

Appendix B

Revised urban design plans and memorandum

PATERSONS LAND PROFESSIONALS

19 Reece Crescent
Wānaka 9035

Email: duncan.white@patersons.co.nz

Ref: 2023_084 Greene Mt Iron Junction Minute 7 Response_A

Thursday, 13 August 2026

**MT IRON JUNCTION FAST TRACK – SECTION 67 REQUEST FOR FURTHER
INFORMATION – RFI RESPONSE**

MT IRON JUNCTION, WĀNAKA, 9382 (LOT 6 DP 605028, LOT 2 DP 60502, LOT 3 DP 359869)

Dear Duncan,

The following is a response to the Fast Track Application - Panel Minute 7 dated 6 July 2026 relating to the Urban Design and Landscape Masterplans for the proposed development at Mt Iron Junction, Wānaka. This Minute 7 response is supported by the following documents:

- Urban Design and Landscape Masterplan S67 Graphic Attachment by DCM Urban, dated 6/08/2026
- Urban Design and Landscape Minute 7 Response Graphic Attachment by DCM Urban, dated 13/08/2026
- Architectural plans Minute 7 Response by Figure & Ground, dated 7/08/2026
- Architectural Minute 7 Response Memo by Figure & Ground, dated 7/08/2026

Following further feedback received from the Old Racecourse Road neighbours, a further round of design changes has been made. The changes and their urban design and landscape implications are set out below:

The remaining 12 Typology B dwellings along the Old Racecourse Road boundary have been replaced with Typology A dwellings. As a result, all dwellings adjoining this boundary are now Typology A and the built form along the full length of the interface is single-storey (refer to DCM S67 Graphic Attachment revision B, dated 13/08/2026).

Replacing the remaining Typology B dwellings with Typology A dwellings has the following effects:

- All upper-level rooms and windows have been removed from the Old Racecourse Road interface, removing the potential for overlooking from upper levels;
- The overall height and scale of the built form experienced from the neighbouring properties is reduced;
- The visible building profile above and through the boundary treatment and planting is reduced;
- The potential extent and duration of shading from the proposed buildings is reduced; and
- A consistent single-storey edge is provided along the full length of the common boundary

Updated interface sections have been prepared to show the previous and revised conditions along the Old Racecourse Road boundary (refer to DCM Minute 7 Graphic Attachment). The drawings compare the previously proposed two-storey Typology B units with the revised single-storey Typology A units and show the resulting change in the amount of built form visible from the neighbouring properties. They also show the relationship

between the proposed dwellings, the shared boundary, the proposed landscape treatment and the existing neighbouring properties.

The proposed development will remain visible from parts of the adjoining properties, particularly while the proposed planting is establishing. However, the visible built form is now limited to a single-storey wall and roof profile. There are no upper-storey façades, rooms or windows along the interface.

The replacement of the remaining Typology B dwellings with Typology A dwellings is considered to positively address the Old Racecourse Road neighbours' concerns regarding privacy, overlooking, shading and the perceived height and scale of the proposed built form. The change removes all upper-level rooms and windows from the interface and establishes a consistent single-storey edge along the full length of the boundary, while retaining the increased setbacks, revised glazing and enhanced landscape treatment previously proposed within the S67 response and updated design. This provides a direct response to the identified effects without requiring a substantial redesign of the wider masterplan. Any further southward movement of the dwellings to enable a greater building setback would require the adjoining internal road to be relocated, which would have consequential effects on the lots, buildings, access arrangements, engineering infrastructure and landscape design on the opposite side of the road and across the wider eastern part of the development.

Updated shading diagrams have been prepared for the revised single-storey layout and proposed boundary planting (refer to DCM Minute 7 Graphic Attachment) to illustrate the potential shading effects of the proposed trees along the Old Racecourse Road. As the trees are located along the southern boundary of the neighbouring properties, their proposed height is not expected to result in significant additional shading. Shadows will generally fall towards the development site, with only limited shading of the neighbouring properties occurring during the morning and evening during the summer when the sun is at a lower angle. These effects are minor and limited in duration, while the proposed trees provide screening and softening of the built form along the boundary.

Please do not hesitate to contact us if you require further clarification

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Anca Belu'.

Anca Belu

Urban Designer / Architectural Designer

(M.Arch(Prof))

DCM Urban Design Limited

A handwritten signature in black ink, appearing to read 'David Compton-Moen'.

David Compton-Moen

Director, Urban Designer / Landscape Architect

(M.Urban Design(hons); Registered Landscape Architect, MNZPI)

DCM Urban Design Limited



MT IRON JUNCTION - FAST TRACK APPLICATION MINUTE 7 RESPONSE

GRAPHIC ATTACHMENT - URBAN DESIGN AND LANDSCAPE

FOR MT IRON JUNCTION LTD

PROJECT NO. 2023_084 | 13 AUGUST 2026 | REVISION A

MT IRON JUNCTION - FAST TRACK APPLICATION MINUTE 7 RESPONSE

Project no:	2023_084
Document title:	Graphic Attachment - Urban Design and Landscape
Revision:	A
Date:	13 August 2026
Client name:	Mt Iron Junction Ltd
Author:	Anca Belu
File name:	2023_084 Greene Mt Iron Fast Track Application - Minute 7 Response Graphic Attachment_A

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DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	13.08.2026	Issue for Comment	AB	DCM	DCM



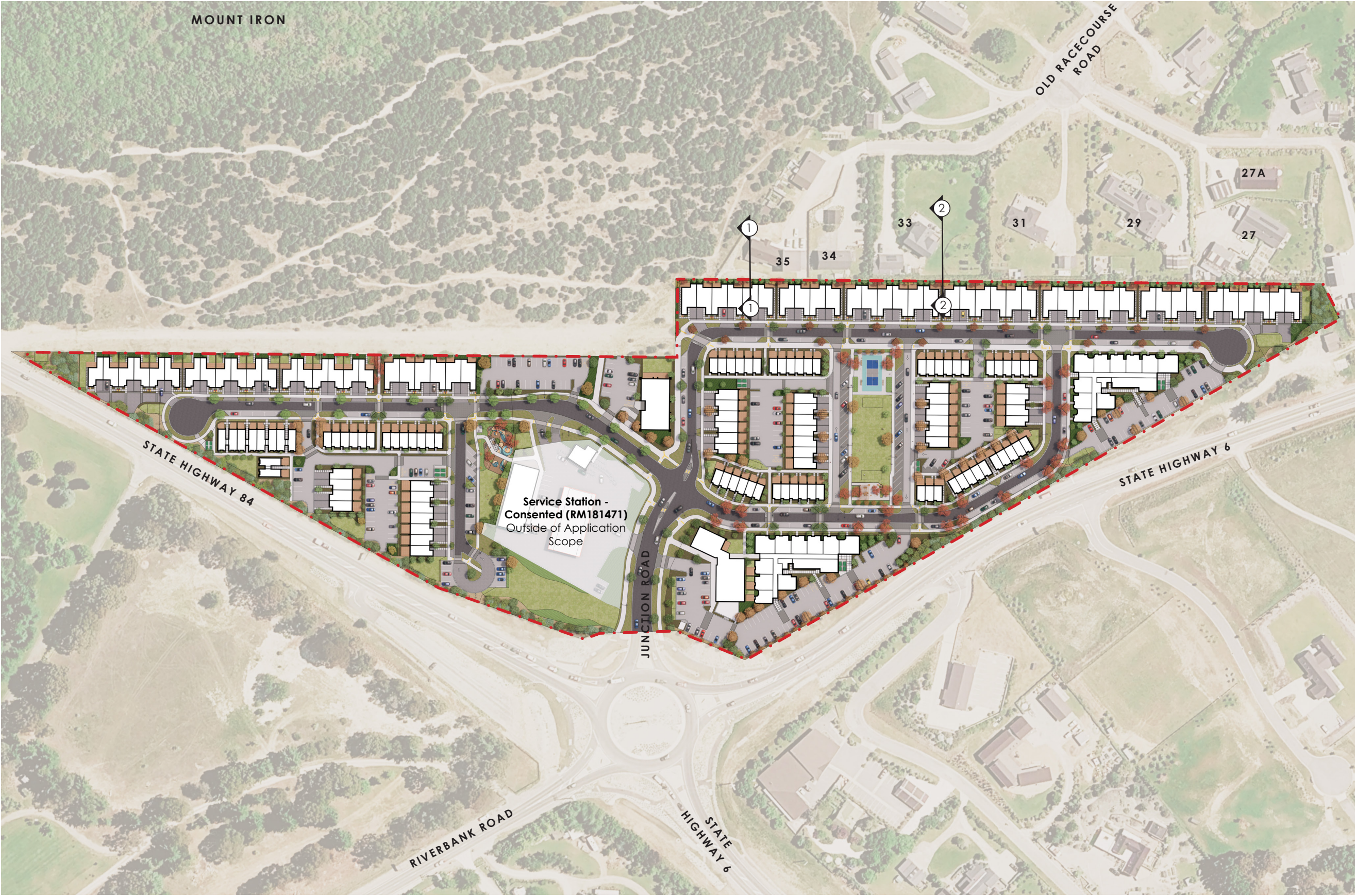
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LEGEND

- Site Boundary
- ① ① Section 1.1 and 1.2
- ② ② Section 2.1 and 2.2



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

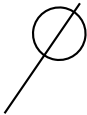
client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **SECTION PLAN**
designed by: ANCA BELU
drawn by: ANCA BELU
original issue date: 13 AUGUST 2026
scale: 1:2000 @A3

revision no: A	amendment: Issue for Comment	approved DCM	date 13/08/2026
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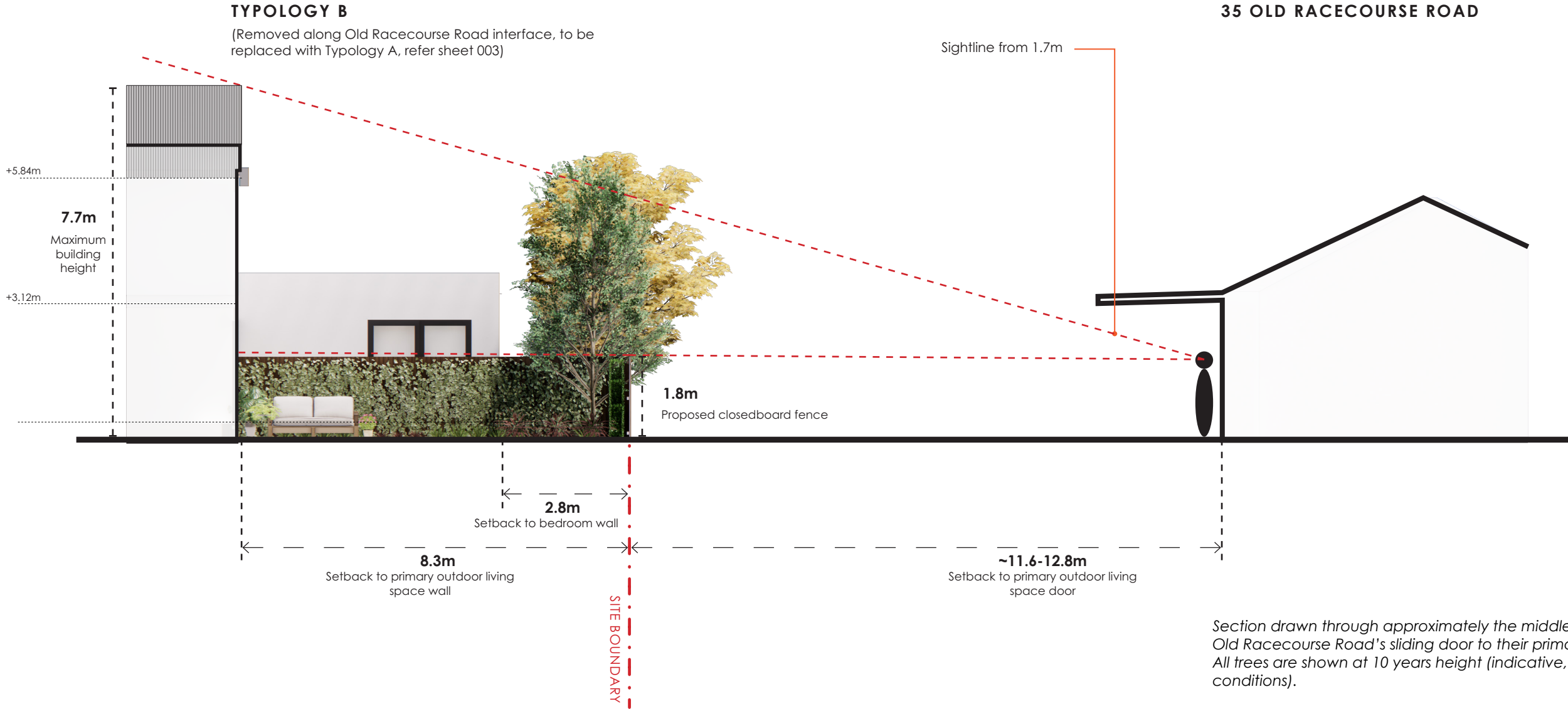
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project no / drawing no: **2023_084/001** revision: **A**





B. LOCATION PLAN (1:1,000 @ A3)



A. SECTION 1.1 - 35 OLD RACECOURSE ROAD TO SITE - TYPOLGY B (1:100 @ A3)

Section drawn through approximately the middle of the dwelling at 35 Old Racecourse Road's sliding door to their primary outdoor living space. All trees are shown at 10 years height (indicative, subject to climatic conditions).

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.

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **SECTION 1.1 - 35 OLD RACECOURSE ROAD**
designed by: ANCA BELU
drawn by: ANCA BELU
original issue date: 13 AUGUST 2026
scale: As shown

revision no: A
amendment: Issue for Comment

approved DCM
date 13/08/2026



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

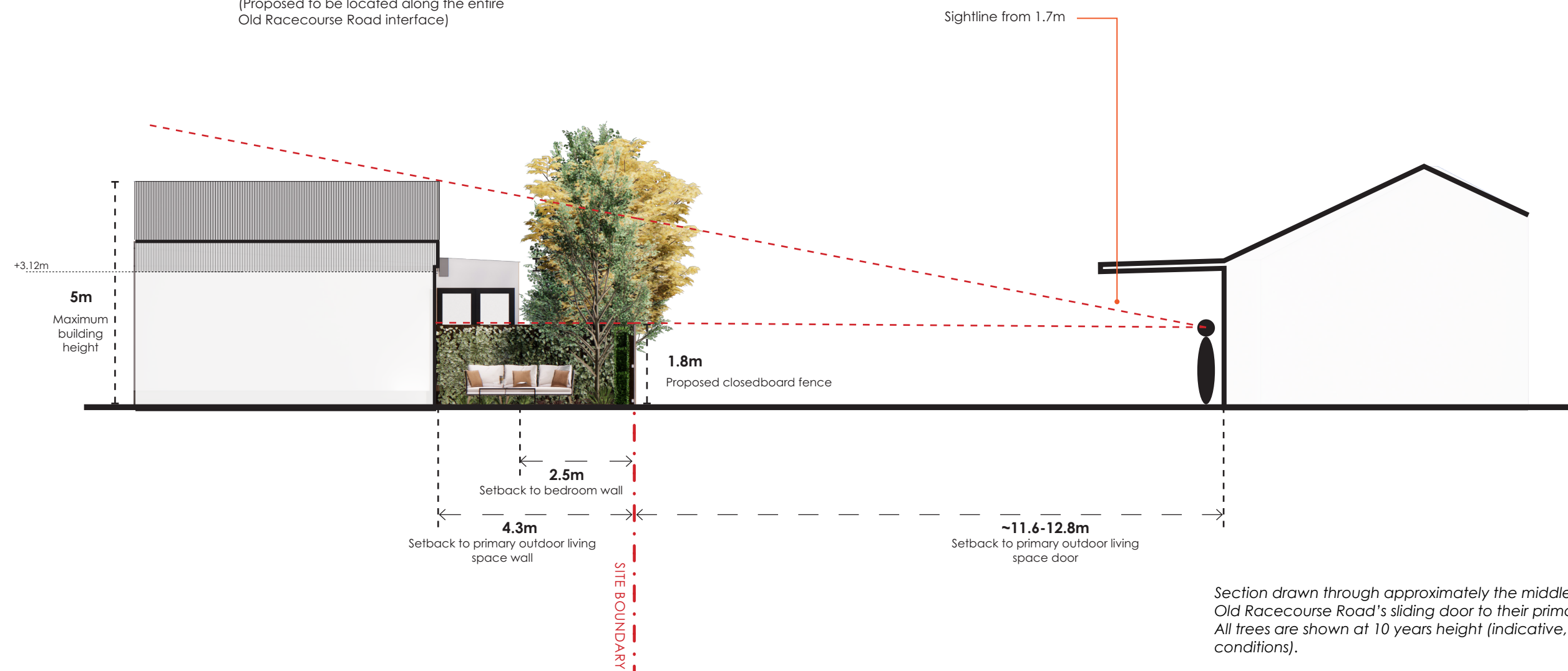


B. LOCATION PLAN (1:1,000 @ A3)

TPOLOGY A

(Proposed to be located along the entire Old Racecourse Road interface)

35 OLD RACECOURSE ROAD



Section drawn through approximately the middle of the dwelling at 35 Old Racecourse Road's sliding door to their primary outdoor living space. All trees are shown at 10 years height (indicative, subject to climatic conditions).

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.

