

Appendix D2

Landscape Graphic Attachment – Part 1



Mt Iron Junction Housing Scheme - Fast-track Approvals Act Application
Graphic Attachment to Landscape Assessment Report

17 December 2025

Document Information

Project
Mt Iron Junction Housing Scheme
Address
237 Wānaka to Luggate Highway, Wānaka
Client
Mt Iron Junction Ltd
Document
Graphic Attachment to Landscape Assessment Report
Status
For Fast-track Approvals Act Application
Revision
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Project Number: 25074
Author: Daniel Watt and Paul Smith
Peer Reviewed: Nikki Smetham
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Data Sources

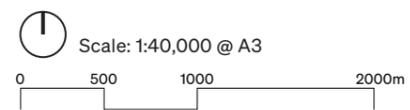
The following data sources have assisted with creating this document and were accessed after 08.10.2025.

Google Earth	Qldc.govt.nz	DCM Urban
Grip.co.nz / LINZ	Environment Court Consent Order (Decision No. [2021] NZEnvC53)	Figure & Ground Architects

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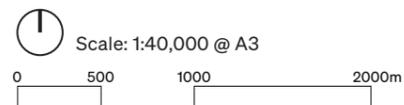
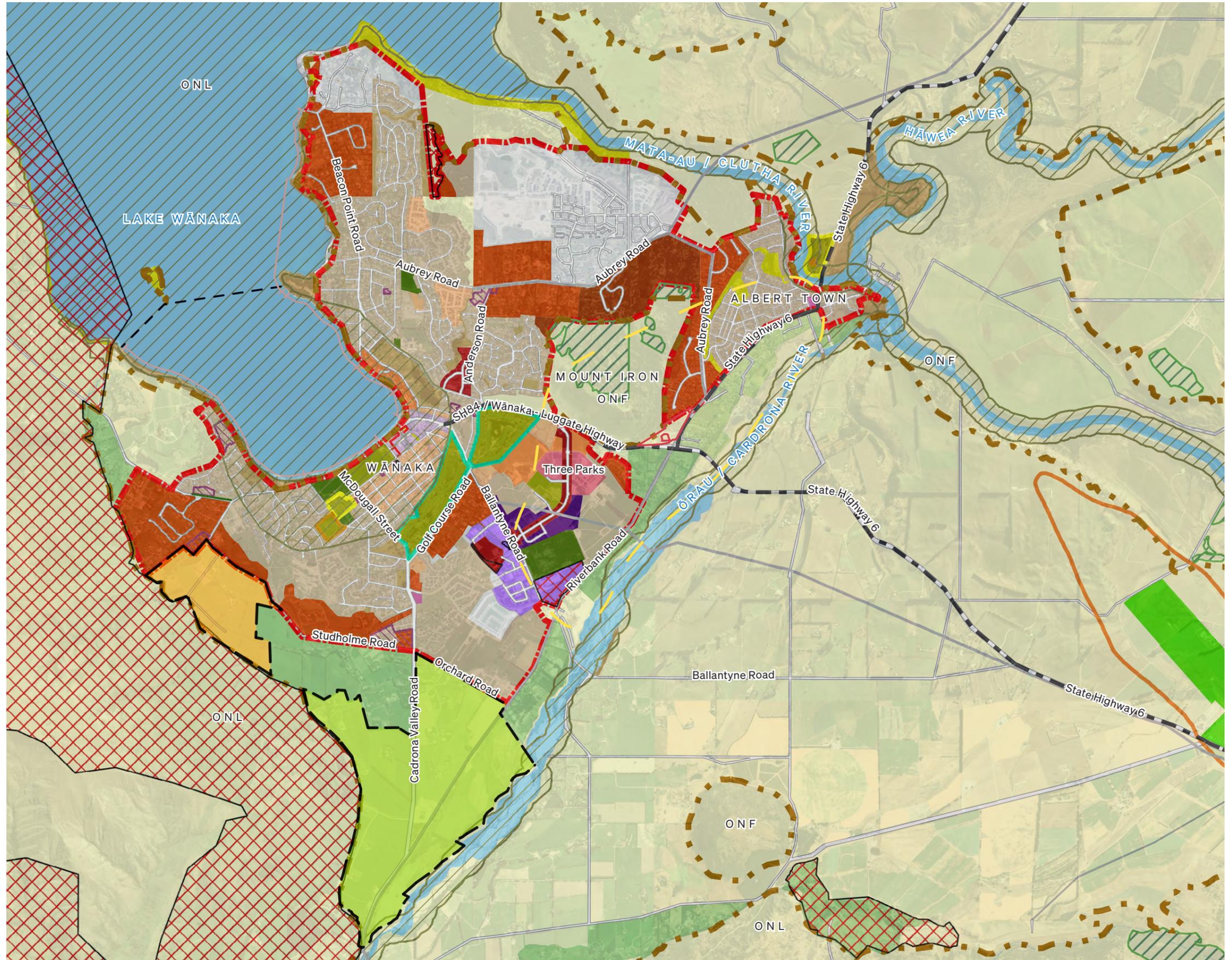
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The Receiving Environment

