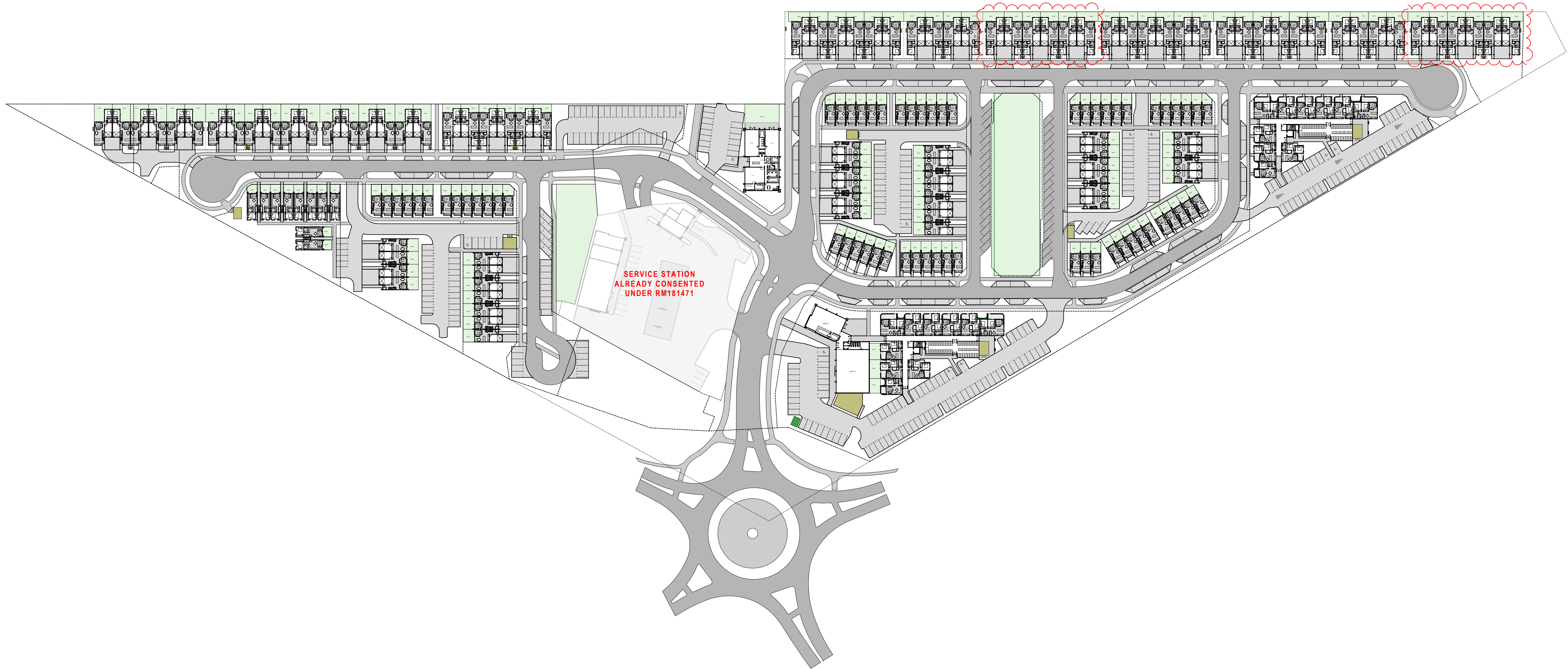
Sam Connell

7 August 2026



LOT NO.	LOT AREA	BLDG AREA	COVERAGE %
500	70	46.35 m ²	66.21%
501	65	46.38 m ²	71.35%
503	65	46.38 m ²	71.35%
508	65	46.38 m ²	71.35%
504	65	46.38 m ²	71.35%
505	60	42.29 m ²	70.47%
506	75	49.29 m ²	65.81%
507	65	46.38 m ²	71.35%
508	65	46.38 m ²	71.35%
509	65	46.38 m ²	71.35%
510	65	46.38 m ²	71.35%
511	70	46.29 m ²	66.12%
512	125	71.74 m ²	47.82%
513	125	70.89 m ²	56.11%
514	125	70.89 m ²	56.11%
515	125	70.89 m ²	56.11%
517	150	71.74 m ²	47.82%
518	80	45.29 m ²	56.61%
519	65	45.29 m ²	69.08%
520	75	45.29 m ²	60.38%
521	75	45.29 m ²	60.38%
522	60	45.49 m ²	75.81%
523	60	45.49 m ²	75.81%
524	60	45.49 m ²	75.81%
525	80	45.29 m ²	56.61%
526	80	45.29 m ²	56.61%
527	80	45.29 m ²	56.61%
528	60	45.49 m ²	75.81%
529	60	45.49 m ²	75.81%
530	60	45.49 m ²	75.81%
531	150	69.49 m ²	46.32%
532	125	69.71 m ²	55.76%
533	125	69.71 m ²	55.76%
534	125	69.71 m ²	55.76%

TOTAL BUILDING COVERAGE OF LOTS 2 & 6 DP 605028, & LOT 3 DP 359869



INDICATIVE
SUBSTATION
LOCATION

BIN/SERVICE
AREAS

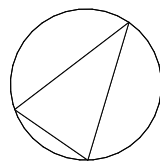


FIGURE & GROUND

Mt Iron Junction
Wanaka

Overall Ground floor.