A. SECTION 1.2 - 35 OLD RACECOURSE ROAD TO SITE - TPOLOGY A (NEW) (1:100 @ A3)

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **SECTION 1.2 - 35 OLD RACECOURSE ROAD**
designed by: ANCA BELU
drawn by: ANCA BELU
original issue date: 13 AUGUST 2026
scale: As shown

revision no: A
amendment: Issue for Comment

approved DCM
date 13/08/2026



REGISTERED LANDSCAPE ARCHITECT



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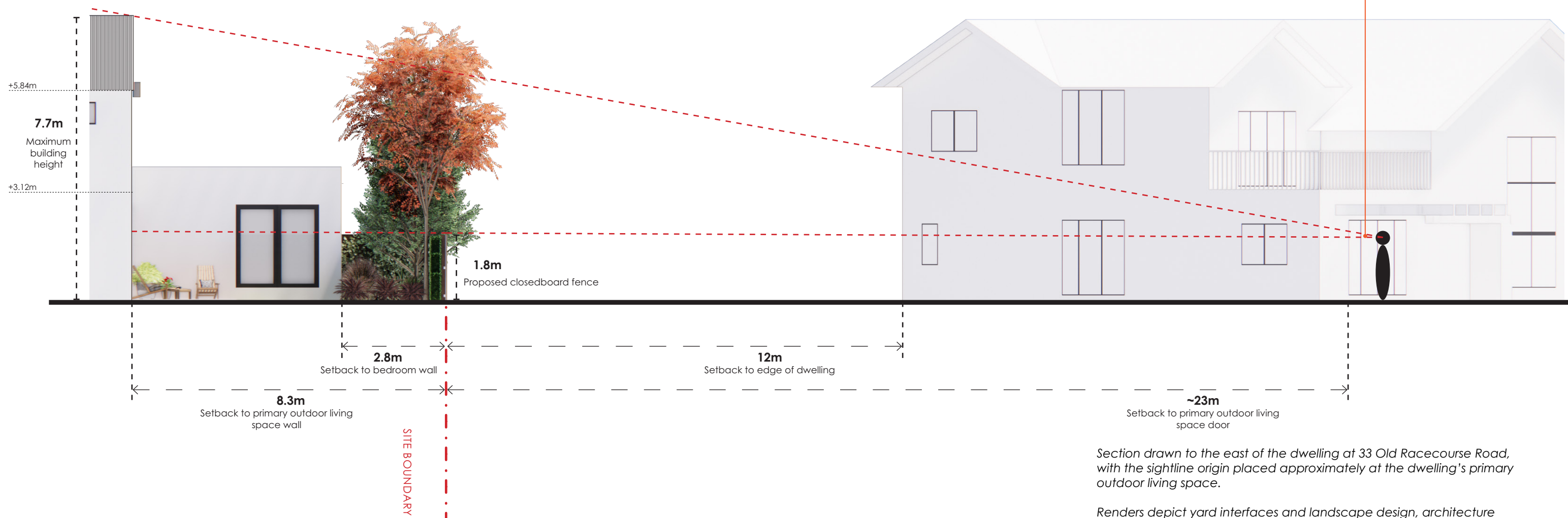
project no / drawing no: **2023_084/003** revision: **A**



B. LOCATION PLAN (1:1,000 @ A3)

TYPOLGY B

(Removed along Old Racecourse Road interface, to be replaced with Typology A, refer sheet 005)



A. SECTION 2.1 - 33 OLD RACECOURSE ROAD TO SITE - TYPOLGY B (1:100 @ A3)

Section drawn to the east of the dwelling at 33 Old Racecourse Road, with the sightline origin placed approximately at the dwelling's primary outdoor living space.

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.

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **SECTION 2.1 - 33 OLD RACECOURSE ROAD**
designed by: ANCA BELU
drawn by: ANCA BELU
original issue date: 13 AUGUST 2026
scale: As shown

revision no: A
amendment: Issue for Comment

approved DCM
date 13/08/2026



REGISTERED
LANDSCAPE
ARCHITECT



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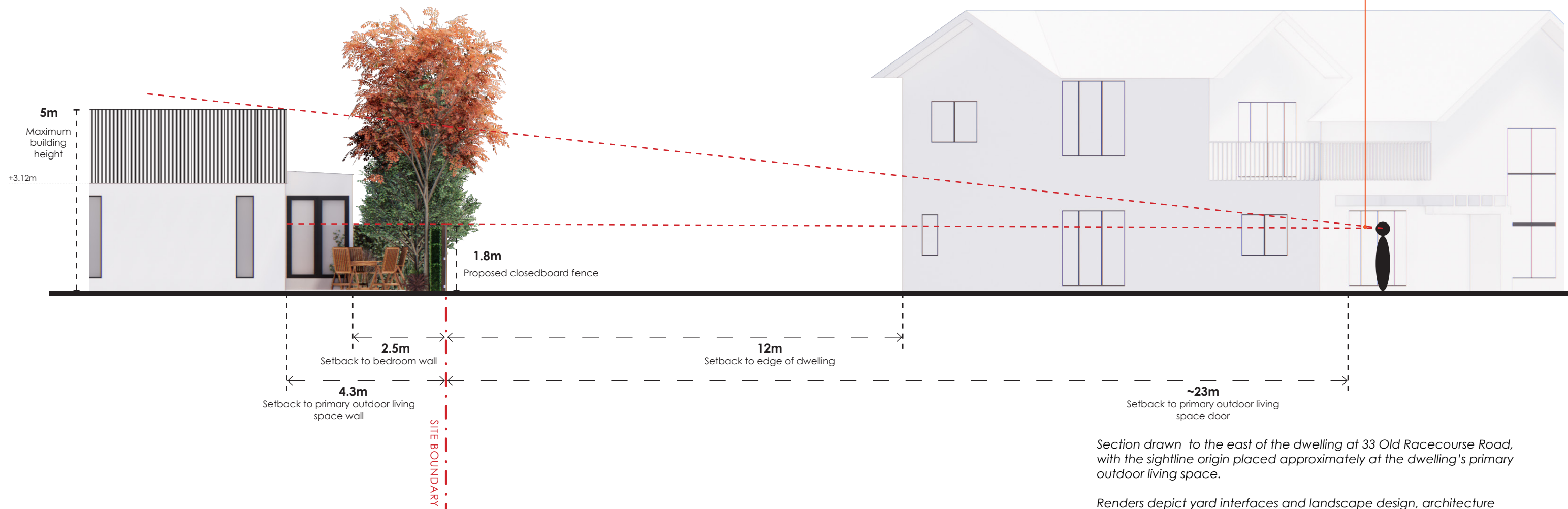
project no / drawing no: **2023_084/004** revision: **A**



B. LOCATION PLAN (1:1,000 @ A3)

TYPOLGY A

(Proposed to be located along the entire Old Racecourse Road interface)



Section drawn to the east of the dwelling at 33 Old Racecourse Road, with the sightline origin placed approximately at the dwelling's primary outdoor living space.

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.

A. SECTION 2.2 - 33 OLD RACECOURSE ROAD TO SITE - TYPOLGY A (NEW) (1:100 @ A3)

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **SECTION 2.2 - 33 OLD RACECOURSE ROAD**
designed by: ANCA BELU
drawn by: ANCA BELU
original issue date: 13 AUGUST 2026
scale: As shown

revision no: A
amendment: Issue for Comment

approved DCM
date 13/08/2026

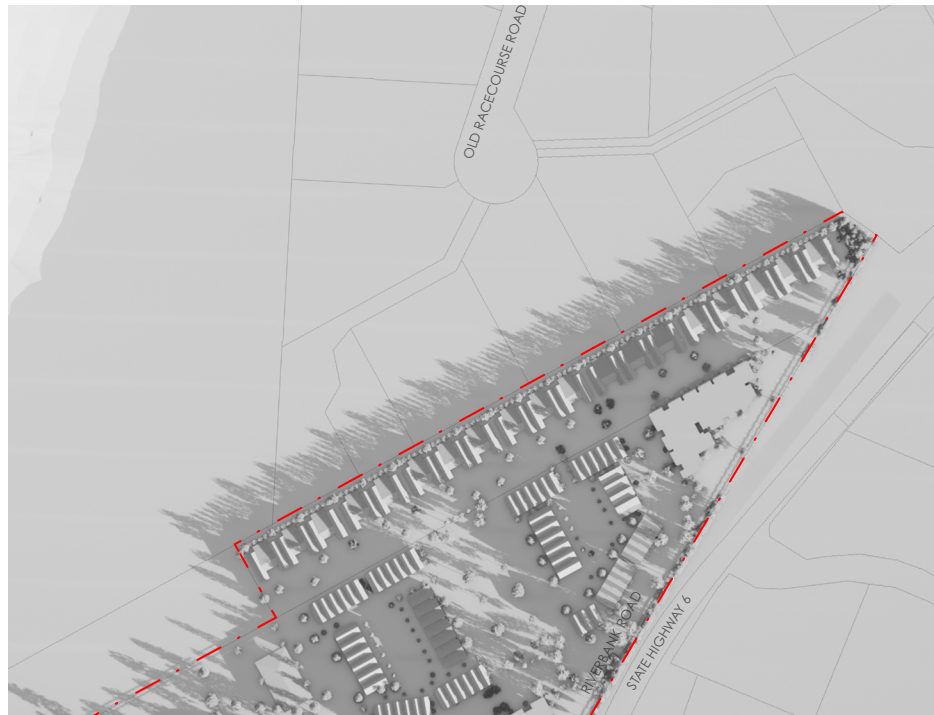


REGISTERED LANDSCAPE ARCHITECT



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project no / drawing no: **2023_084/005** revision: **A**



Summer Solstice 22nd December, 6:00am



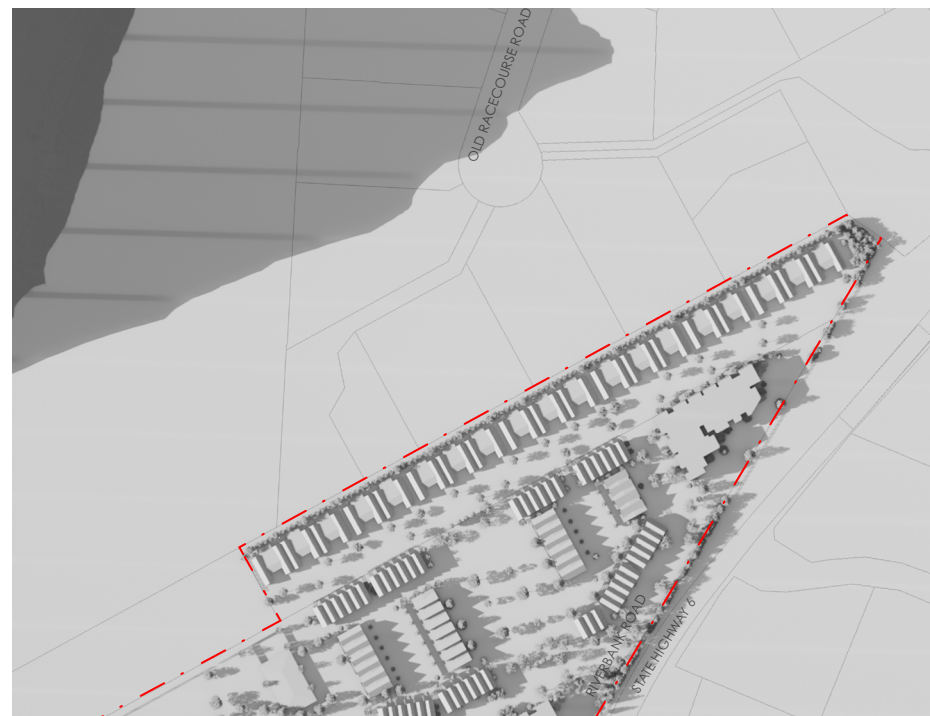
Summer Solstice 22nd December, 8:00am



Summer Solstice 22nd December, 10:00am



Summer Solstice 22nd December, 4:00pm



Summer Solstice 22nd December, 6:00pm



Summer Solstice 22nd December, 8:00pm

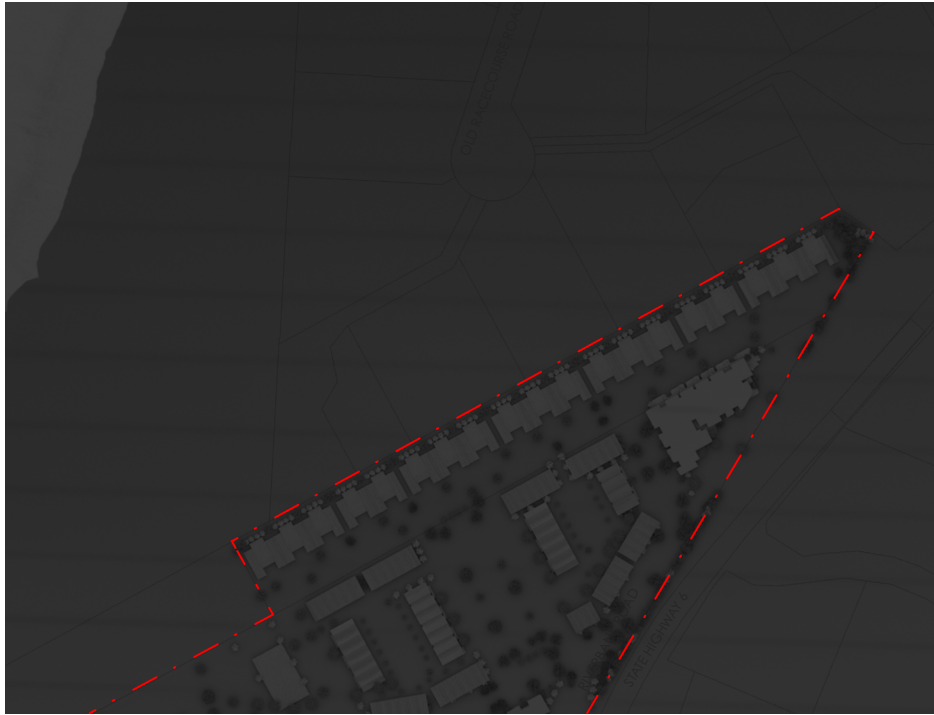
SHADE STUDY - SUMMER SOLSTICE 2nd DECEMBER

MT IRON JUNCTION - FAST TRACK APPLICATION MINUTE 7 RESPONSE URBAN DESIGN AND LANDSCAPE

DCM URBAN DESIGN LIMITED | 13.08.2026 | 2023_084 Greene Mt Iron Fast Track Application - Minute 7 Response Graphic Attachment_A

Note: Shadows indicate 3D buildings, Topography (Source: Linz) and trees at 10 years of growth.