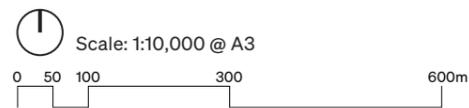
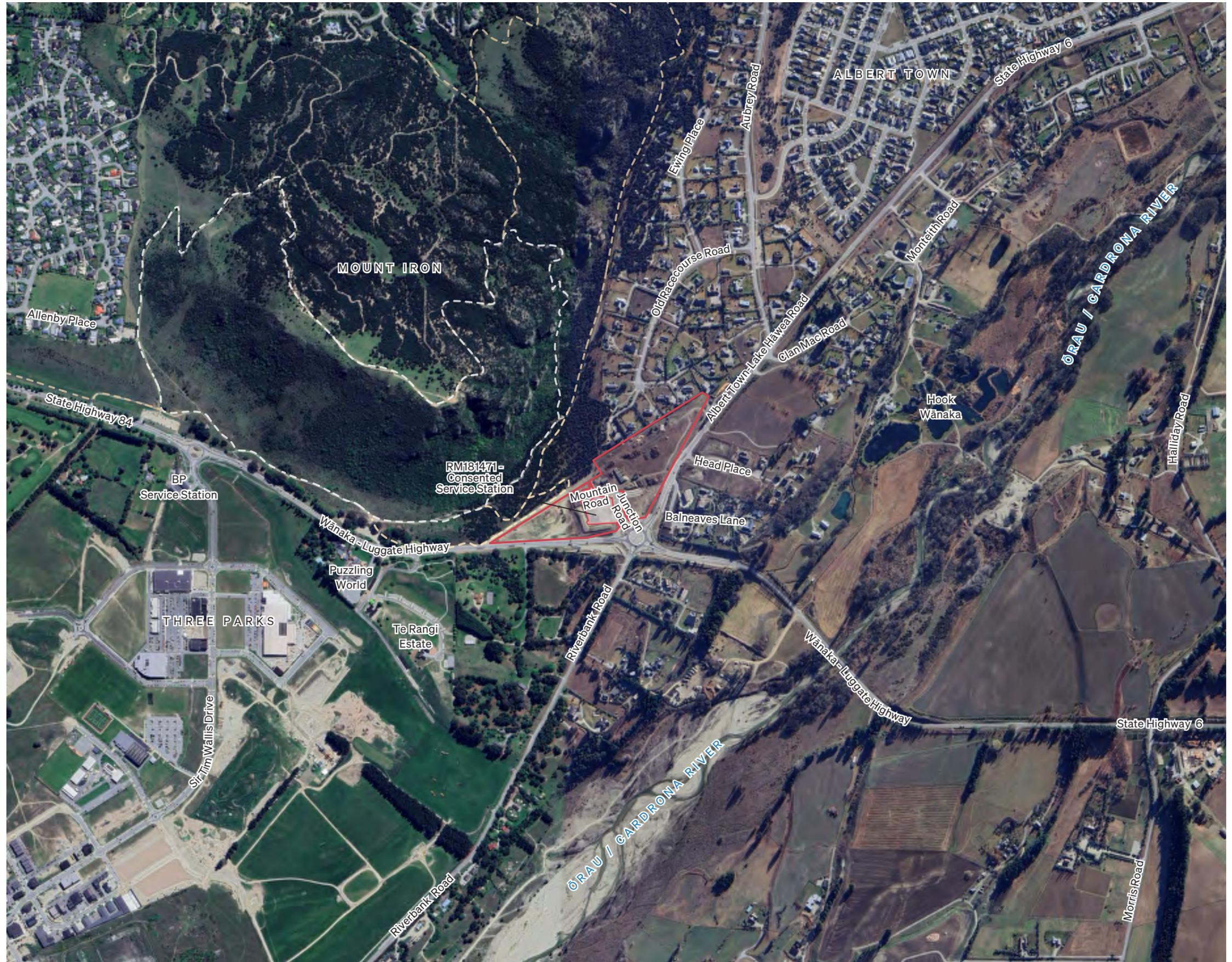