Drawing Sheet A1.3

Scale 1:1000 @A1
File 25.1055
Date August 2026
Drawn JB
Revision H

Figure & Ground
Level 1, 4 Walker Street
Christchurch Central 8011

p. 03 352 4333
e. studio@figureandground.co.nz
w. www.figureandground.co.nz



SUBSTATION

BIN/SERVICE
AREAS

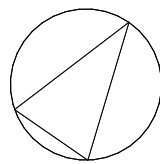


FIGURE & GROUND

Mt Iron Junction
Wanaka

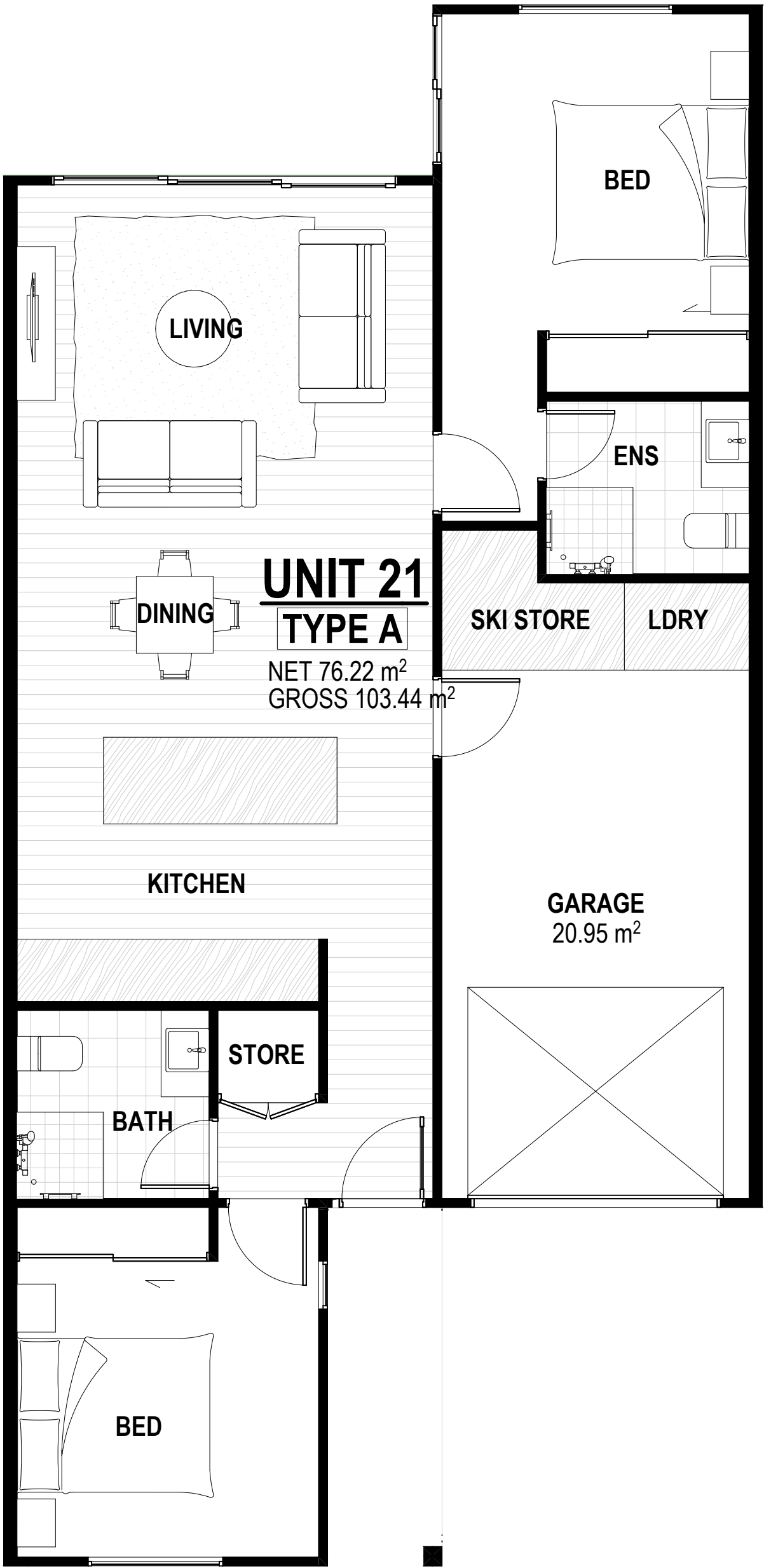
East Precinct.