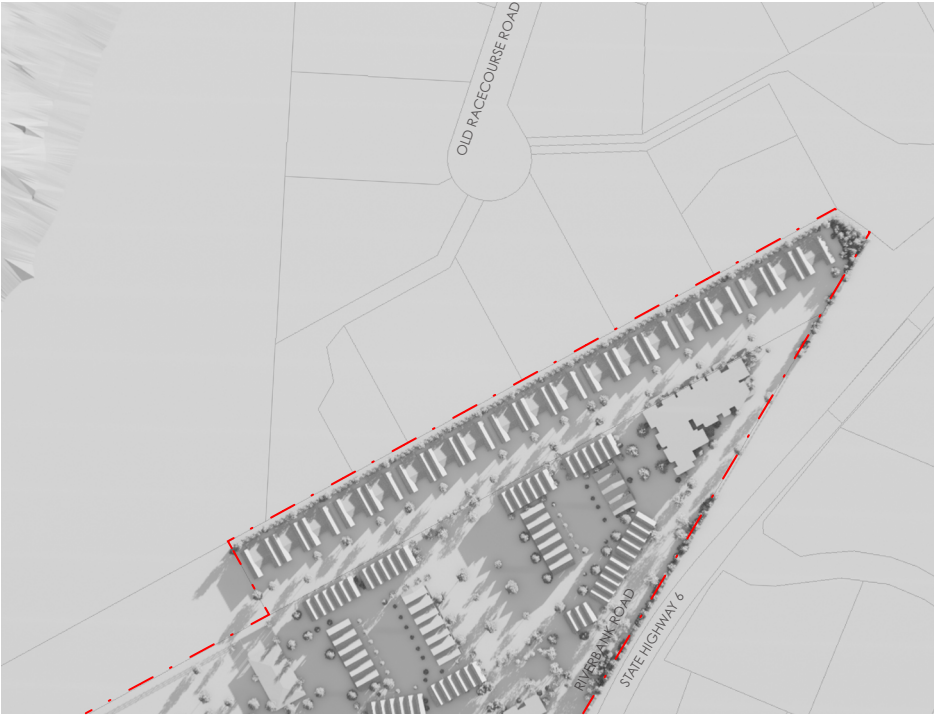




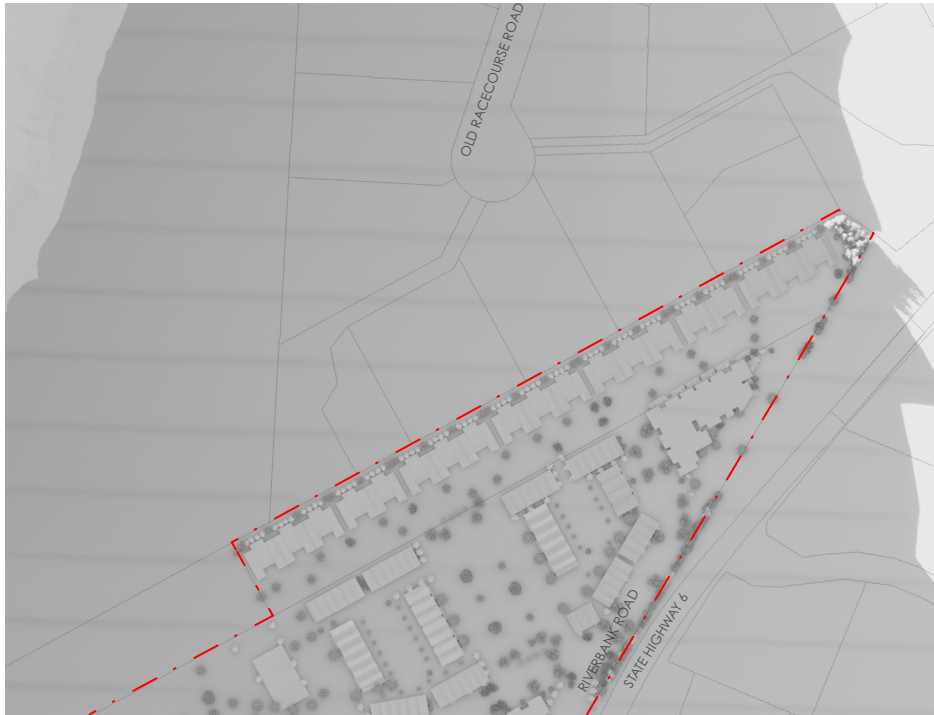
Winter Solstice 21st June, 6:00am



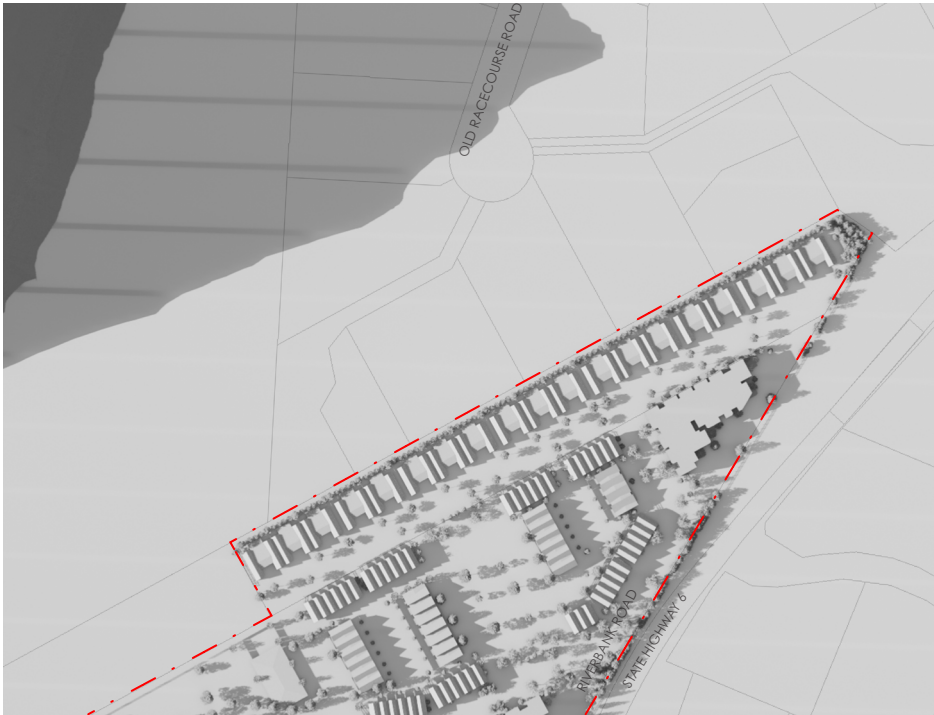
Winter Solstice 21st June, 8:00am



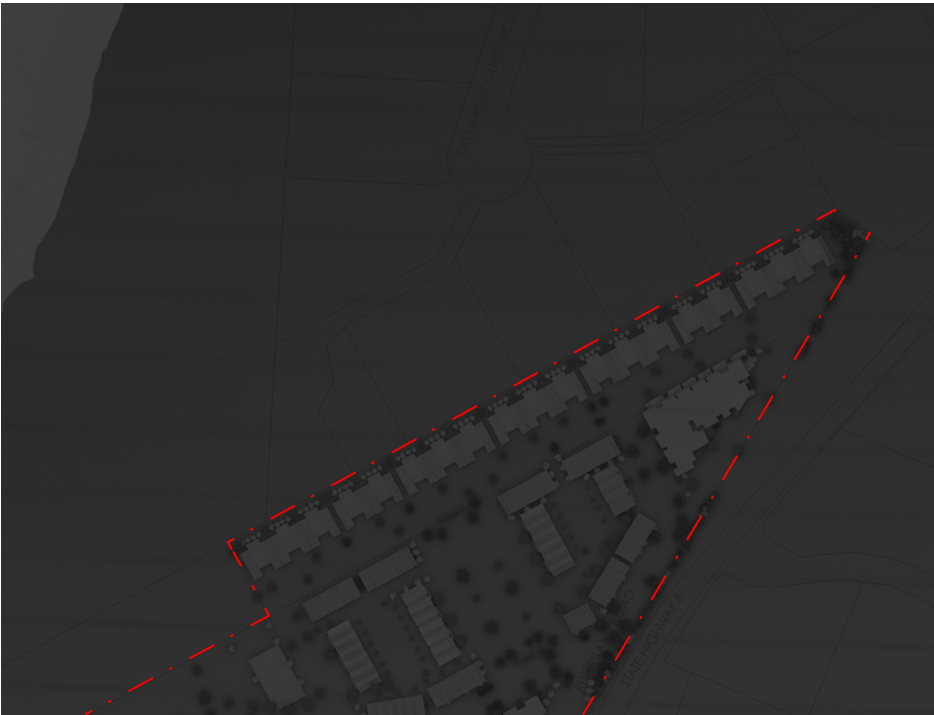
Winter Solstice 21st June, 10:00am



Winter Solstice 21st June, 4:00pm



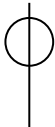
Winter Solstice 21st June, 6:00pm



Winter Solstice 21st June, 8:00pm

SHADE STUDY - WINTER SOLSTICE 21st JUNE

Note: Shadows indicate 3D buildings, Topography (Source: Linz) and trees at 10 years of growth.





MT IRON JUNCTION - FAST TRACK APPLICATION SECTION 67 RESPONSE

GRAPHIC ATTACHMENT - URBAN DESIGN AND LANDSCAPE

FOR MT IRON JUNCTION LTD

PROJECT NO. 2023_084 | 06 AUGUST 2026 | REVISION B

MT IRON JUNCTION, WĀNAKA | FAST TRACK APPLICATION SECTION 67 RESPONSE

Project no:	2023_084
Document title:	Fast Track Application - Graphic Attachment - Urban Design and Landscape
Revision:	B
Date:	06 August 2026
Client name:	Mt Iron Junction Ltd.
Author:	Anca Belu
File name:	2023_084 Greene Mt Iron Fast Track Application - S67 Response Graphic Attachment_B

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	16/07/2026	Issue for Comment	AB	DCM	DCM
B	06/08/2026	Old Racecourse Rd interface updates	AB	DCM	DCM



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SECTION A

MASTERPLANS

002	OVERALL MASTERPLAN
003	MASTERPLAN - WEST
004	MASTERPLAN - EAST

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. 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: 17 JULY 2026
scale: 1:2000 @A3

revision no:
A
B
amendment:
Issue for Comment
Old Racecourse Rd interface
updates

approved
DCM
DCM
date
16/07/2026
06/08/2026



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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

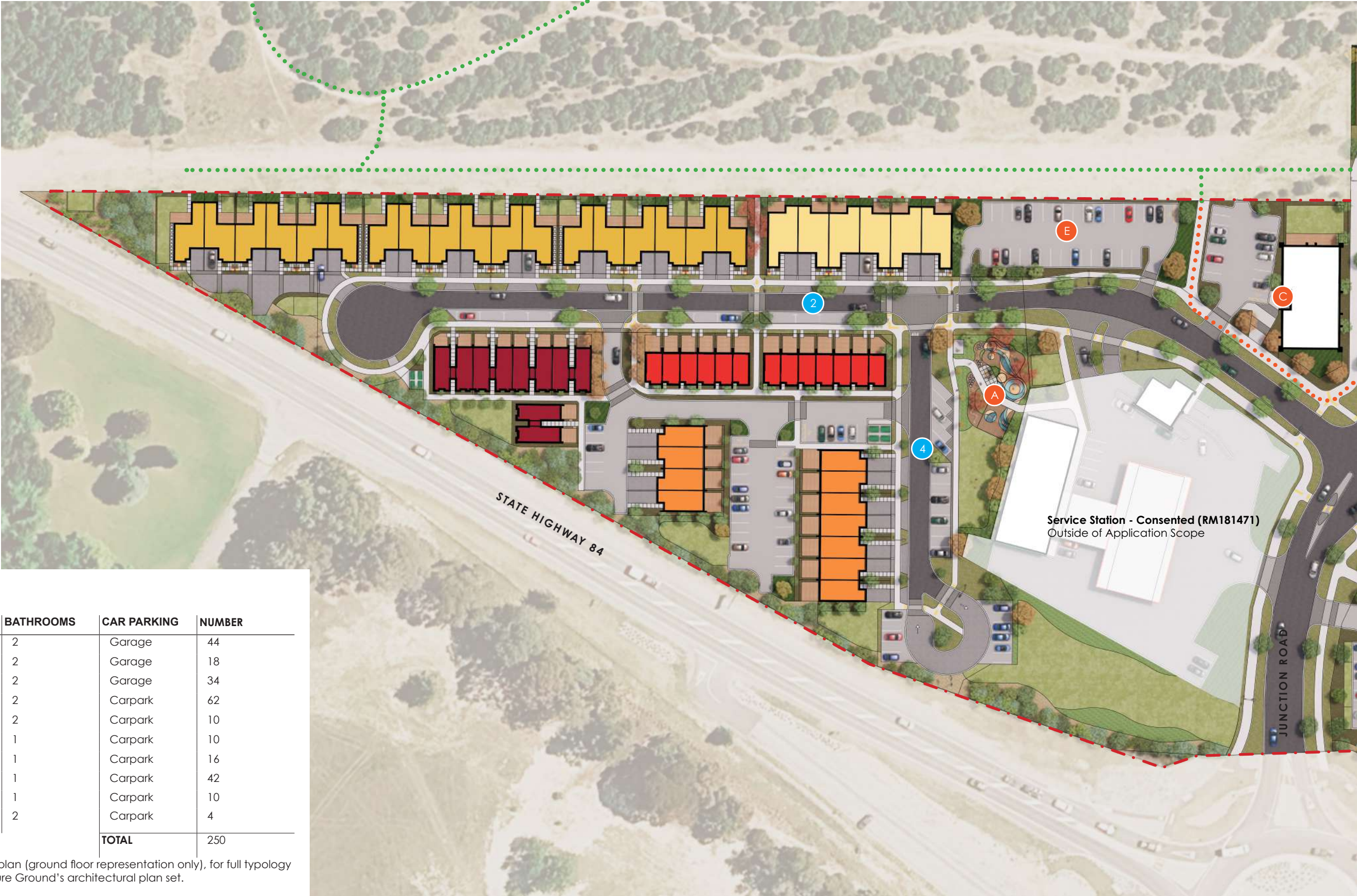
BUILDING TYPOLOGIES

TYPOLGY	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
original issue date: 17 JULY 2026
scale: 1:1000 @A3

revision no:
A
B
amendment:
Issue for Comment
Old Racecourse Rd interface
updates

approved
DCM
DCM
date
16/07/2026
06/08/2026



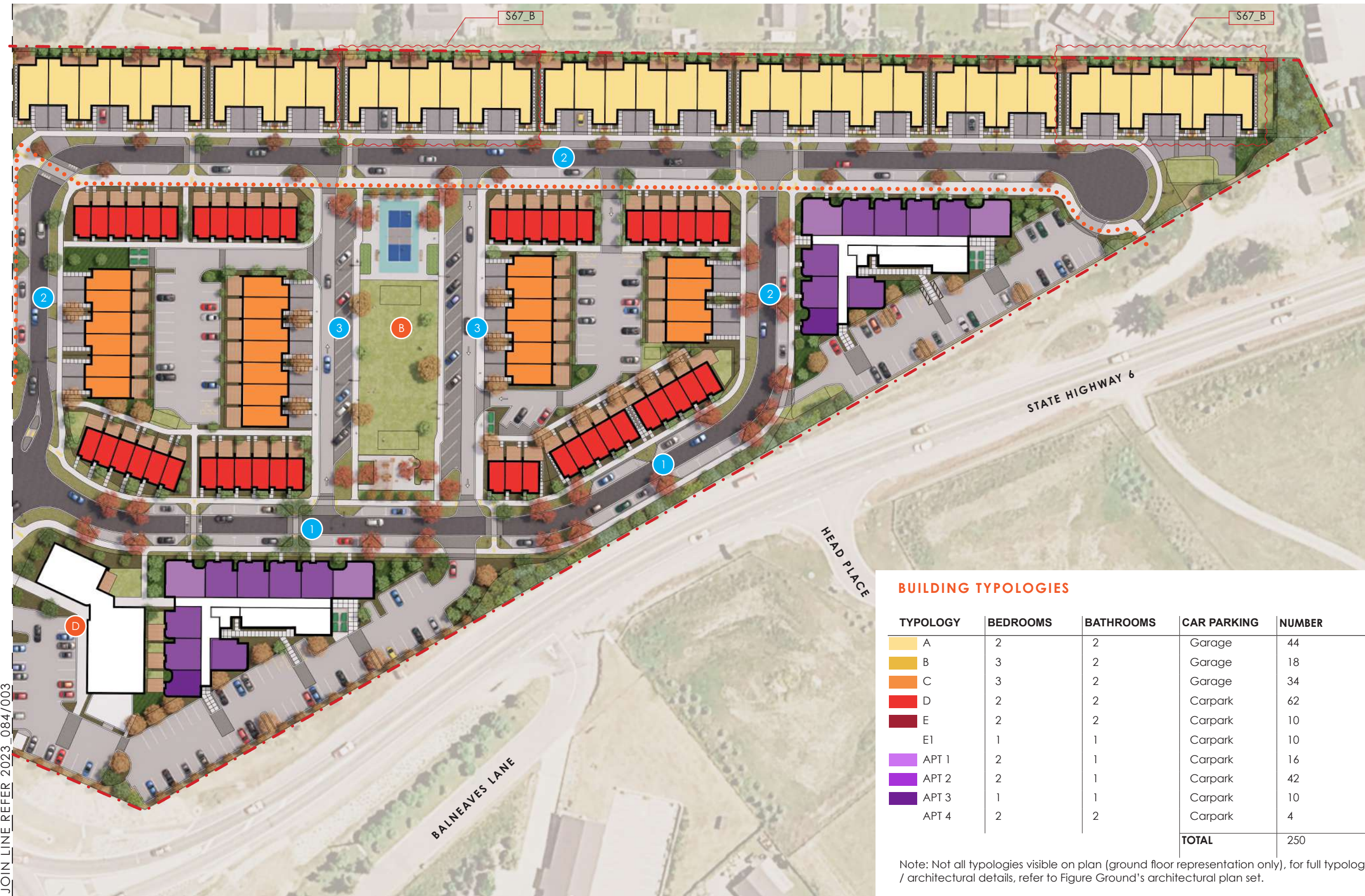
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project no / drawing no: **2023_084/003** revision: **B**



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

TYPOLGY	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
original issue date: 17 JULY 2026
scale: 1:1000 @A3

revision no:
A
B
amendment:
Issue for Comment
Old Racecourse Rd interface
updates

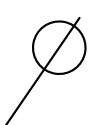
approved
DCM
DCM
date
16/07/2026
06/08/2026



REGISTERED
LANDSCAPE
ARCHITECT

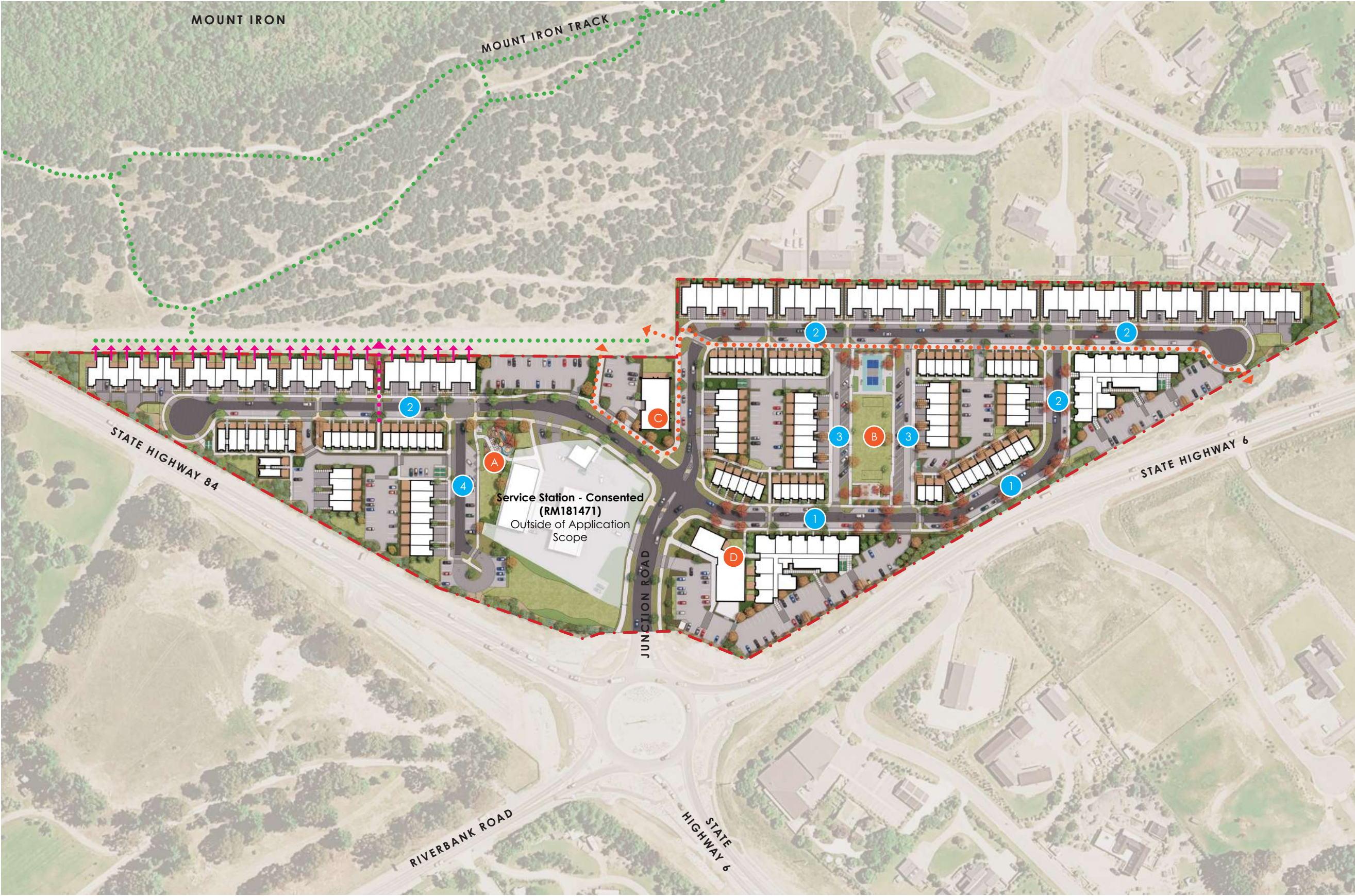


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LEGEND

- - - Site Boundary
- ● Shared Path
- ▶ Footpath Connection to recreation tracks
- ▶ Individual lot connection to recreation tracks
- ● 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
original issue date: 17 JULY 2026
scale: 1:2000 @A3