QLDC PDP Planning and Landscape Schedule Map

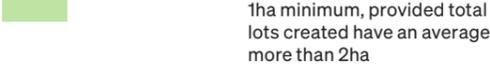
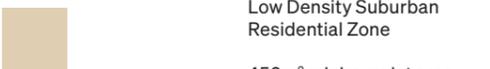
Legend	
	The Site
	Parcel Boundaries
	Outstanding Natural Feature (ONF) & Outstanding Natural Landscape (ONL)
	Urban Growth Boundary (UGB)
	Wāhi Tūpuna Area
	Significant Natural Area
	Building Restriction Area
	Rural Zone
	Rural Lifestyle Zone
	1ha minimum, provided total lots created have an average more than 2ha
	Rural Residential Zone
	4000m ² minimum lot area
	Low Density Suburban Residential Zone
	450m ² minimum lot area
	High Density Residential
	Large Lot Residential A
	1500m ² minimum, provided total lots created have an average more than 2000m ²
	Large Lot Residential B
	4000m ² minimum lot area
	21.23.7 - Studholme Road Landscape Schedule Area
	21.23.8 - Riverbank Road Landscape Schedule Area

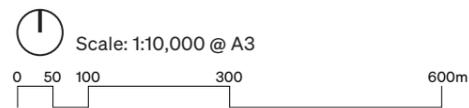
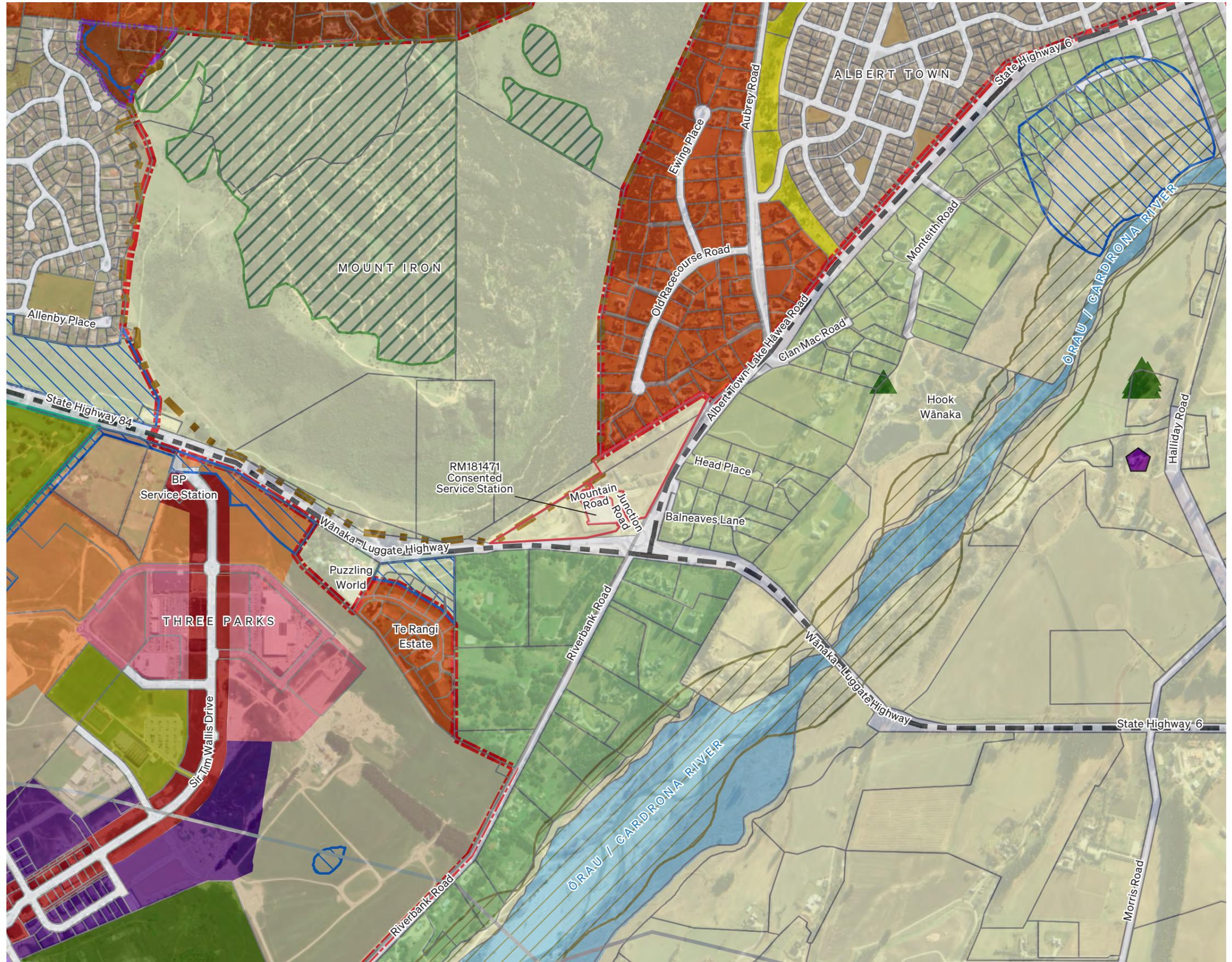


Local Context Plan



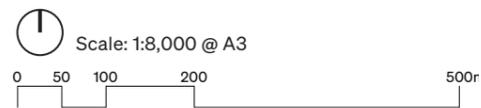
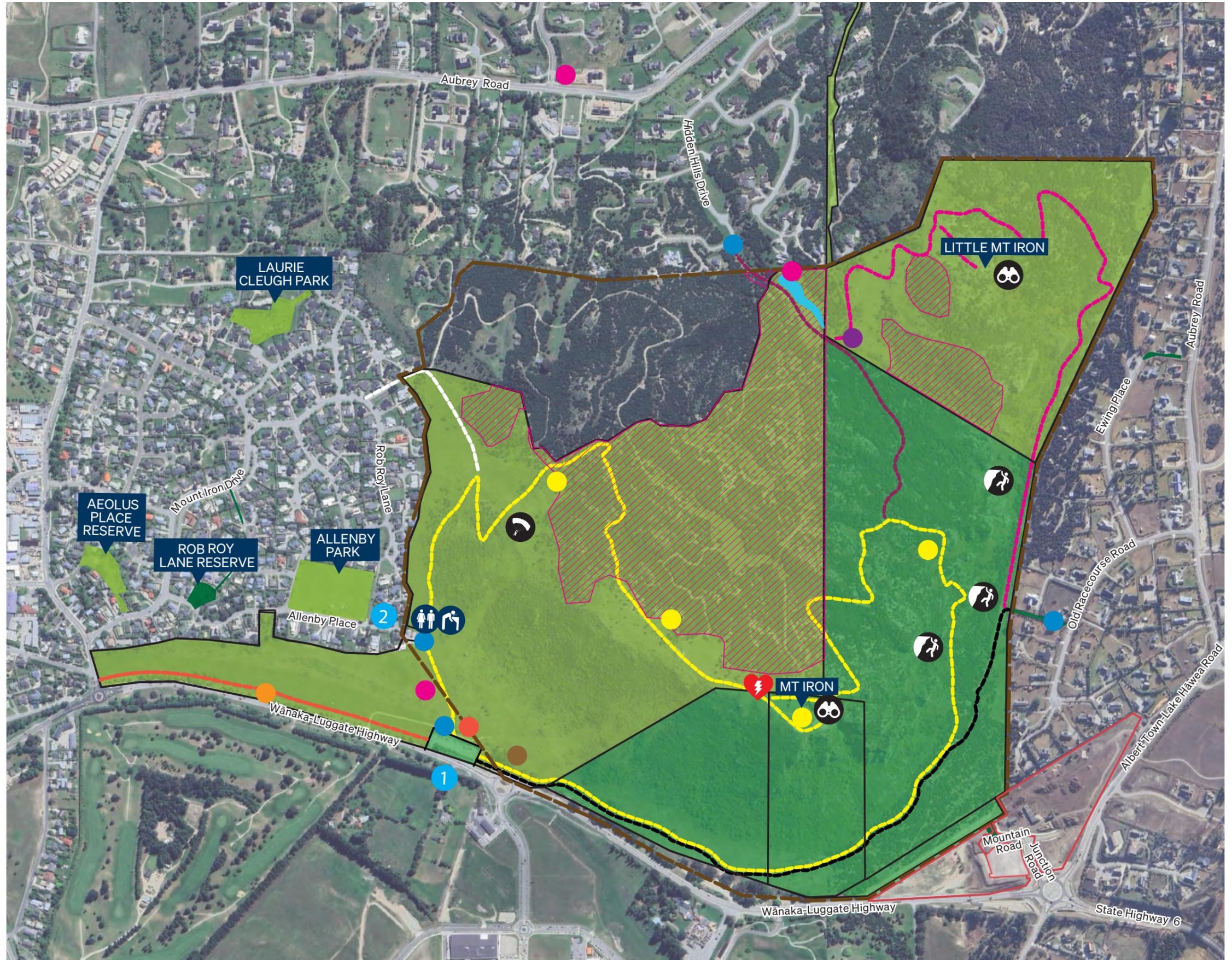
QLDC PDP Planning Map