Drawing Sheet A1.5

Scale 1:500 @A1
File 25.1055
Date August 2026
Drawn JB
Revision H

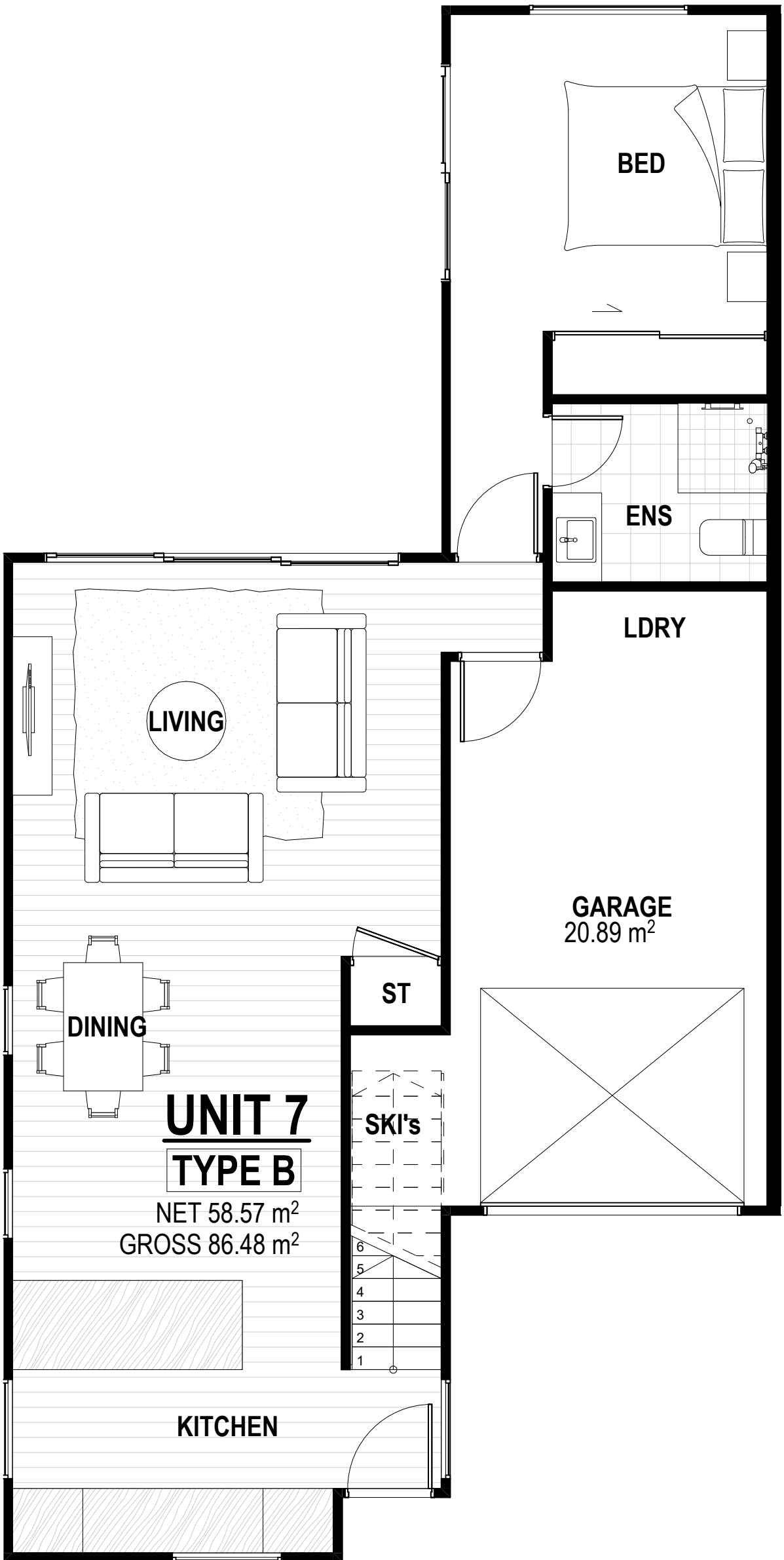
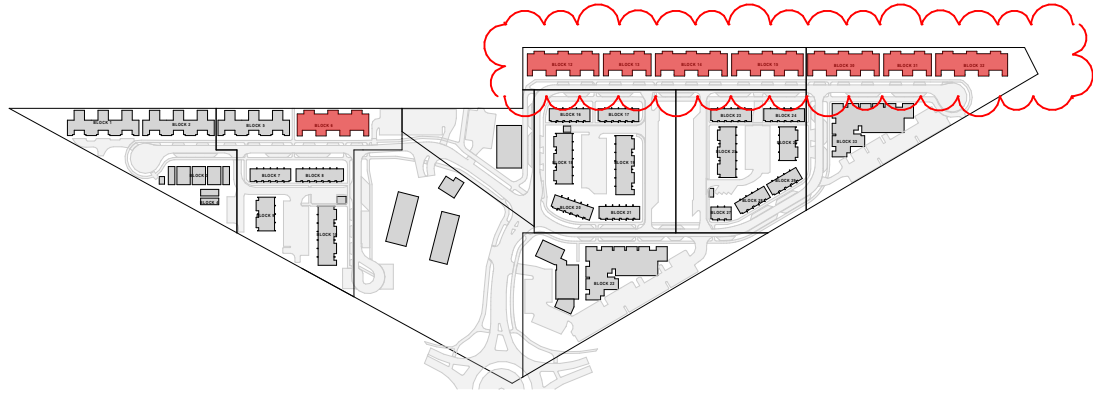
Figure & Ground
Level 1, 4 Walker Street
Christchurch Central 8011