revision no:
A
B

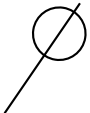
amendment:
Issue for Comment
Old Racecourse Rd interface
updates

approved
DCM
DCM

date
16/07/2026
06/08/2026



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SECTION B

OLD RACECOURSE ROAD INTERFACE

007

OLD RACECOURSE ROAD INTERFACE MAP

008-009

OLD RACECOURSE ROAD INTERFACE A



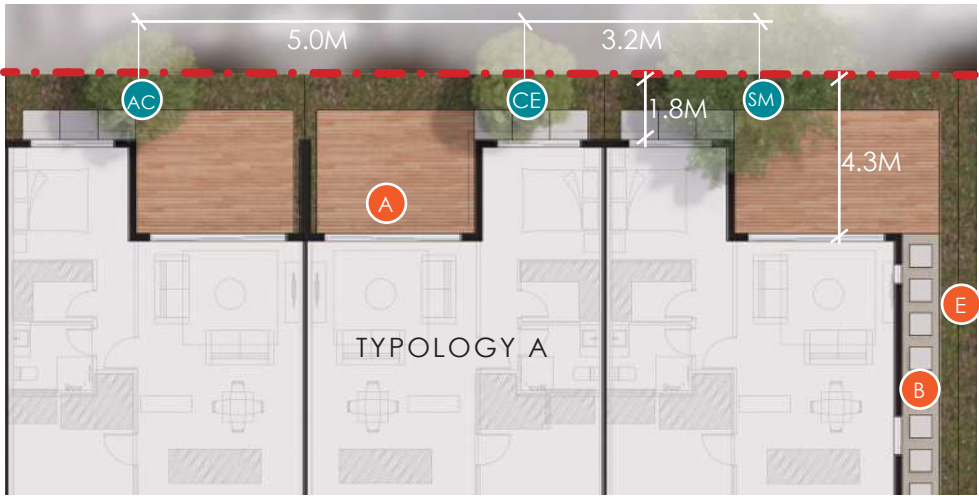
A. BACK YARD TO OLD RACECOURSE ROAD INTERFACE PLAN (SCALE: 1:1000@A3)

LEGEND

— Typology A interface (single storey)

BACK YARD TO OLD RACECOURSE ROAD INTERFACE PLAN





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_084/055)

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

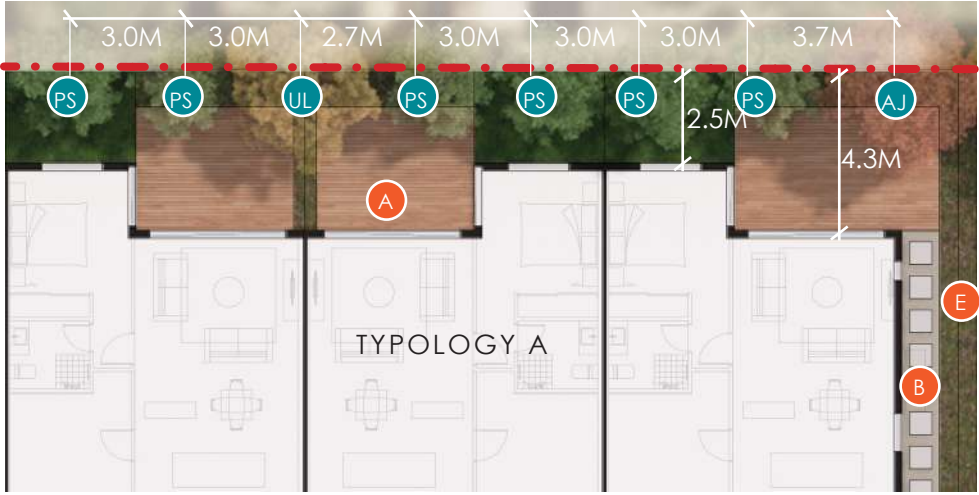
Note: mature heights are species specific, with each species reaching its mature height in a different time frame subject to climatic conditions. All dimensions are indicative, subject to climatic conditions. All trees are shown at 10 years height.



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

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)

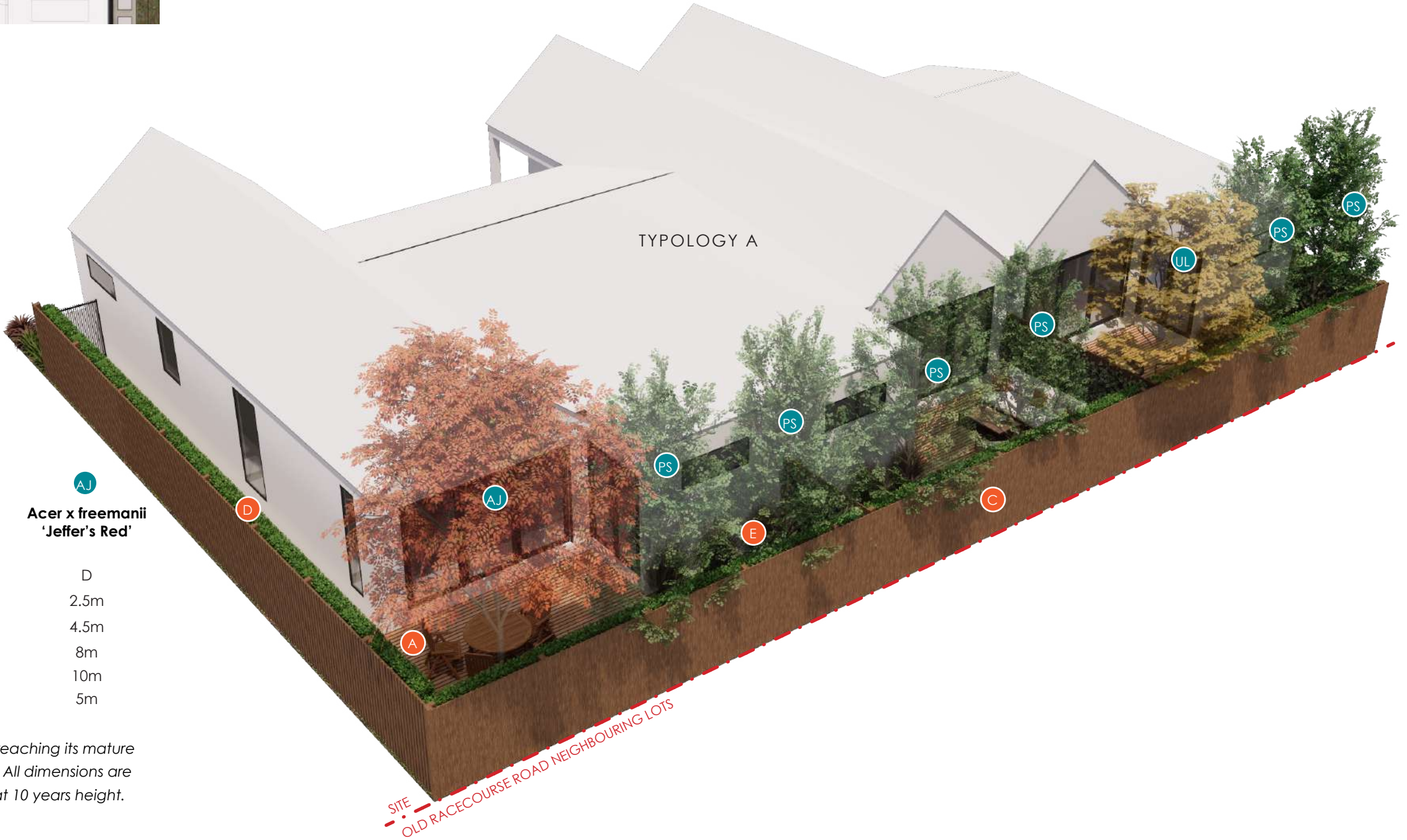
LEGEND

- 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_084/055)

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)

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)

SECTION C

VIEWPOINT VISUALISATIONS

011	VIEWPOINT VISUALISATION LOCATIONS & METHODOLOGY
012-056	VIEWPOINT VISUALISATIONS 1-9

LEGEND

- - - Site Boundary
- 1 **Visualisation 1**
Viewpoint 5 in RMM LAR
- 2 **Visualisation 2**
Viewpoint 8 in RMM LAR
- 3 **Visualisation 3**
Viewpoint 12 in RMM LAR
- 4 **Visualisation 4**
Viewpoint 16 in RMM LAR
- 5 **Visualisation 5**
Original photos / panorama by RMM
- 6 **Visualisation 6**
Viewpoint 30 in RMM LAR
- 7 **Visualisation 7**
Viewpoint 33 in RMM LAR
- 8 **Visualisation 8**
Viewpoint 35 in RMM LAR
- 9 **Visualisation 9**
Viewpoint 17 in RMM LAR



A. VIEWPOINT VISUALISATION LOCATIONS (1:5000@A3)

METHODOLOGY

1. Purpose of Visualisations

The purpose of these visualisations is to demonstrate indicative renders that show potential impact of the development on surrounding landscape features and mitigation strategies proposed.

2. Viewpoints

All visualisations are based on viewpoints and photography provided in RMM's Landscape Assessment Report (LAR). For more information on viewpoints and photography, refer to LAR Graphic Attachment, and RMM RFI Response 1. Viewpoints for visualisations were selected based on locations that would capture views where the landscape features could potentially be impacted. The viewpoints were taken to display 180° then cropped to more accurately represent the Human Field of View.

3. Photomatching

The photo matches were conducted using visualisations which are computer generated renders produced from a geolocated 3D model which shows the development built and soft landscaping form along with Mount Iron.

Photo matches have been calibrated using the profile poles with known heights from the previously consented landscape masterplan by RMM (RM181471). Matching profile pole location and heights, including date and time, allowed accurate overlay of the 3D model on the photo viewpoints to create the overall visualisation.

4. Stages of Visualisation

Visualisations show a sequenced over time from the time of planting, 5 years after planting and 10 years after planting, to illustrate potential temporary visual effects and how these reduce of overtime, softening the built form of the development.

The visualisations are rendered using planting/trees shown at early autumn. Tree size varies between species and is indicatively shown through the sequencing of time depending on the grades and growth rate. Approximate tree heights are detailed in Plant Palette. Planting (Shrubs, Groundcovers and grasses) have also been shown at the time of planting with their heights and grade varying between species. Plants are shown at their mature size from 5 years onwards.

5. Additional Viewpoint Visualisations

Visualisation 5 was prepared in response to QLDC's Information Gaps (landscape 7) dated 30 April 2026. As a viewpoint portraying views to Mount Iron and centred more on one of the taller apartments was not taken at the time of the request, RMM prepared an additional viewpoint panorama. The preparation of the panorama photograph and visualisation aligns with the methodology included in the RMM RFI dated 7 May 2026.

Visualisation 6 - 9 were prepared as in response to the Expert Panel's Minute 2, in which comment (c) additional viewpoint visualisations were requested. Viewpoints 30, 33 and 35 were selected to portray indicative anticipated views of the development from Mount Iron. Viewpoint 17 was included to capture views from neighbouring property on Balneaves Lane. For further information refer to David Compton-Moen's S53 evidence, appendix 2.

VIEWPOINT VISUALISATION LOCATIONS + METHODOLOGY



A. VISUALISATION LOCATION (NTS)



REFER 2023_084/013

B. EXISTING VIEW FROM SH6 AND SH84 ROUNDABOUT - ORIGINAL PANORAMA PHOTO

STATE HIGHWAY INTERFACE - VISUALISATION 1

Original photos / panorama from viewpoint 5 in RMM LAR



A. VISUALISATION LOCATION (NTS)



B. EXISTING VIEW FROM SH6 AND SH84 ROUNDABOUT - CROPPED PANORAMA PHOTO

STATE HIGHWAY INTERFACE - VISUALISATION 1

Original photos / panorama from viewpoint 5 in RMM LAR



A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM SH6 AND SH84 ROUNDABOUT - VEGETATION HEIGHT AT PLANTING

STATE HIGHWAY INTERFACE - VISUALISATION 1

Original photos / panorama from viewpoint 5 in RMM LAR



A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM SH6 AND SH84 ROUNDABOUT - VEGETATION HEIGHT AFTER APPROXIMATELY 5 YEARS

STATE HIGHWAY INTERFACE - VISUALISATION 1

Original photos / panorama from viewpoint 5 in RMM LAR



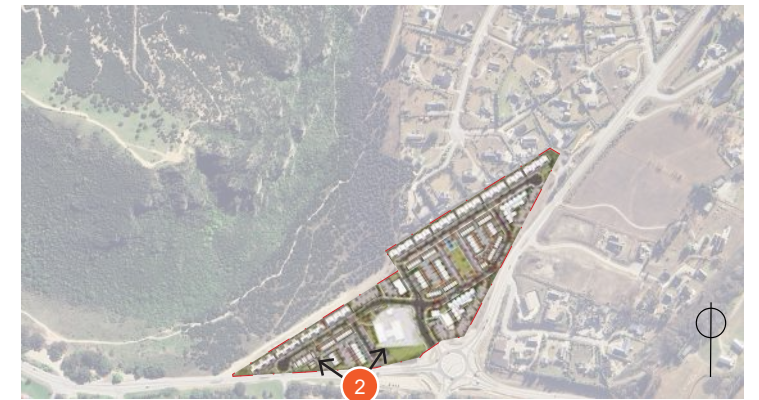
A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM SH6 AND SH84 ROUNDABOUT - VEGETATION HEIGHT AFTER APPROXIMATELY 10 YEARS

STATE HIGHWAY INTERFACE - VISUALISATION 1

Original photos / panorama from viewpoint 5 in RMM LAR



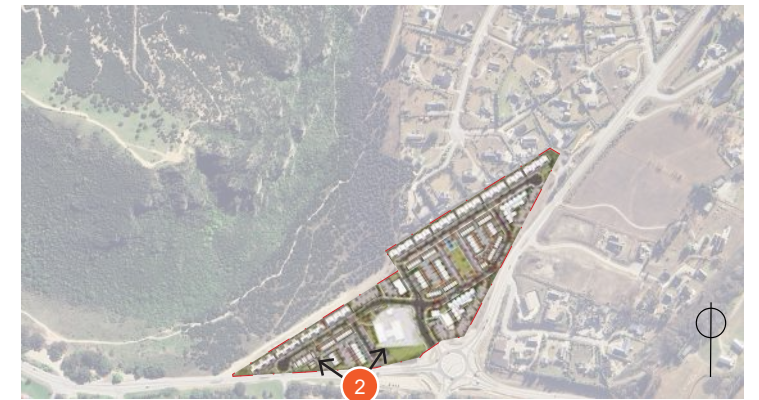
A. VISUALISATION LOCATION (NTS)



B. EXISTING VIEW FROM THE ENTRANCE TO THE PARKING BAY ON SH84 - ORIGINAL PANORAMA PHOTO

STATE HIGHWAY INTERFACE - VISUALISATION 2

Original photos / panorama from viewpoint 8 in RMM LAR



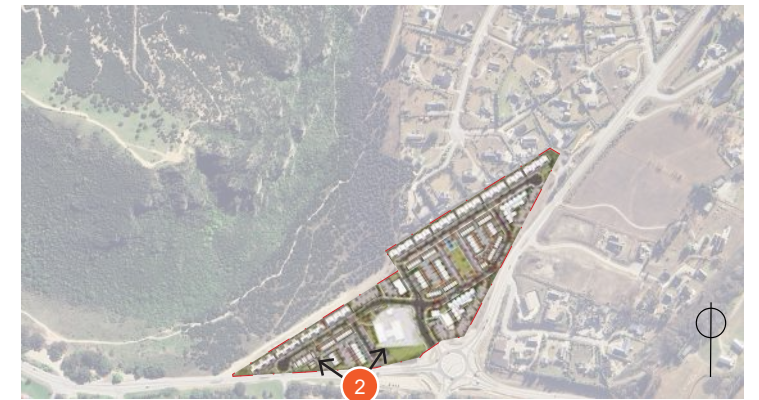
A. VISUALISATION LOCATION (NTS)



B. EXISTING VIEW FROM THE ENTRANCE TO THE PARKING BAY ON SH84 - CROPPED PANORAMA PHOTO

STATE HIGHWAY INTERFACE - VISUALISATION 2

Original photos / panorama from viewpoint 8 in RMM LAR



A. VISUALISATION LOCATION (NTS)

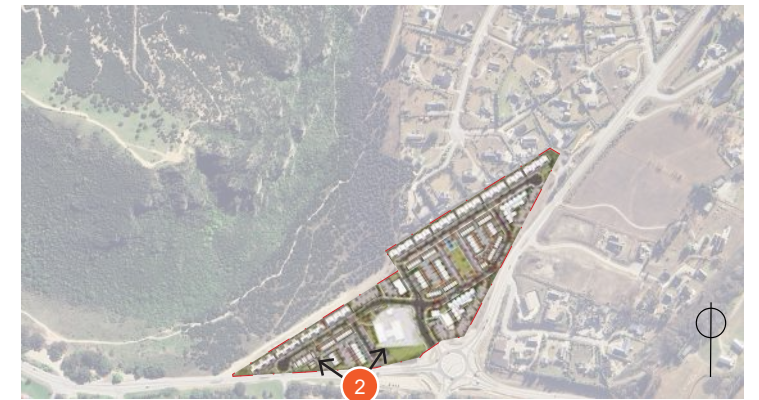


B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM THE ENTRANCE TO THE PARKING BAY ON SH84 - VEGETATION HEIGHT AT PLANTING

Note: Some trees visible in the visualisation are part of the proposal site and will be removed as part of the development.