Legend	
	The Site
	Parcel Boundaries
	Outstanding Natural Feature (ONF) & Outstanding Natural Landscape (ONL)
	Urban Growth Boundary (UGB)
	Wāhi Tūpuna Area
	Significant Natural Area
	Building Restriction Area
	Rural Zone
	Rural Lifestyle Zone
	1ha minimum, provided total lots created have an average more than 2ha
	Rural Residential Zone
	4000m ² minimum lot area
	Low Density Suburban Residential Zone
	450m ² minimum lot area
	High Density Residential
	Large Lot Residential A
	1500m ² minimum, provided total lots created have an average more than 2000m ²
	Large Lot Residential B
	4000m ² minimum lot area
	Three Parks Commercial
	Three Parks Business
	Business Mixed Use



Mount Iron Reserve Management Plan

Legend	
	The Site
	Recreation Reserve
	DOC / Scenic Reserve
	Local Purpose Reserve
	Outstanding Natural Feature (ONF)
	Significant Natural Area (SNA) Kanuka Woodland
	Wet Gully
	SH84 Access
	Allenby Place Access
	Shared Path
	Cleugh's Access Way Track
	5km Loop
	Hidden Hills Track
	Little Mt Iron Track
	Mt Iron-Albert Town Link Track
	Dog Trials Statue
	Dog Waste Bins
	Environmental Monitoring Sensor
	Seat
	Wastewater Pump Station
	Water Storage Tank
	Woolshed
	Defibrillator
	Viewpoint
	Climbing Crag
	Paragliding Launch