p. 03 352 4333
e. studio@figureandground.co.nz
w. www.figureandground.co.nz



UNIT TYPE A

BLOCK 6, 12, 13, 14, 15, 30, 31, 32



UNIT TYPE B

BLOCK 1, 2, 5,

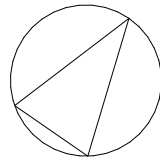
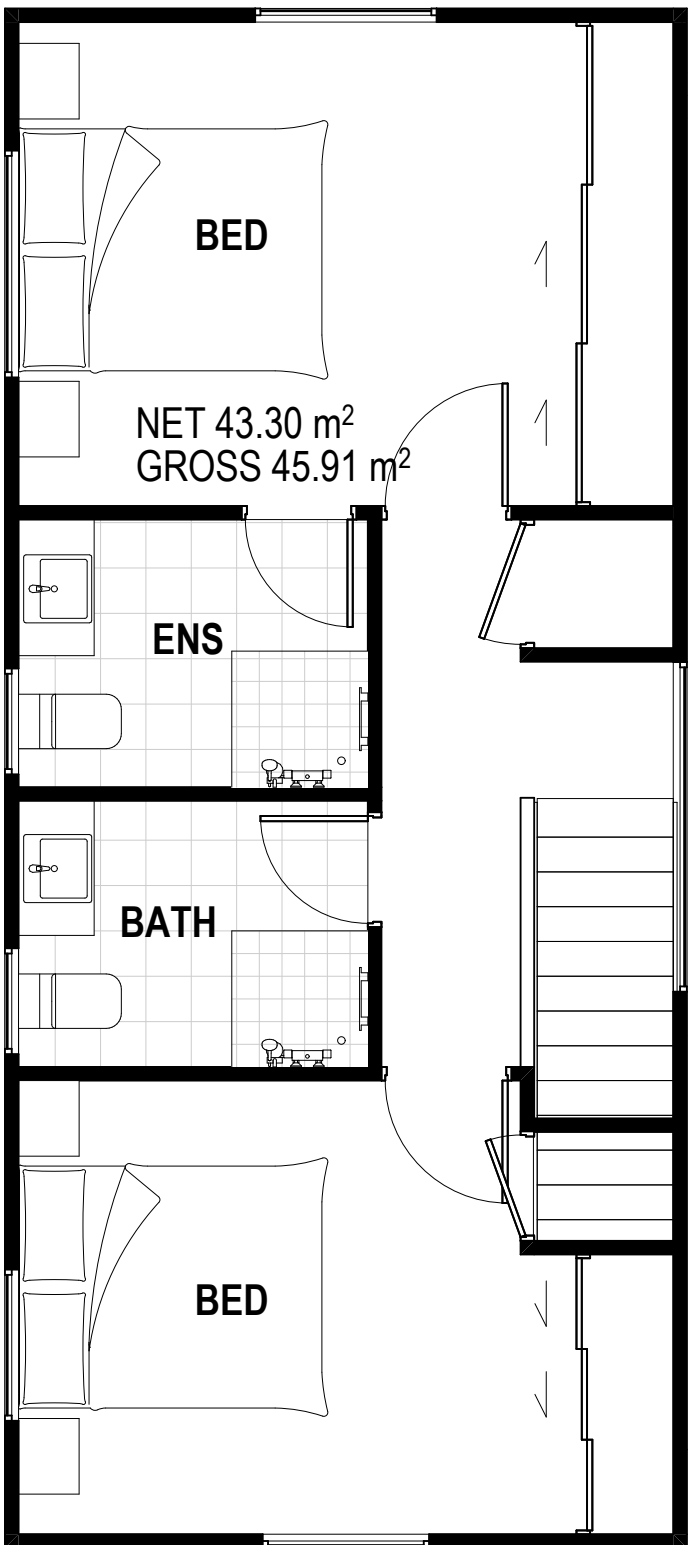
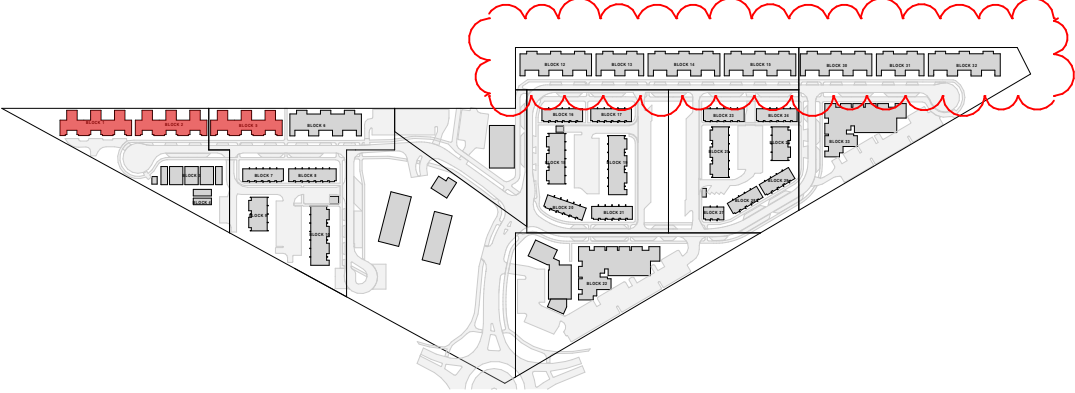


FIGURE & GROUND

Mt Iron Junction
Wanaka

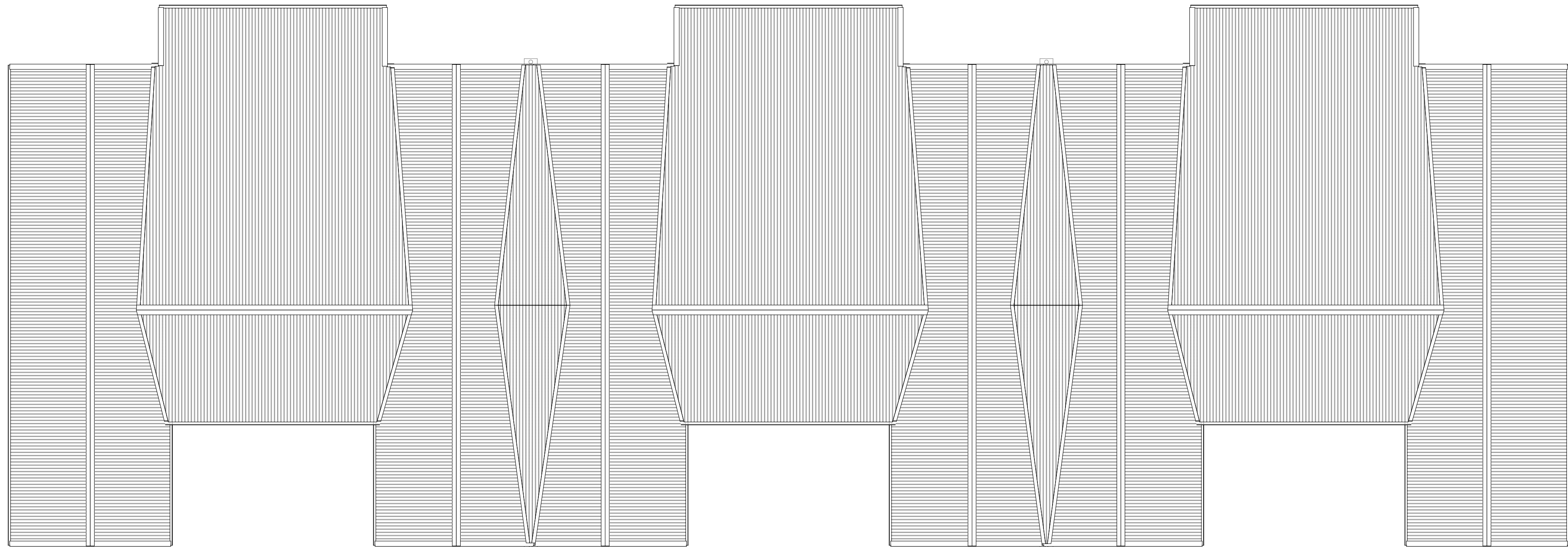
Unit Plans Type A &
B.