STATE HIGHWAY INTERFACE - VISUALISATION 2

Original photos / panorama from viewpoint 8 in RMM LAR



A. VISUALISATION LOCATION (NTS)

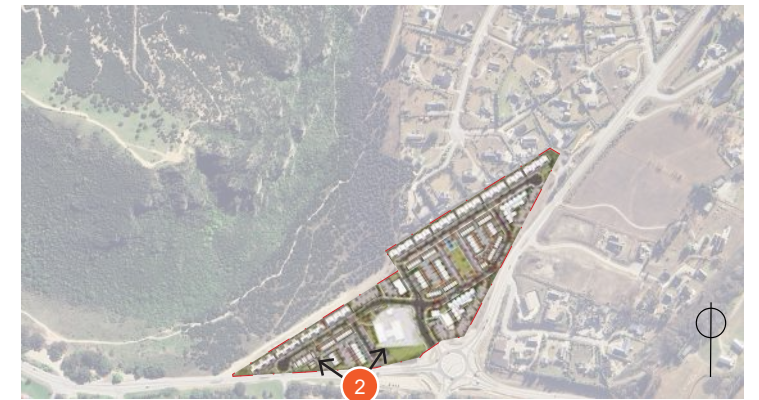


B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM THE ENTRANCE TO THE PARKING BAY ON SH84 - VEGETATION HEIGHT AFTER APPROXIMATELY 5 YEARS

Note: Some trees visible in the visualisation are part of the proposal site and will be removed as part of the development.

STATE HIGHWAY INTERFACE - VISUALISATION 2

Original photos / panorama from viewpoint 8 in RMM LAR



A. VISUALISATION LOCATION (NTS)

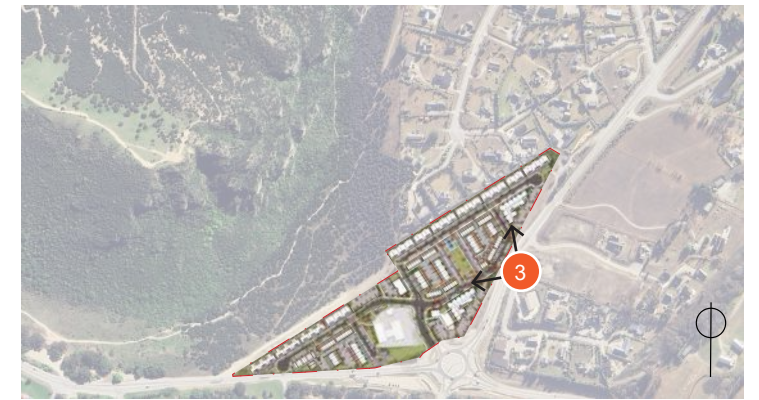


B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM THE ENTRANCE TO THE PARKING BAY ON SH84 - VEGETATION HEIGHT AFTER APPROXIMATELY 10 YEARS

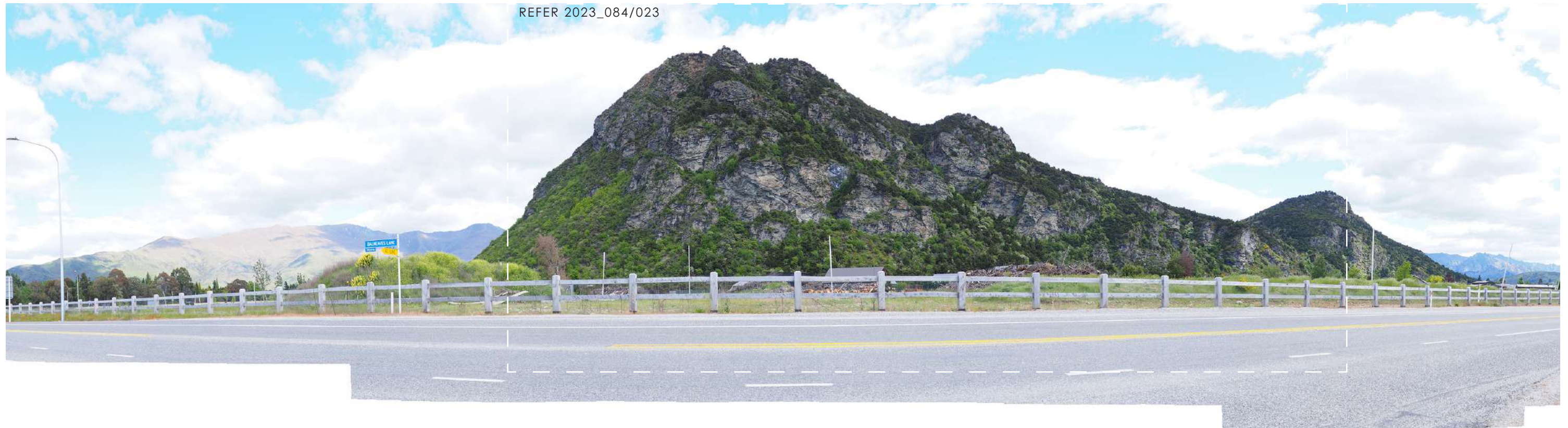
Note: Some trees visible in the visualisation are part of the proposal site and will be removed as part of the development.

STATE HIGHWAY INTERFACE - VISUALISATION 2

Original photos / panorama from viewpoint 8 in RMM LAR



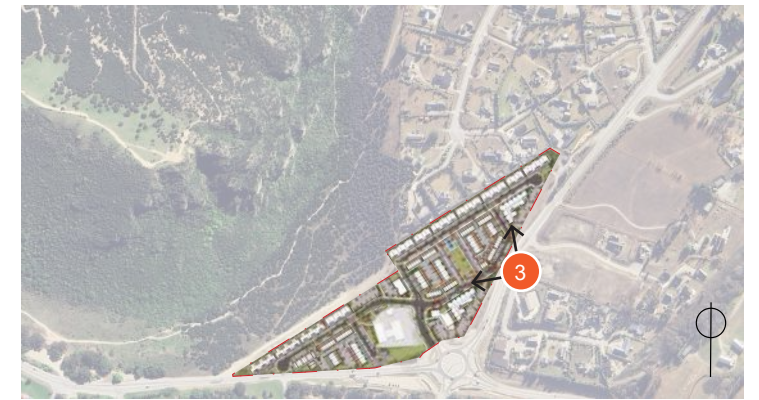
A. VISUALISATION LOCATION (NTS)



B. EXISTING VIEW FROM THE INTERSECTION OF BALNEAVES LANE AND SH6 - ORIGINAL PANORAMA PHOTO

STATE HIGHWAY INTERFACE - VISUALISATION 3

Original photos / panorama from viewpoint 12 in RMM LAR



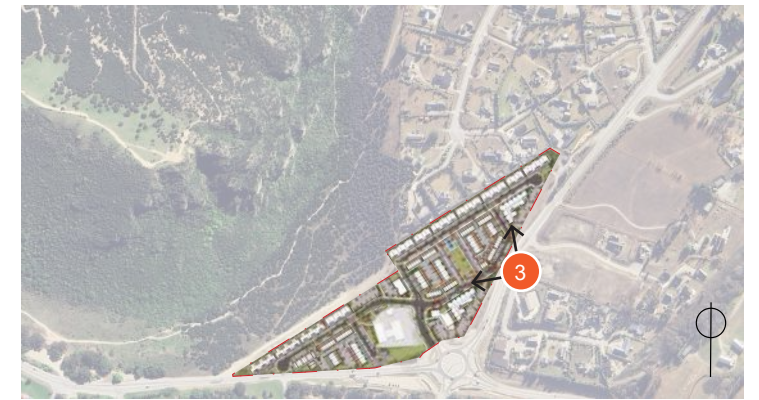
A. VISUALISATION LOCATION (NTS)



B. EXISTING VIEW FROM THE INTERSECTION OF BALNEAVES LANE AND SH6 - CROPPED PANORAMA PHOTO

STATE HIGHWAY INTERFACE - VISUALISATION 3

Original photos / panorama from viewpoint 12 in RMM LAR



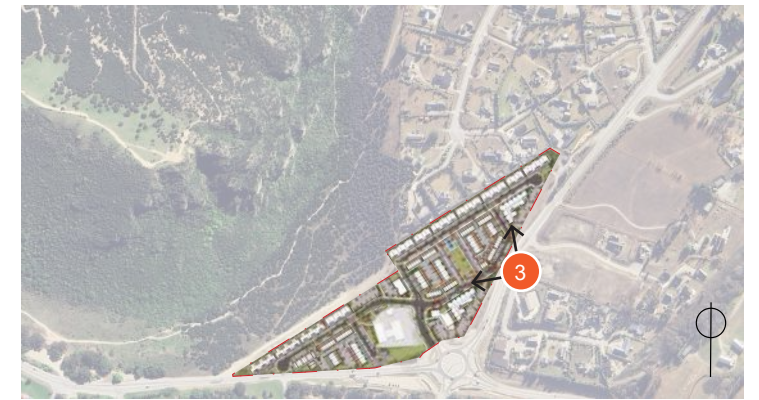
A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM THE INTERSECTION OF BALNEAVES LANE AND SH6 - VEGETATION HEIGHT AT PLANTING

STATE HIGHWAY INTERFACE - VISUALISATION 3

Original photos / panorama from viewpoint 12 in RMM LAR



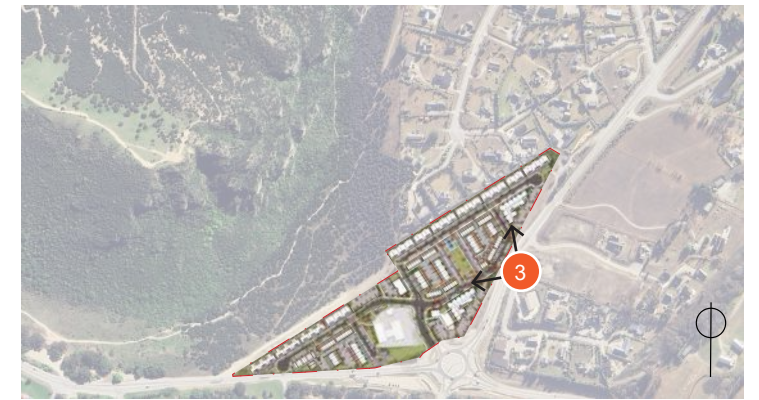
A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM THE INTERSECTION OF BALNEAVES LANE AND SH6 - VEGETATION HEIGHT AFTER APPROXIMATELY 5 YEARS

STATE HIGHWAY INTERFACE - VISUALISATION 3

Original photos / panorama from viewpoint 12 in RMM LAR



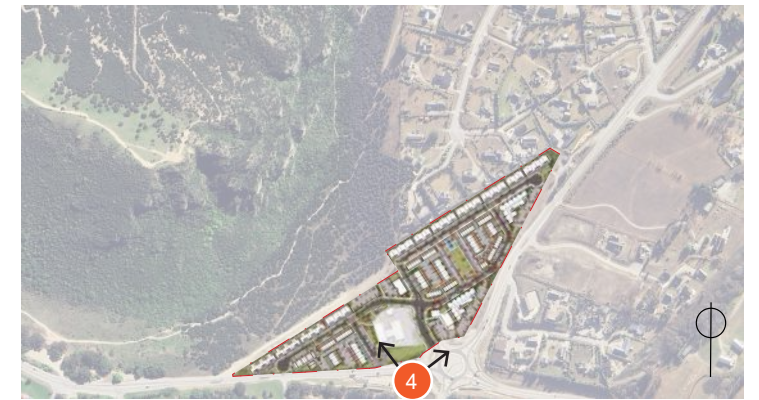
A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM THE INTERSECTION OF BALNEAVES LANE AND SH6 - VEGETATION HEIGHT AFTER APPROXIMATELY 10 YEARS

STATE HIGHWAY INTERFACE - VISUALISATION 3

Original photos / panorama from viewpoint 12 in RMM LAR



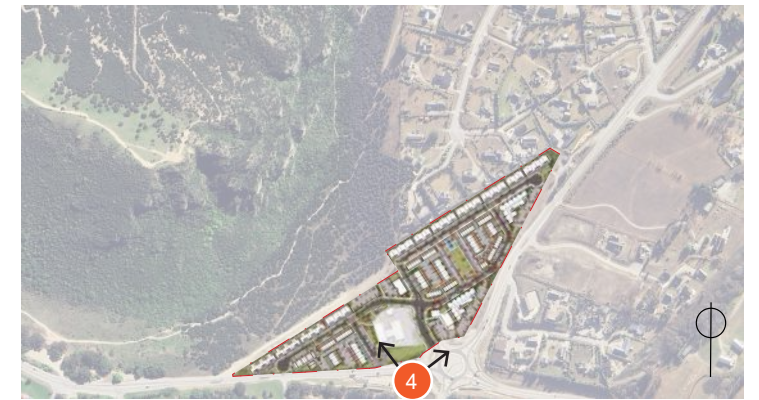
A. VISUALISATION LOCATION (NTS)



B. EXISTING VIEW FROM IMMEDIATELY SOUTH OF THE SH6 AND SH84 ROUNDABOUT - ORIGINAL PANORAMA PHOTO

STATE HIGHWAY INTERFACE - VISUALISATION 4

Original photos / panorama from viewpoint 16 in RMM LAR



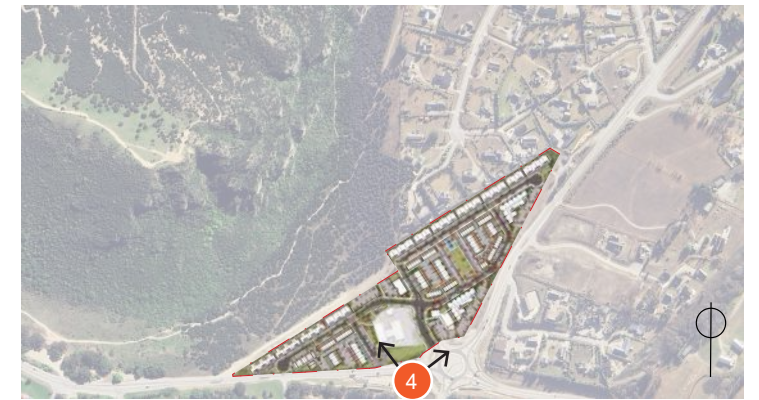
A. VISUALISATION LOCATION (NTS)



B. EXISTING VIEW FROM IMMEDIATELY SOUTH OF THE SH6 AND SH84 ROUNDABOUT - CROPPED PANORAMA PHOTO

STATE HIGHWAY INTERFACE - VISUALISATION 4

Original photos / panorama from viewpoint 16 in RMM LAR



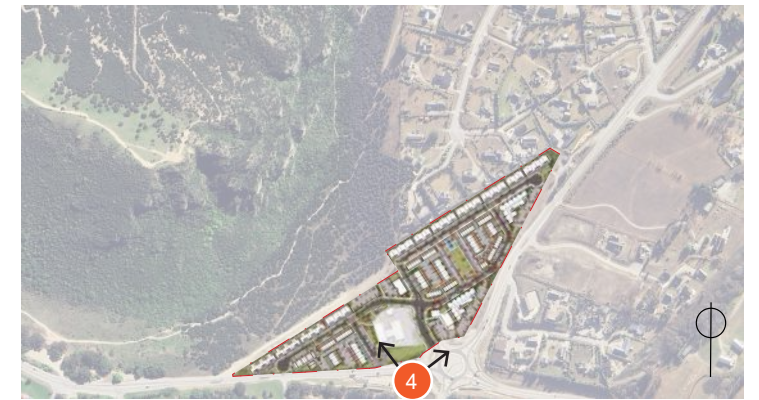
A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM IMMEDIATELY SOUTH OF THE SH6 AND SH84 ROUNDABOUT - VEGETATION HEIGHT AT PLANTING

STATE HIGHWAY INTERFACE - VISUALISATION 4

Original photos / panorama from viewpoint 16 in RMM LAR



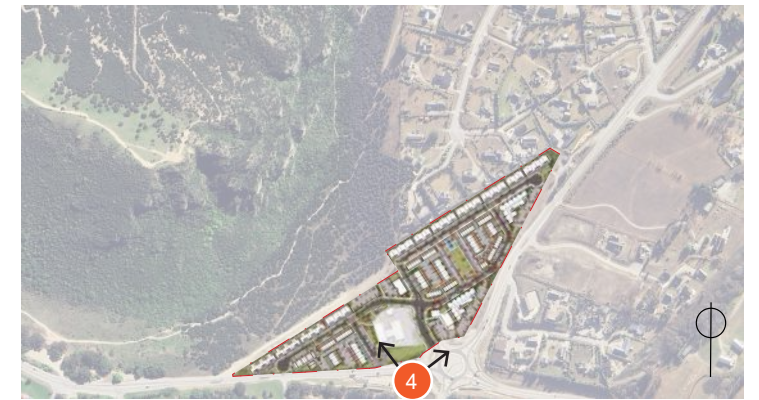
A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM IMMEDIATELY SOUTH OF THE SH6 AND SH84 ROUNDABOUT - VEGETATION HEIGHT AFTER APPROXIMATELY 5 YEARS