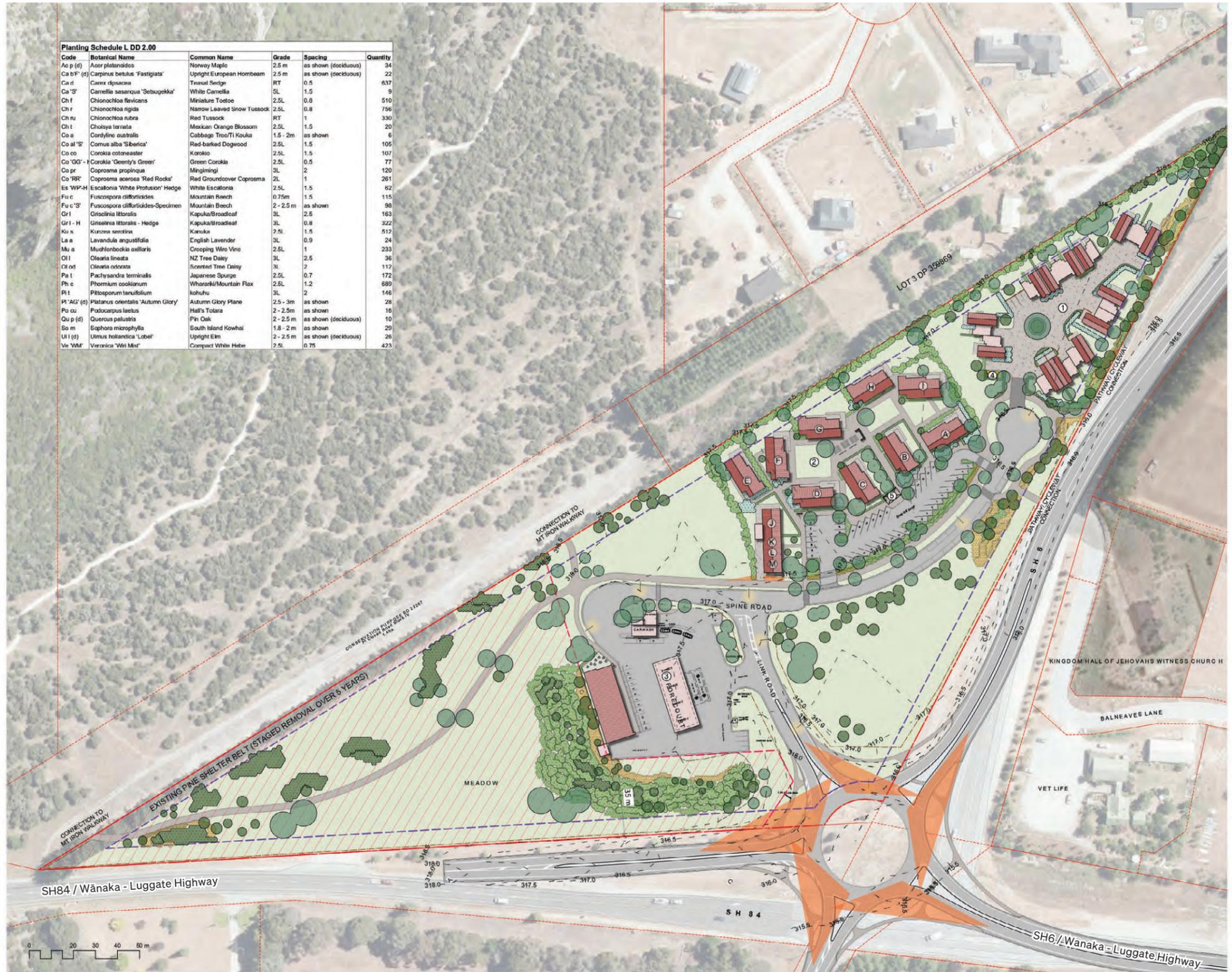
Consented Mt Iron Junction Masterplan

Legend



Note:
This plan is the same as the approved plan from the Environment Court Consent Order (Decision No. [2021] NZEnvC53). The stamped plan was not included due to its low quality.