Drawing Sheet **A1.6**

Scale 1:50, 1:5000 @A1
File 25.1055
Date August 2026
Drawn JB
Revision **H**

Figure & Ground
Level 1, 4 Walker Street
Christchurch Central 8011

p. 03 352 4333
e. studio@figureandground.co.nz
w. www.figureandground.co.nz



First Floor Plan

SCALE 1:100

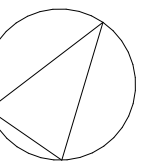


FIGURE & GROUND

Mt Iron Junction
Wanaka

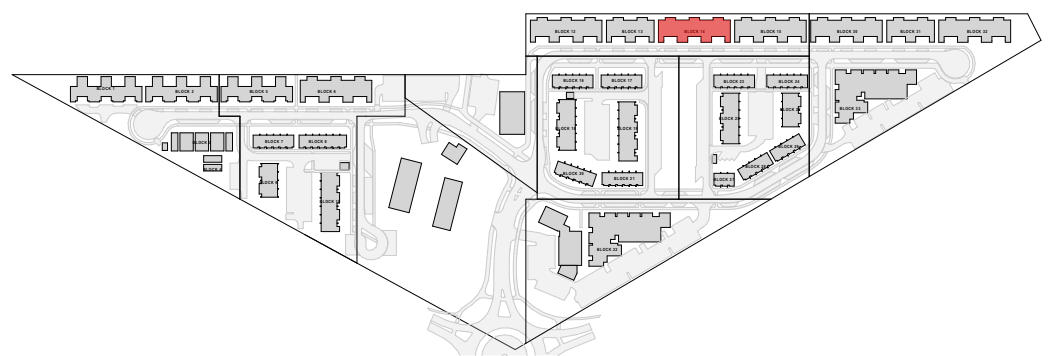
Block 14 Plans.

Drawing Sheet A1.28

Scale 1:5000, 1:100 @A1
File 25.1055
Date August 2026
Drawn JB
Revision H

Figure & Ground
Level 1, 4 Walker Street
Christchurch Central 8011

p. 03 352 4333
e. studio@figureandground.co.nz
w. www.figureandground.co.nz



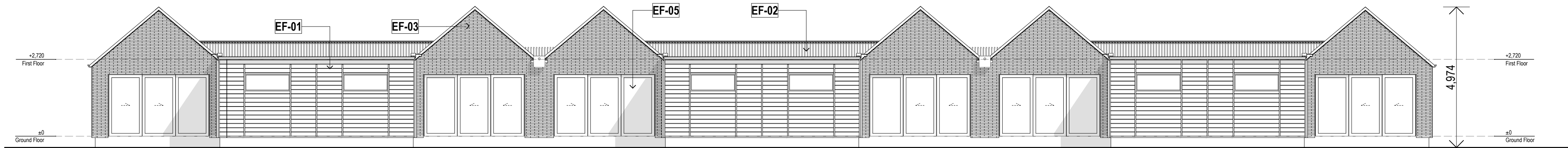
EF-01 SHIPLAP TIMBER
WEATHERBOARDS WITH
COVER BATTENS

EF-02 CORRUGATE
CLADDING AND ROOFING,
KAHU PROFILE OR SIMILAR

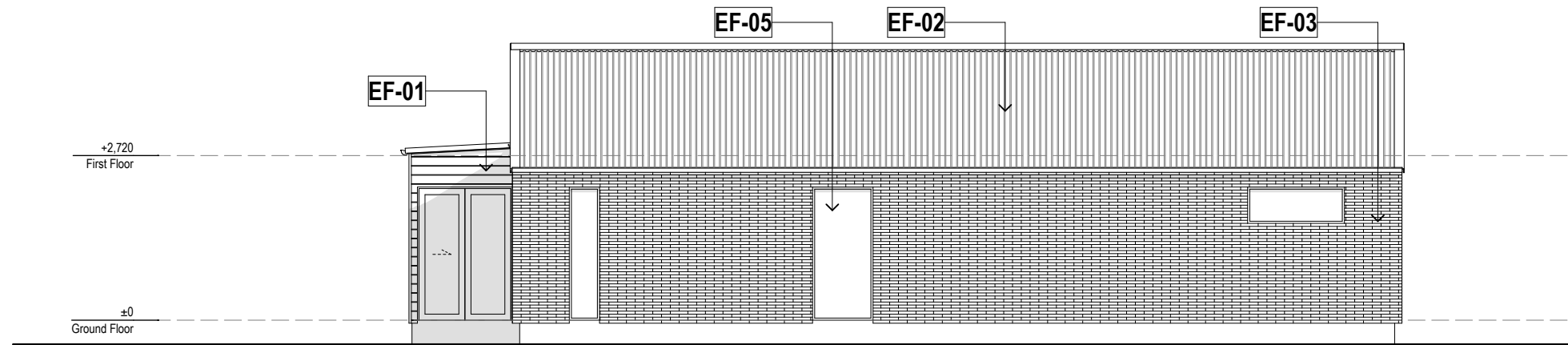
EF-03 OFF WHITE ROMAN
BRICK VENEER CLADDING