STATE HIGHWAY INTERFACE - VISUALISATION 4

Original photos / panorama from viewpoint 16 in RMM LAR



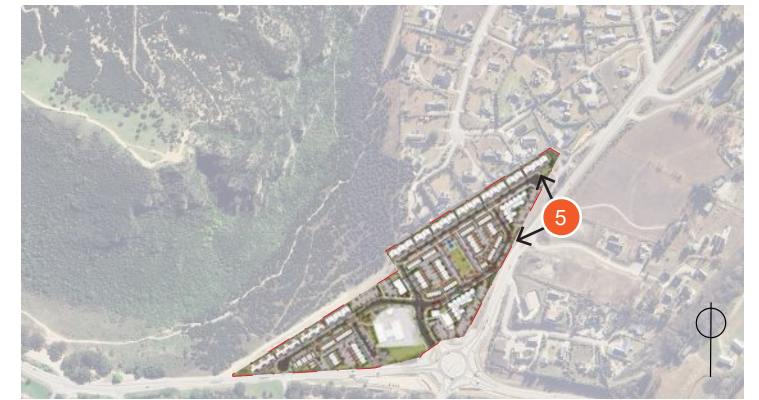
A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM IMMEDIATELY SOUTH OF THE SH6 AND SH84 ROUNDABOUT - VEGETATION HEIGHT AFTER APPROXIMATELY 10 YEARS

STATE HIGHWAY INTERFACE - VISUALISATION 4

Original photos / panorama from viewpoint 16 in RMM LAR



A. VISUALISATION LOCATION (NTS)



REFER 2023_084/033

B. EXISTING VIEW FROM ENTRANCE OF 38 ALBERT TOWN-LAKE HAWEA ROAD (SH6) - ORIGINAL PANORAMA PHOTO

STATE HIGHWAY INTERFACE - VISUALISATION 5

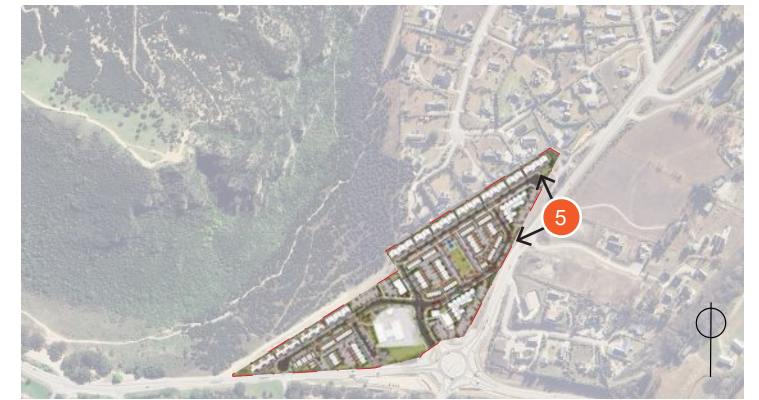
Original photos / panorama by RMM

Photo taken at 11am on 11 May 2026.

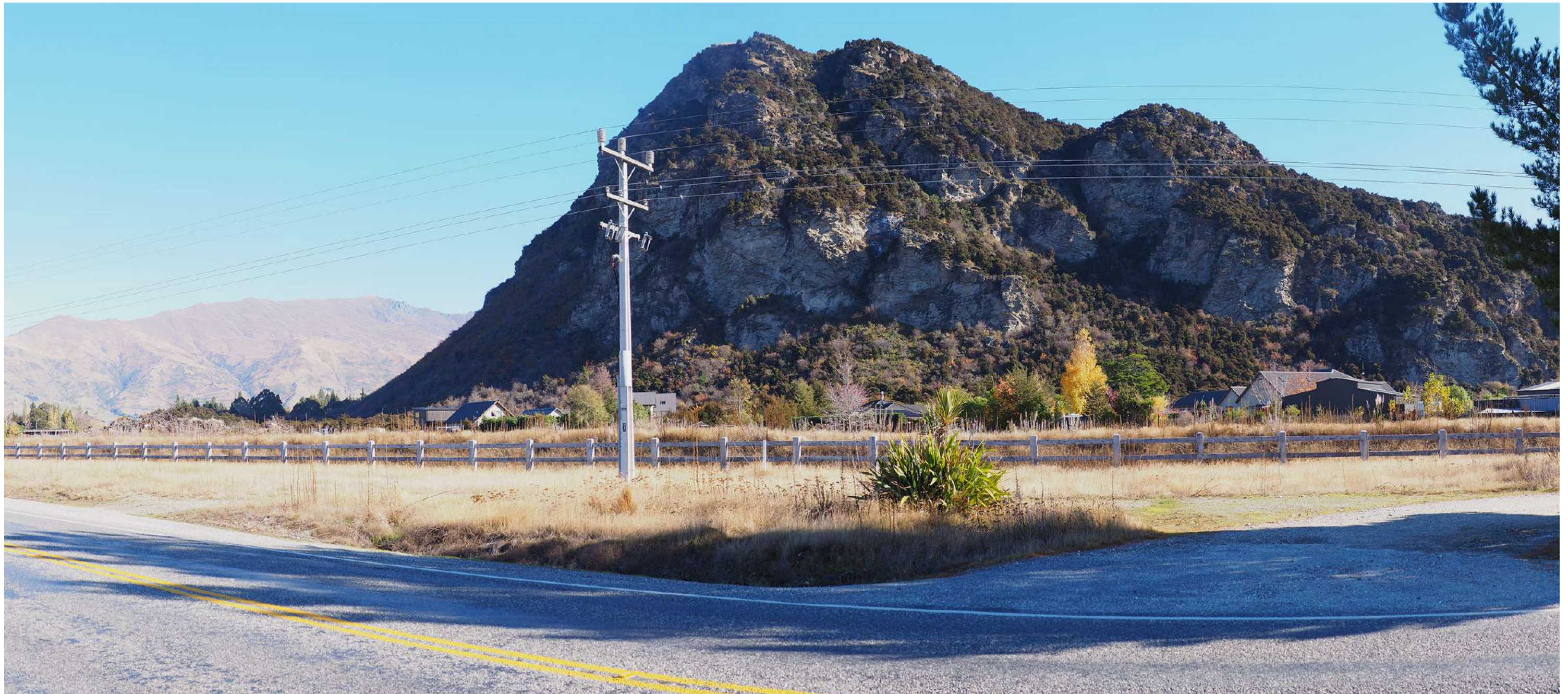
Horizontal FoV: Approx 120 degrees

Vertical FoV: Approx 40 degrees

The preparation of the panorama photograph and visualisation aligns with the methodology included in the RMM RFI dated 7 May 2026.



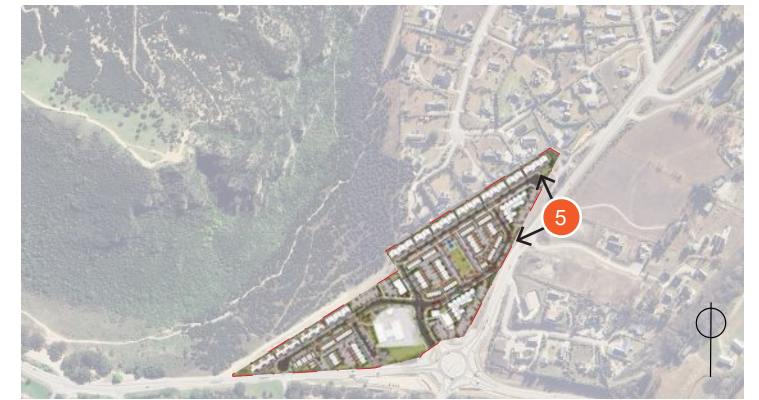
A. VISUALISATION LOCATION (NTS)



B. EXISTING VIEW FROM ENTRANCE OF 38 ALBERT TOWN-LAKE HAWEA ROAD (SH6) - CROPPED PANORAMA PHOTO

STATE HIGHWAY INTERFACE - VISUALISATION 5

Original photos / panorama by RMM



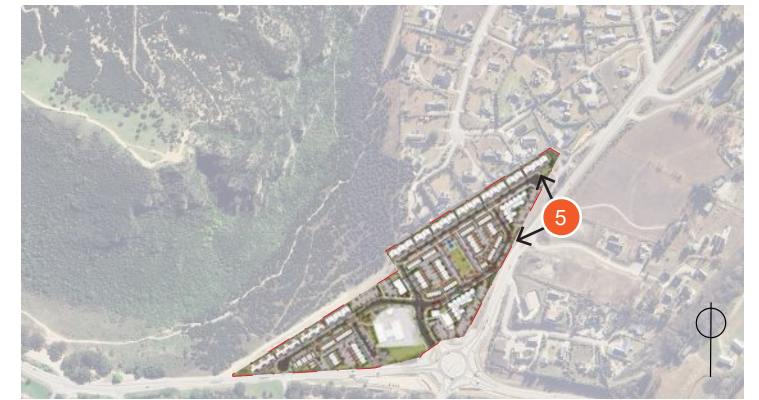
A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM ENTRANCE OF 38 ALBERT TOWN-LAKE HAWEA ROAD (SH6) - VEGETATION HEIGHT AT PLANTING

STATE HIGHWAY INTERFACE - VISUALISATION 5

Original photos / panorama by RMM



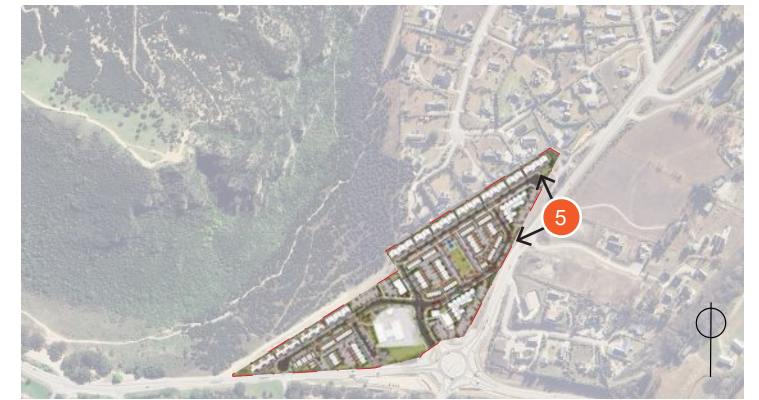
A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM ENTRANCE OF 38 ALBERT TOWN-LAKE HAWEA ROAD (SH6) - VEGETATION HEIGHT AFTER APPROXIMATELY 5 YEARS

STATE HIGHWAY INTERFACE - VISUALISATION 5

Original photos / panorama by RMM



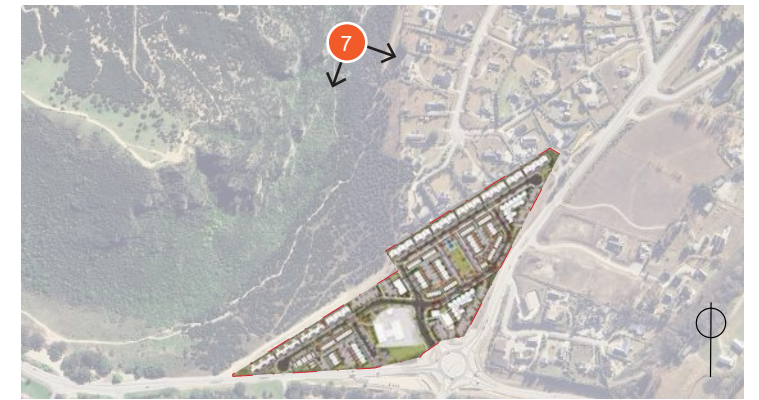
A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM ENTRANCE OF 38 ALBERT TOWN-LAKE HAWEA ROAD (SH6) - VEGETATION HEIGHT AFTER APPROXIMATELY 10 YEARS

STATE HIGHWAY INTERFACE - VISUALISATION 5

Original photos / panorama by RMM



A. VISUALISATION LOCATION (NTS)



B. EXISTING VIEW FROM MOUNT IRON SUMMIT, AT THE VERY SOUTHERN EDGE OF SUMMIT FACE - ORIGINAL PANORAMA PHOTO

VISUALISATION 6 - MOUNT IRON SUMMIT

Original photos / panorama from viewpoint 30 in RMM LAR



A. VISUALISATION LOCATION (NTS)



B. EXISTING VIEW FROM MOUNT IRON SUMMIT, AT THE VERY SOUTHERN EDGE OF SUMMIT FACE - CROPPED PANORAMA PHOTO

VISUALISATION 6 - MOUNT IRON SUMMIT

Original photos / panorama from viewpoint 30 in RMM LAR



A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM MOUNT IRON SUMMIT, AT THE VERY SOUTHERN EDGE OF SUMMIT FACE - VEGETATION HEIGHT AT PLANTING

VISUALISATION 6 - MOUNT IRON SUMMIT

Original photos / panorama from viewpoint 30 in RMM LAR



A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM MOUNT IRON SUMMIT, AT THE VERY SOUTHERN EDGE OF SUMMIT FACE - VEGETATION HEIGHT AFTER APPROXIMATELY 5 YEARS

VISUALISATION 6 - MOUNT IRON SUMMIT

Original photos / panorama from viewpoint 30 in RMM LAR



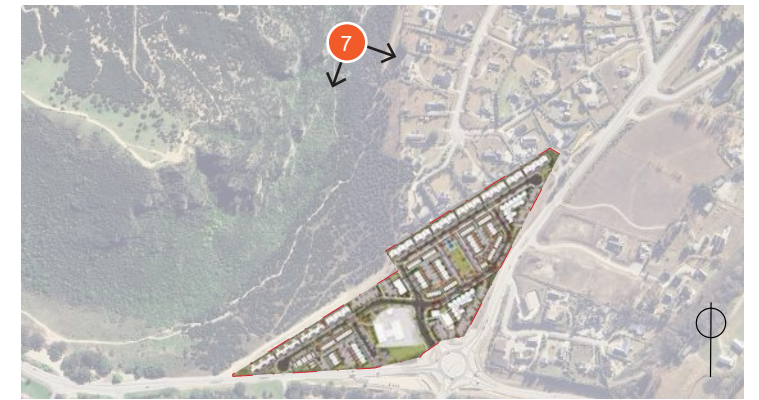
A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM MOUNT IRON SUMMIT, AT THE VERY SOUTHERN EDGE OF SUMMIT FACE - VEGETATION HEIGHT AFTER APPROXIMATELY 10 YEARS

VISUALISATION 6 - MOUNT IRON SUMMIT

Original photos / panorama from viewpoint 30 in RMM LAR



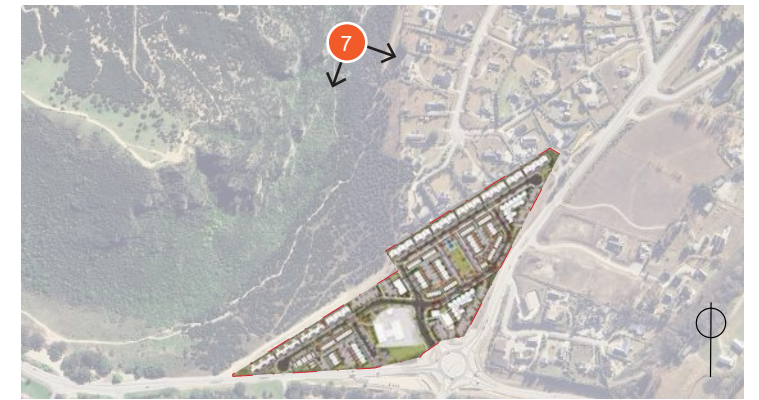
A. VISUALISATION LOCATION (NTS)



B. EXISTING VIEW FROM MOUNT IRON LOOP TRACK, AT THE TOP OF THE STAIRCASE - ORIGINAL PANORAMA PHOTO

VISUALISATION 7 - MOUNT IRON TRACK

Original photos / panorama from viewpoint 33 in RMM LAR



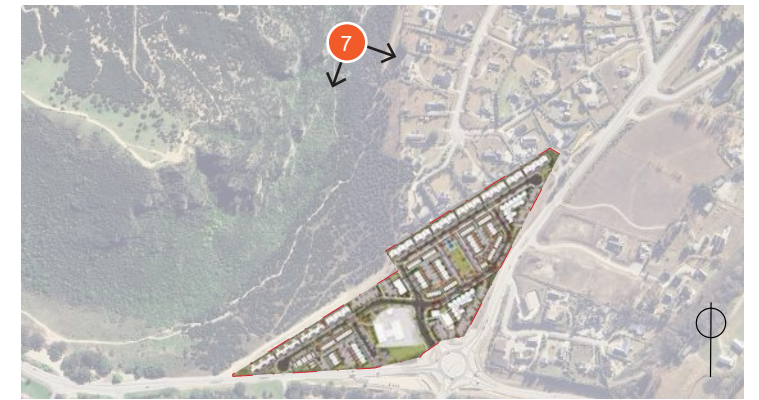
A. VISUALISATION LOCATION (NTS)



B. EXISTING VIEW FROM MOUNT IRON LOOP TRACK, AT THE TOP OF THE STAIRCASE - CROPPED PANORAMA PHOTO

VISUALISATION 7 - MOUNT IRON TRACK

Original photos / panorama from viewpoint 33 in RMM LAR



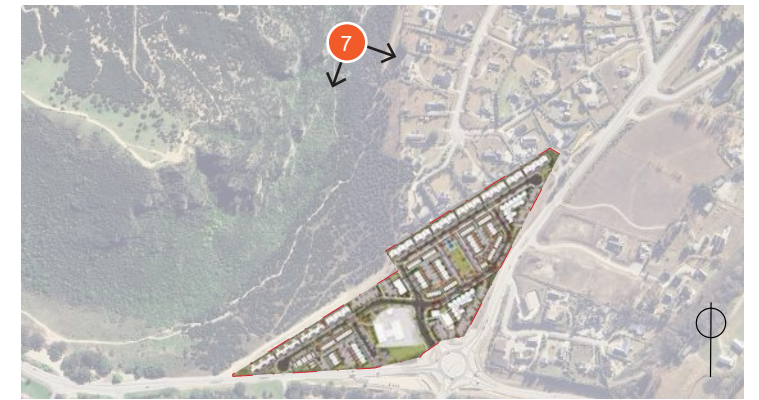
A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM MOUNT IRON LOOP TRACK, AT THE TOP OF THE STAIRCASE - VEGETATION HEIGHT AT PLANTING