Code	Botanical Name	Common Name	Grade	Spacing	Quantity
Ae p (d)	Acer platanoides	Norway Maple	2.5 m	as shown (deciduous)	34
Ca bF (d)	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	2.5 m	as shown (deciduous)	22
Ca d	Carex diapaucina	Teasal Sedge	RT	0.5	637
Ca S'	Camellia sasanqua 'Satsugukka'	White Camellia	5L	1.5	9
Ch f	Chionochloa Ravicans	Miniature Tootoe	2.5L	0.8	510
Ch r	Chionochloa nigra	Narrow Leaved Snow Tussock	2.5L	0.8	796
Ch nu	Chionochloa rubra	Red Tussock	RT	1	330
Ch t	Chiosya terata	Mexican Orange Blossom	2.5L	1.5	20
Co a	Cordylina australis	Cabbage Tree/Ti Kouka	1.5 - 2m	as shown	6
Co al S'	Cornus alba 'Siberica'	Red-barked Dogwood	2.5L	1.5	105
Co co	Corokia cotoneaster	Korokio	2.5L	1.5	107
Co GG - I	Corokia 'Geenly's Green'	Green Korokio	2.5L	0.5	77
Co pr	Coprosma propinqua	Mingimingi	3L	2	120
Co 'RR'	Coprosma scoparia 'Red Rocks'	Red Groundcover Coprosma	3L	1	261
Es W-F-H	Escallonia 'White Professor' Hedge	White Escallonia	2.5L	1.5	62
Fu c	Fuscospora cliffortioides	Mountain Beech	0.75m	1.5	115
Fu c S'	Fuscospora cliffortioides-Specimen	Mountain Beech	2 - 2.5 m	as shown	98
Gr l	Griselinia littoralis	Kapuka/Broadleaf	3L	2.5	163
Gr l - H	Griselinia littoralis - Hedge	Kapuka/Broadleaf	3L	0.8	322
Ku s	Kunzea serotina	Kanuka	2.5L	1.5	512
La a	Lavandula angustifolia	English Lavender	3L	0.9	24
Mu a	Muhlenbergia exaltata	Creeping Wire Vine	2.5L	1	233
Ol l	Olearia lineata	NZ Tree Daisy	3L	2.5	36
Ol od	Olearia odorata	Scented Tree Daisy	3L	2	112
Pa t	Pachysandra terminalis	Japanese Spurge	2.5L	0.7	172
Ph c	Phormium cookianum	Wharariki/Mountain Flax	2.5L	1.2	689
Pl t	Pittosporum tenuifolium	Kohuhu	3L	2	146
Pl 'AG' (d)	Platanus orientalis 'Autumn Glory'	Autumn Glory Plane	2.5 - 3m	as shown	28
Po cu	Podocarpus laetus	Hall's Totara	2 - 2.5m	as shown	16
Qu p (d)	Quercus pedunculata	Piri Oak	2 - 2.5 m	as shown (deciduous)	10
So m	Sophora microphylla	South Island Kowhai	1.8 - 2 m	as shown	29
Ul (d)	Ulmus hollandica 'Lobel'	Upright Elm	2 - 2.5 m	as shown (deciduous)	26
Ve 'VM'	Veronica 'Wai Mea'	Compact White Hebe	2.5L	0.75	423

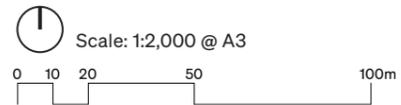


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REV DATE NOTES
F 20/12/2020 MECHANICAL RFI
G 22/12/2020 FINAL CONSENT PLANS
H 4/02/2021 FINAL FOR CONSENT

LEGEND

- Threshold Paving
- Footpath 3m width
- Exposed Aggregate
- Mounding with Proposed Contours @ 500mm intervals
- Terrace Housing
- Worker's Accommodation
- Accommodation Units
- Manager Accommodation & Office
- Drying Room, Laundry, Rubbish
- Caltex Station
- Covered Communal Bin
- Shuttle Bus Shelter
- Property Boundary
- 8m-10m Setback
- Post & Rail Fence
- Sightline Splays
- Protected Landscape Area

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LANDSCAPE MASTER PLAN
Mt Iron Junction
SH 6 corner SH 84
Wanaka, Otago
JOB NO. 17152
SCALE 1:750 @ A1, 1:1,500 @ A3
DATE 27/06/2020
DESIGNED RMLA
DRAWN CD, NMA, SH, ED
CHECKED NS
STATUS FINAL CONSENT PLANS
DRAWING No. L 1,00
SERIES H
1 of 15



MASTER PLAN WITH PLANTING

Mt Iron Junction
04 FEBRUARY 2021