EF-04 VERTICAL TIMBER
WEATHERBOARDS

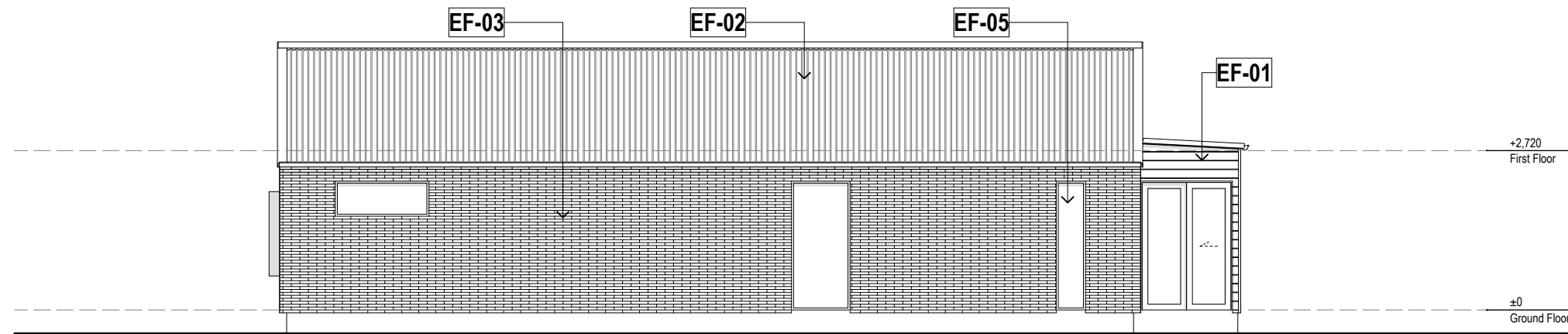
EF-05 FLAXPOD OR SIMILAR
WINDOW/DOOR JOINERY,
ROOFING, DOWNPIPES, &
SPOUTING



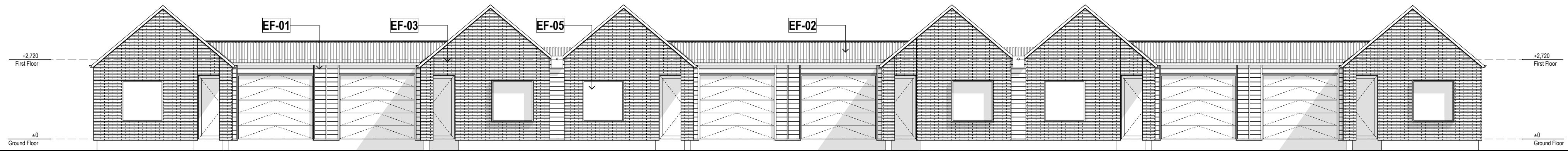
North Elevation T3
SCALE 1:100



West Elevation T3
SCALE 1:100



East Elevation T3
SCALE 1:100



South Elevation T3
SCALE 1:100

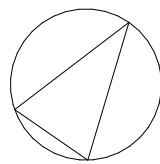


FIGURE & GROUND

Mt Iron Junction
Wanaka

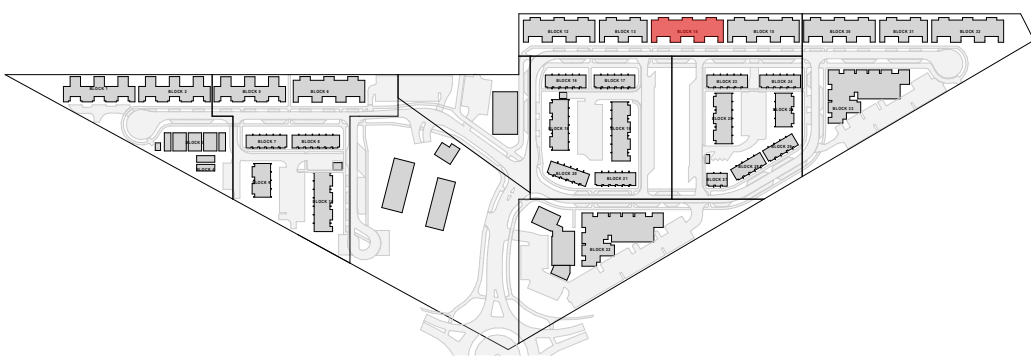
Block 14 Elevations.