VISUALISATION 7 - MOUNT IRON TRACK

Original photos / panorama from viewpoint 33 in RMM LAR



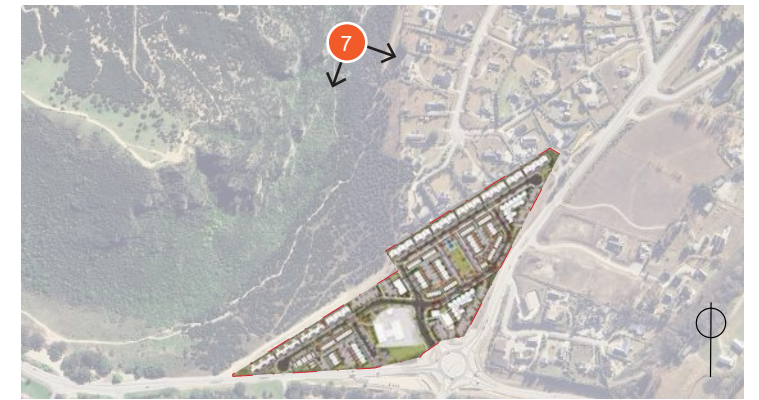
A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM MOUNT IRON LOOP TRACK, AT THE TOP OF THE STAIRCASE - VEGETATION HEIGHT AFTER APPROXIMATELY 5 YEARS

VISUALISATION 7 - MOUNT IRON TRACK

Original photos / panorama from viewpoint 33 in RMM LAR



A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM MOUNT IRON LOOP TRACK, AT THE TOP OF THE STAIRCASE - VEGETATION HEIGHT AFTER APPROXIMATELY 10 YEARS

VISUALISATION 7 - MOUNT IRON TRACK

Original photos / panorama from viewpoint 33 in RMM LAR



A. VISUALISATION LOCATION (NTS)



B. EXISTING VIEW FROM SECONDARY TRACK, JUST OFF THE MT IRON LOOP TRACK - ORIGINAL PANORAMA PHOTO

VISUALISATION 8 - MOUNT IRON TRACK

Original photos / panorama from viewpoint 35 in RMM LAR



A. VISUALISATION LOCATION (NTS)



B. EXISTING VIEW FROM SECONDARY TRACK, JUST OFF THE MT IRON LOOP TRACK - CROPPED PANORAMA PHOTO

VISUALISATION 8 - MOUNT IRON TRACK

Original photos / panorama from viewpoint 35 in RMM LAR



A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM MOUNT IRON LOOP TRACK, AT THE TOP OF THE STAIRCASE - VEGETATION HEIGHT AT PLANTING

VISUALISATION 8 - MOUNT IRON TRACK

Original photos / panorama from viewpoint 35 in RMM LAR



A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM MOUNT IRON LOOP TRACK, AT THE TOP OF THE STAIRCASE - VEGETATION HEIGHT AFTER APPROXIMATELY 5 YEARS

VISUALISATION 8 - MOUNT IRON TRACK

Original photos / panorama from viewpoint 35 in RMM LAR



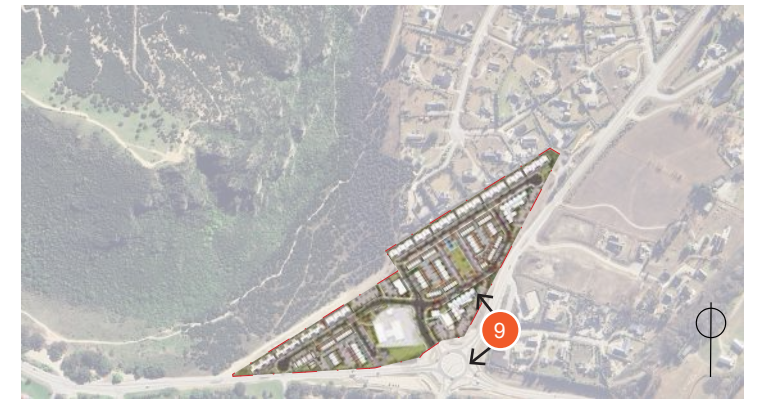
A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM MOUNT IRON LOOP TRACK, AT THE TOP OF THE STAIRCASE - VEGETATION HEIGHT AFTER APPROXIMATELY 10 YEARS

VISUALISATION 8 - MOUNT IRON TRACK

Original photos / panorama from viewpoint 35 in RMM LAR



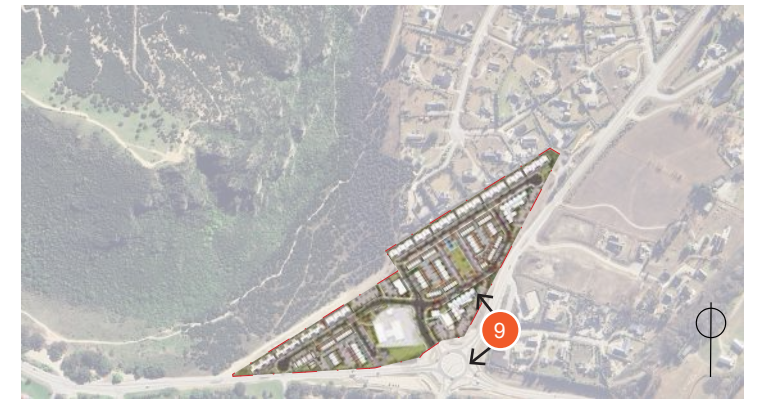
A. VISUALISATION LOCATION (NTS)



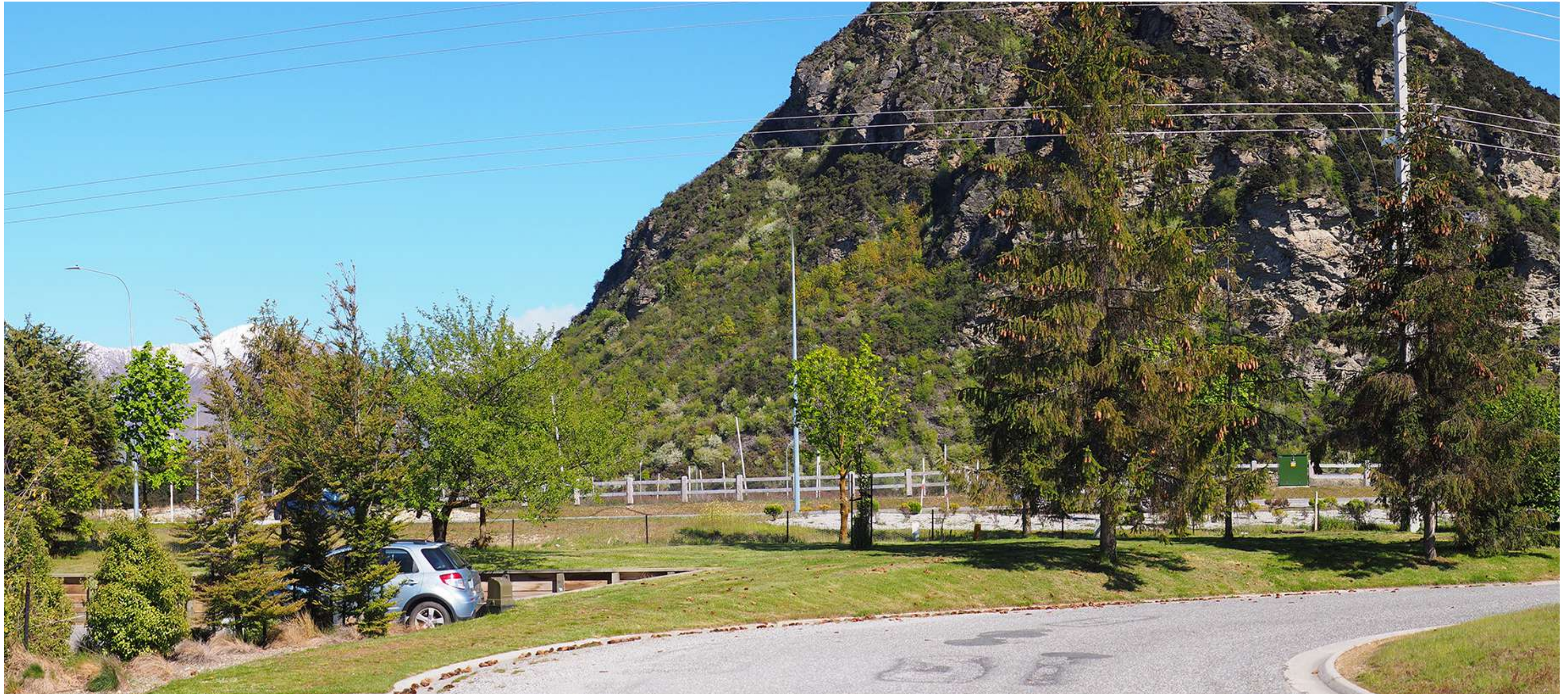
B. EXISTING VIEW FROM 2 BALNEAVES LANE - ORIGINAL PANORAMA PHOTO

VISUALISATION 9 - BALNEAVES LANE

Original photos / panorama from viewpoint 17 in RMM LAR



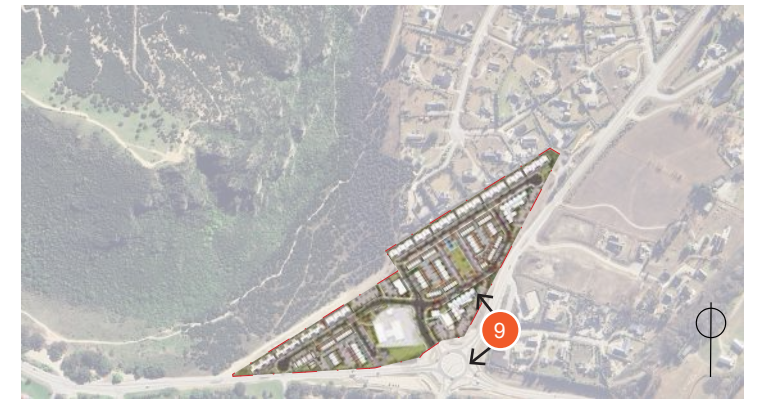
A. VISUALISATION LOCATION (NTS)



B. EXISTING VIEW FROM 2 BALNEAVES LANE - CROPPED PANORAMA PHOTO

VISUALISATION 9 - BALNEAVES LANE

Original photos / panorama from viewpoint 17 in RMM LAR



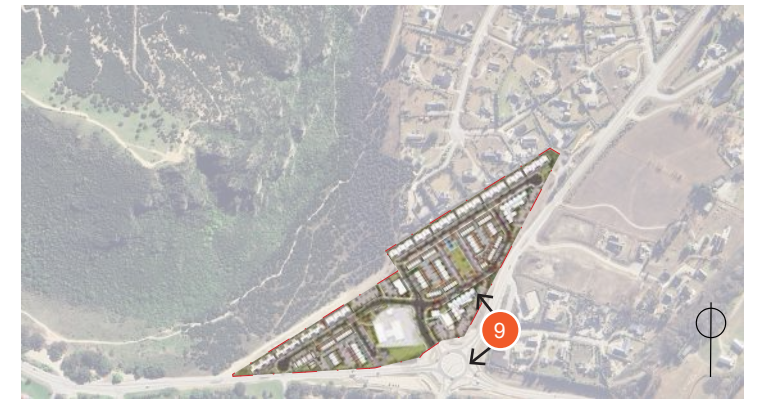
A. VISUALISATION LOCATION (NTS)



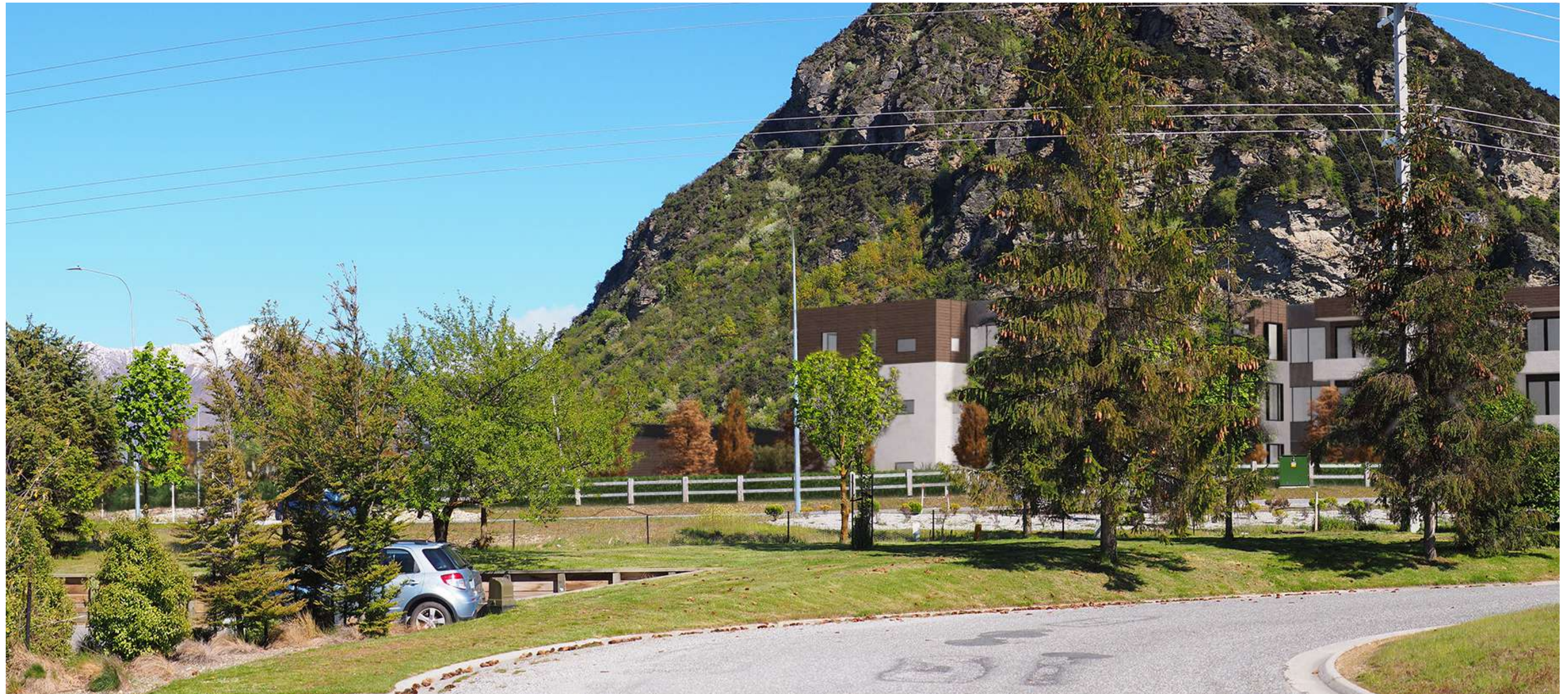
B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM 2 BALNEAVES LANE - VEGETATION HEIGHT AT PLANTING

VISUALISATION 9 - BALNEAVES LANE

Original photos / panorama from viewpoint 17 in RMM LAR



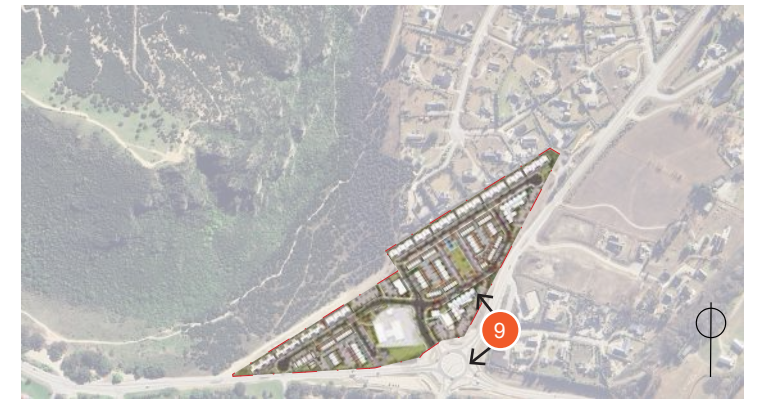
A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM 2 BALNEAVES LANE - VEGETATION HEIGHT AFTER APPROXIMATELY 5 YEARS

VISUALISATION 9 - BALNEAVES LANE

Original photos / panorama from viewpoint 17 in RMM LAR



A. VISUALISATION LOCATION (NTS)



B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM 2 BALNEAVES LANE - VEGETATION HEIGHT AFTER APPROXIMATELY 10 YEARS

VISUALISATION 9 - BALNEAVES LANE

Original photos / panorama from viewpoint 17 in RMM LAR

SECTION D

PLANT PALETTES

058-064

PLANT PALETTES

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
 Native

PLANT PALETTE - STREETScape

*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*)

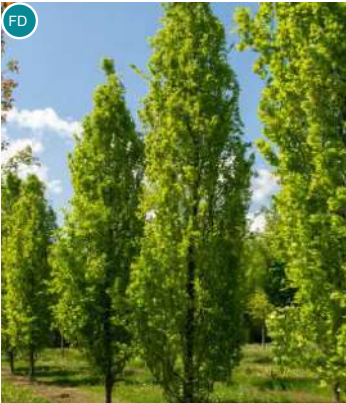
Grade: 1.5L
Spacing: 700mm

KEY
 Native

PLANT PALETTE - STREETSCAPE

*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

PLANT PALETTE - RESERVE

*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*)