Drawing Sheet **A1.29**

Scale 1:5000, 1:100 @A1
File 25.1055
Date August 2026
Drawn JB
Revision H

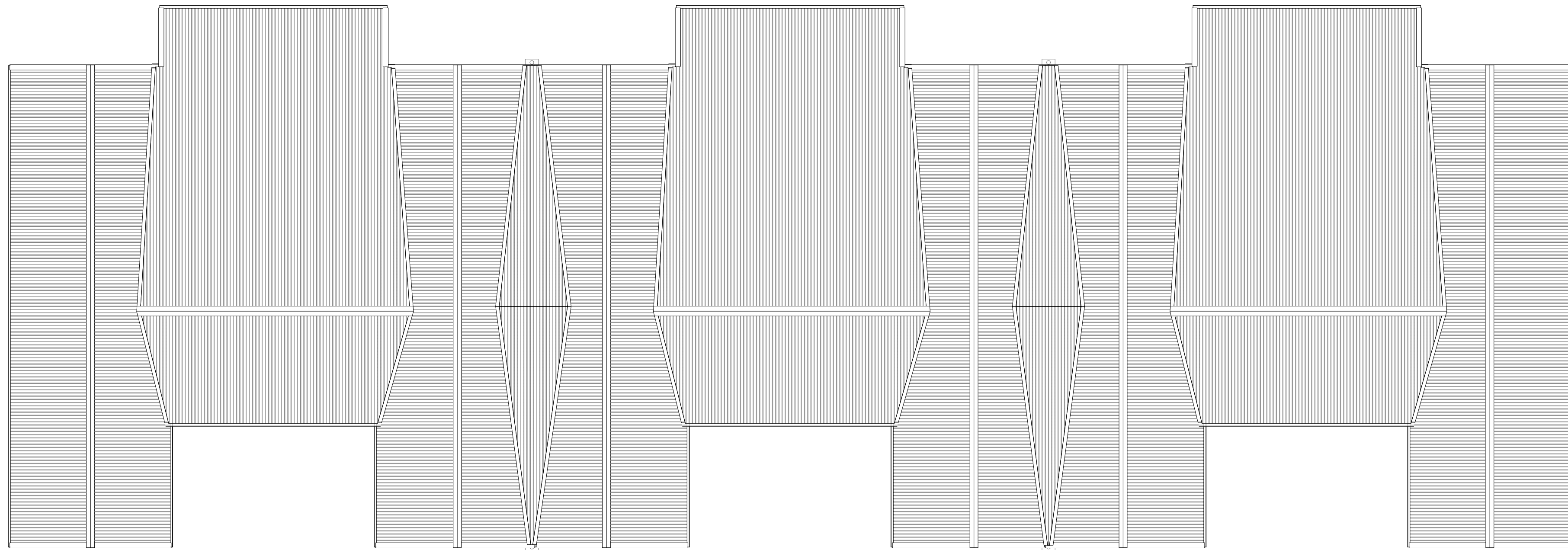
Figure & Ground
Level 1, 4 Walker Street
Christchurch Central 8011

p. 03 352 4333
e. studio@figureandground.co.nz
w. www.figureandground.co.nz





Ground Floor Plan
SCALE 1:100



First Floor Plan
SCALE 1:100

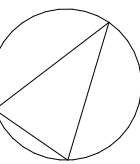


FIGURE & GROUND

Mt Iron Junction
Wanaka

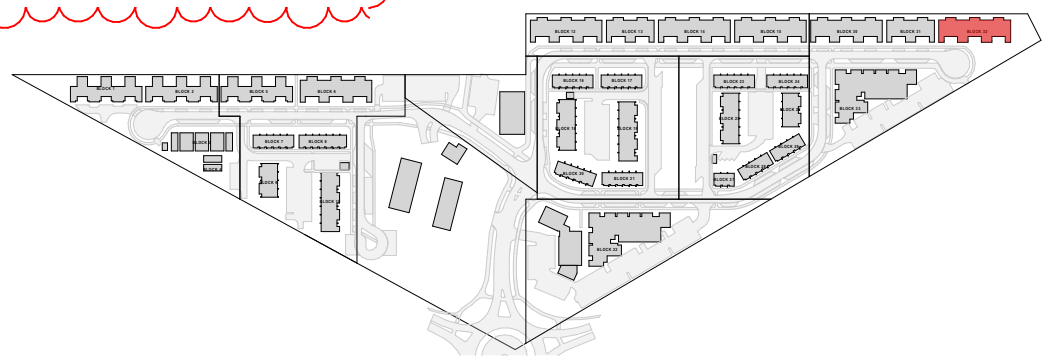
Block 32 Plans.

Drawing Sheet **A1.57**

Scale 1:5000, 1:100 @A1
File 25.1055
Date August 2026
Drawn JB
Revision **H**

Figure & Ground
Level 1, 4 Walker Street
Christchurch Central 8011

p. 03 352 4333
e. studio@figureandground.co.nz
w. www.figureandground.co.nz



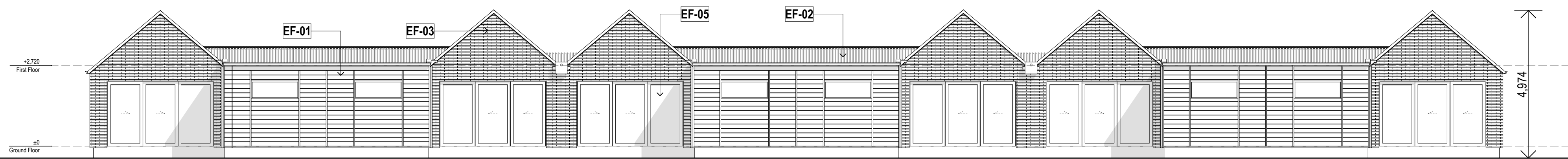
EF-01 SHIPLAP TIMBER WEATHERBOARDS WITH COVER BATTENS

EF-02 CORRUGATE CLADDING AND ROOFING, KAHU PROFILE OR SIMILAR

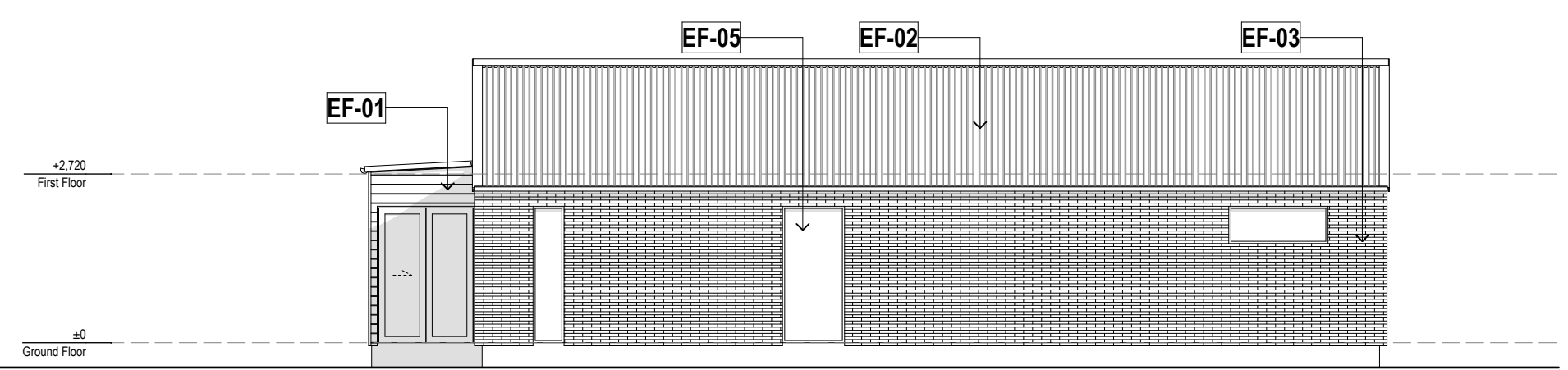
EF-03 OFF WHITE ROMAN BRICK VENEER CLADDING

EF-04 VERTICAL TIMBER WEATHERBOARDS

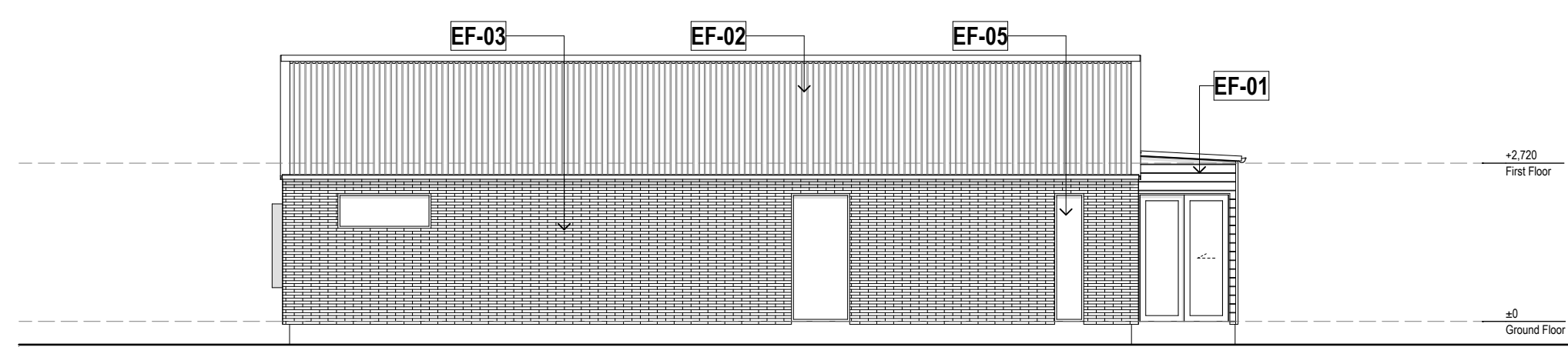
EF-05 FLAXPOD OR SIMILAR WINDOW/DOOR JOINERY, ROOFING, DOWNPIPES, & SPOUTING



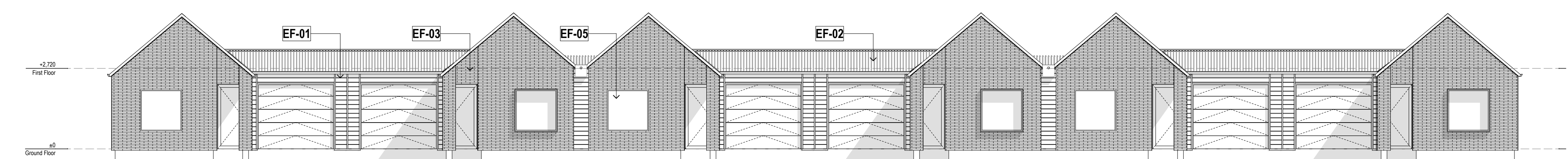
North Elevation T3
SCALE 1:100



West Elevation T3
SCALE 1:100



East Elevation T3
SCALE 1:100



South Elevation T3
SCALE 1:100

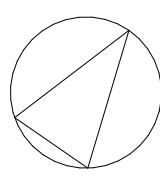


FIGURE & GROUND

Mt Iron Junction
Wanaka

Block 32 Elevations.

Drawing Sheet **A1.58**

Scale 1:500, 1:100 @A1
File 25.1055
Date August 2026
Drawn JB
Revision H

Figure & Ground
Level 1, 4 Walker Street
Christchurch Central 8011

p. 03 352 4333
e. studio@figureandground.co.nz
w. www.figureandground.co.nz