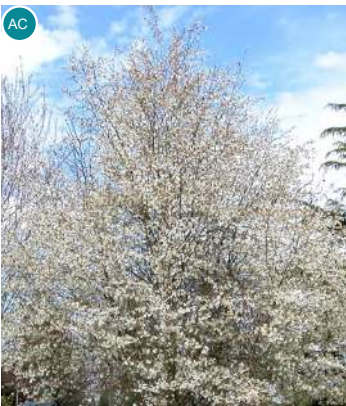
Grade: 1.5L
Spacing: 700mm

KEY
 Native

PLANT PALETTE - RESERVE

*Grades Subject to Availability

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



Boston Ivy
(*Parthenocissus tricuspidata 'Veitchii'*)

Grade: 2.5L
Spacing: 800mm

INTERNAL LOTS CLIMBER

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 - INTERNAL LOTS

*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



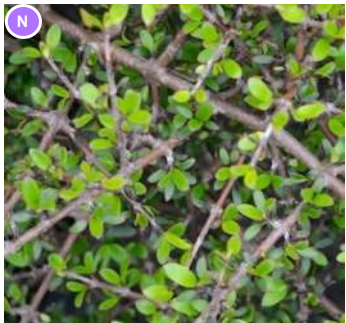
Red tussock
(*Chionochloa rubra*)

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 cookanum*)

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

PLANT PALETTE - STATE HIGHWAY BOUNDARY TREATMENT

KEY
 Native

*Grades Subject to Availability

SECTION E

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
original issue date: 17 JULY 2026
scale: 1:2000 @A3

revision no:
A
B
amendment:
Issue for Comment
Old Racecourse Rd interface
updates

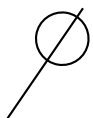
approved
DCM
DCM
date
16/07/2026
06/08/2026



REGISTERED
LANDSCAPE
ARCHITECT



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



Legend

- Site Boundary
- Road Reserve Boundary
- A Typical Crossing (Refer 2023_084/076 for crossing detail)
- B Threshold Crossing (Refer 2023_084/077 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
- Asphalt
- Reserve Plant Mix
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Street Plant Mix
- Boundary Plant Mix (Refer to state highway boundary detail design)
- Lawn
- Climber
- 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*

Planting Schedule

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 'Dawcyck 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*

Site Plan



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
original issue date: 17 JULY 2026
scale: 1:200 @A3

revision no:	amendment:
A	Issue for Comment
B	Old Racecourse Rd interface updates

approved	date
DCM	16/07/2026
DCM	06/08/2026



REGISTERED
LANDSCAPE
ARCHITECT



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

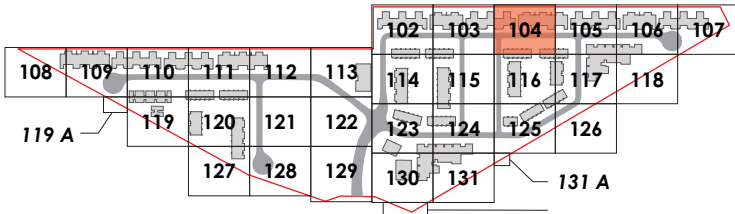
project no / drawing no: **2023_084/102** revision: **B**

LEGEND

- Site Boundary
- Road Reserve Boundary
- Typical Crossing (Refer 2023_084/076 for crossing detail)
- Threshold Crossing (Refer 2023_084/077 for crossing detail)
- Bench Seating
- Bicycle Parking
- 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
- 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
- Letter Box Wall
- Street Light
- Light pole
- Bollard Light
- Rubbish Bin
- Individual Letter Box

- | | |
|---|---------------------------------------|
| 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 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
original issue date: 17 JULY 2026
scale: 1:200 @A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	16/07/2026
B	Old Racecourse Rd interface updates	DCM	06/08/2026

REGISTERED LANDSCAPE ARCHITECT

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project no / drawing no: 2023_084/104 revision: B

Legend:

- Site Boundary
- Road Reserve Boundary
- A** Typical Crossing (Refer 2023_084/076 for crossing detail)
- B** Threshold Crossing (Refer 2023_084/077 for crossing detail)
- C** Bench Seating
- D** Bicycle Parking
- E** Communal 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
- Asphalt
- Reserve Plant Mix
- Internal Lot Plant Mix A
- Street Plant Mix
- Internal Lot Plant Mix B
- Lawn
- Boundary Plant Mix (Refer to state highway boundary detail design)
- Climber
- 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*

Plant Species Legend:

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 serotina 'Amanogawa'
FD Fagus sylvatica 'Dawcyk 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*

Site Plan:



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

*Materials to be confirmed at detailed design

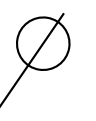
client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 105**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu
original issue date: 17 JULY 2026
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approved	date
DCM	16/07/2026
DCM	06/08/2026



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

	Site Boundary		
	Road Reserve Boundary		
	Typical Crossing (Refer 2023_084/076 for crossing detail)		
	Threshold Crossing (Refer 2023_084/077 for crossing detail)		
	Bench Seating		
	Bicycle Parking		
	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		Asphalt
	Reserve Plant Mix		Internal Lot Plant Mix A
	Street Plant Mix		Internal Lot Plant Mix B
	Lawn		Boundary Plant Mix (Refer to state highway boundary detail design)
	Climber		
	Hedging (<i>Griselinia littoralis</i>) (Same Height as Adjoining Fence)		
	Hedging (<i>Corokia</i>) (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			
	Amelanchier canadensis		Malus 'Flamingo'
	Acer x freemanii 'Jeffer's Red'		Olearia paniculata *
	Cordyline australis		Prunus 'Accolade'
	Cornus 'Eddie's White Wonder'		Pyrus calleryana 'Aristocrat'
	Carpinus betulus 'Fastigiata'		Platanus orientalis 'Autumn Glory'
	Fuscopora cliffortioides		Prunus serotina 'Amanogawa'
	Fagus sylvatica 'Dawcyk Green'		Pittosporum tenuifolium *
	Fagus sylvatica 'Purpurea'		Plagianthus regius
	Fraxinus excelsior 'Purple Spire'		Sophora microphylla
	Kunzea serotina		Tilia cordata
	Liquidambar styraciflua 'Worplesdon'		Ulmus hollandica 'Lobel'
	Magnolia grandiflora 'Blanchard'		
* Planted in groups of 3-11, refer to state highway boundary detail design			



*Materials to be confirmed at detailed design

LEGEND

- Site Boundary
- Road Reserve Boundary
- A

Typical Crossing (Refer 2023_084/076 for crossing detail)
- B

Threshold Crossing (Refer 2023_084/077 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
- 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
- Letter Box Wall
- Street Light
- Light pole
- Rubbish Bin
- Individual Letter Box
- 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 109 (SCALE 1:200 @ A3)

JOIN LINE REFER 2023_084/119 INSET A

*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
original issue date: 17 JULY 2026
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project no / drawing no: 2023_084/109 revision: B

LEGEND

- Site Boundary
- Road Reserve Boundary
- A

Typical Crossing (Refer 2023_084/076 for crossing detail)
- B

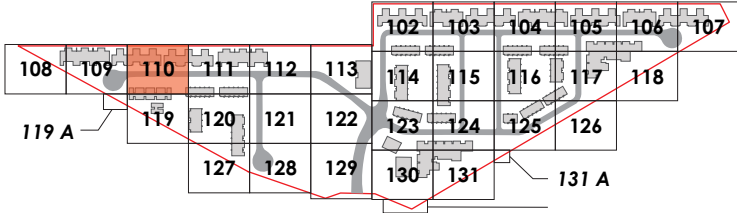
Threshold Crossing (Refer 2023_084/077 for crossing detail)
- C

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
- 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
- Letter Box Wall
- Street Light
- Light pole
- Bollard Light
- Rubbish Bin
- Individual Letter Box
- Amelanchier canadensis
- Acer x freemanii 'Jeffer's Red'
- Cordyline australis
- Cornus 'Eddie's White Wonder'
- Carpinus betulus 'Fastigiata'
- Fuscospora cliffortioides
- Fagus sylvatica 'Dawyck Green'
- Fagus sylvatica 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua 'Worplesdon'
- Magnolia grandiflora 'Blanchard'
- Malus 'Flamingo'
- Olearia paniculata *
- Prunus 'Accolade'
- Pyrus calleryana 'Aristocrat'
- Platanus orientalis 'Autumn Glory'
- Prunus serrulata 'Amanogawa'
- Pittosporum tenuifolium *
- Plagianthus regius
- Sophora microphylla
- Tilia cordata
- 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
original issue date: 17 JULY 2026
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DCM
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16/07/2026
06/08/2026



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project no / drawing no: 2023_084/110 revision: B

LEGEND

- Site Boundary
- Road Reserve Boundary
- A

Typical Crossing (Refer 2023_084/076 for crossing detail)
- B

Threshold Crossing (Refer 2023_084/077 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
- 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
- Letter Box Wall
- Street Light
- Light pole
- Bollard Light
- Rubbish Bin
- Individual Letter Box
- *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

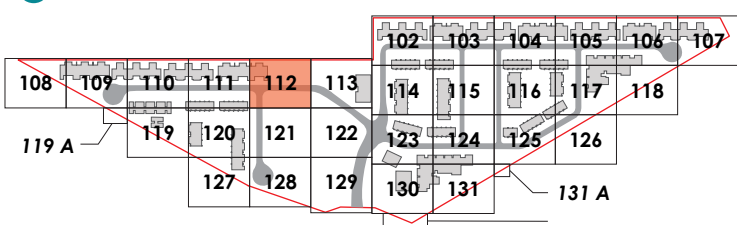
TC

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
original issue date: 17 JULY 2026
scale: 1:200 @A3

revision no:
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amendment:
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DCM
date
16/07/2026
06/08/2026



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project no / drawing no: 2023_084/112 revision: B

LEGEND

- Site Boundary
- Road Reserve Boundary
- A

Typical Crossing (Refer 2023_084/076 for crossing detail)
- B

Threshold Crossing (Refer 2023_084/077 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
- 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
- Letter Box Wall
- Street Light
- Light pole
- Bollard Light
- Rubbish Bin
- Individual Letter Box
- *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

102

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119 A

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131 A



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

JOIN LINE REFER 2023_084/122

*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
original issue date: 17 JULY 2026
scale: 1:200 @A3

revision no:
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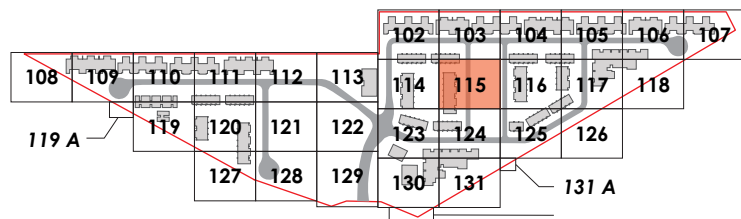
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project no / drawing no: 2023_084/113 revision: B

	Site Boundary		
	Road Reserve Boundary		
	Typical Crossing (Refer 2023_084/076 for crossing detail)		
	Threshold Crossing (Refer 2023_084/077 for crossing detail)		
	Bench Seating		
	Bicycle Parking		
	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		Asphalt
	Reserve Plant Mix		Internal Lot Plant Mix A
	Street Plant Mix		Internal Lot Plant Mix B
	Lawn		Boundary Plant Mix (Refer to state highway boundary detail design)
	Climber		
	Hedging (<i>Griselinia littoralis</i>) (Same Height as Adjoining Fence)		
	Hedging (<i>Corokia</i>) (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			
	Amelanchier canadensis		Malus 'Flamingo'
	Acer x freemanii 'Jeffer's Red'		Olearia paniculata *
	Cordyline australis		Prunus 'Accolade'
	Cornus 'Eddie's White Wonder'		Pyrus calleryana 'Aristocrat'
	Carpinus betulus 'Fastigiata'		Platanus orientalis 'Autumn Glory'
	Fuscopora cliffortioides		Prunus serrulata 'Amanogawa'
	Fagus sylvatica 'Dawcyck Green'		Pittosporum tenuifolium *
	Fagus sylvatica 'Purpurea'		Plagianthus regius
	Fraxinus excelsior 'Purple Spire'		Sophora microphylla
	Kunzea serotina		Tilia cordata
	Liquidambar styraciflua 'Worplesdon'		Ulmus hollandica 'Lobel'
	Magnolia grandiflora 'Blanchard'		
* Planted in groups of 3-11, refer to state highway boundary detail design			



*Materials to be confirmed at detailed design

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

LEGEND

- Site Boundary
- Road Reserve Boundary
- A

Typical Crossing (Refer 2023_084/076 for crossing detail)
- B

Threshold Crossing (Refer 2023_084/077 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
- Asphalt
- Reserve Plant Mix
- Internal Lot Plant Mix A
- Street Plant Mix
- Internal Lot Plant Mix B
- Lawn
- Boundary Plant Mix (Refer to state highway boundary detail design)
- Climber
- 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

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131 A

JOIN LINE REFER 2023_084/106



JOIN LINE REFER 2023_084/117

A. LANDSCAPE CONCEPT PLAN 118 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 118**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu
original issue date: 17 JULY 2026
scale: 1:200 @A3

revision no:
A
B
amendment:
Issue for Comment
Old Racecourse Rd interface
updates

approved
DCM
DCM
date
16/07/2026
06/08/2026



REGISTERED
LANDSCAPE
ARCHITECT



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

project no / drawing no: **2023_084/118** revision: **B**

Legend

- Site Boundary
- Road Reserve Boundary
- A Typical Crossing (Refer 2023_084/076 for crossing detail)
- B Threshold Crossing (Refer 2023_084/077 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
- Asphalt
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Boundary Plant Mix (Refer to state highway boundary detail design)
- Climber
- 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

Planting Schedule

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	Fuscopora cliffortioides	PS	Prunus serrulata 'Amanogawa'
FD	Fagus sylvatica 'Dawcyck 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 119 INSET A (SCALE 1:200 @ A3)

B. LANDSCAPE CONCEPT PLAN 119 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 000**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu
original issue date: 17 JULY 2026
scale: 1:200 @A3

revision no:	amendment:
A	Issue for Comment
B	Old Racecourse Rd interface updates

approved	date
DCM	16/07/2026
DCM	06/08/2026



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WWW.DCMURBAN.COM

project no / drawing no: **2023_084/119** revision: **B**

20

JOIN LINE REFER 2023_084/127

*Materials to be confirmed at detailed design

LEGEND

- Site Boundary
- Road Reserve Boundary
- A

Typical Crossing (Refer 2023_084/076 for crossing detail)
- B

Threshold Crossing (Refer 2023_084/077 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
- 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
- Letter Box Wall
- Street Light
- Light pole
- Bollard Light
- Rubbish Bin
- Individual Letter Box

*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 'Fleming'

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

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[illegible]

JOIN LINE REFER 2023_084/130

*Materials to be confirmed at detailed design

23

[illegible]

STATE HIGHWAY 84

1400

2300

TYPOLGY C
3 beds, 1 garage,
1 carpark in
driveway,
GFA 130.4 m²

TYPOLGY C
3 beds, 1 garage,
1 carpark in
driveway,
GFA 130.4 m²

PR, FC, OP, UL, MF, CA, PT, PS, KS

JOIN LINE REFER 2023_084/128

	Site Boundary		
	Road Reserve Boundary		
	Typical Crossing (Refer 2023_084/076 for crossing detail)		
	Threshold Crossing (Refer 2023_084/077 for crossing detail)		
	Bench Seating		
	Bicycle Parking		
	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		Asphalt
	Reserve Plant Mix		Internal Lot Plant Mix A
	Street Plant Mix		Internal Lot Plant Mix B
	Lawn		Boundary Plant Mix (Refer to state highway boundary detail design)
	Climber		
	Hedging (<i>Griselinia littoralis</i>) (Same Height as Adjoining Fence)		
	Hedging (<i>Corokia</i>) (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			
	Amelanchier canadensis		Malus 'Flamingo'
	Acer x freemanii 'Jeffer's Red'		Olearia paniculata *
	Cordyline australis		Prunus 'Accolade'
	Cornus 'Eddie's White Wonder'		Pyrus calleryana 'Aristocrat'
	Carpinus betulus 'Fastigiata'		Platanus orientalis 'Autumn Glory'
	Fuscospora cliffortioides		Prunus serrulata 'Amanogawa'
	Fagus sylvatica 'Dawyck Green'		Pittosporum tenuifolium *
	Fagus sylvatica 'Purpurea'		Plagianthus regius
	Fraxinus excelsior 'Purple Spire'		Sophora microphylla
	Kunzea serotina		Tilia cordata
	Liquidambar styraciflua 'Worplesdon'		Ulmus hollandica 'Lobel'
	Magnolia grandiflora 'Blanchard'		
* Planted in groups of 3-11, refer to state highway boundary detail design			

	Site Boundary		
	Road Reserve Boundary		
	Typical Crossing (Refer 2023_084/076 for crossing detail)		
	Threshold Crossing (Refer 2023_084/077 for crossing detail)		
	Bench Seating		
	Bicycle Parking		
	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		Asphalt
	Reserve Plant Mix		Internal Lot Plant Mix A
	Street Plant Mix		Internal Lot Plant Mix B
	Lawn		Boundary Plant Mix (Refer to state highway boundary detail design)
	Climber		
	Hedging (<i>Griselinia littoralis</i>) (Same Height as Adjoining Fence)		
	Hedging (<i>Corokia</i>) (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			
	Amelanchier canadensis		Malus 'Flamingo'
	Acer x freemanii 'Jeffer's Red'		Olearia paniculata *
	Cordyline australis		Prunus 'Accolade'
	Cornus 'Eddie's White Wonder'		Pyrus calleryana 'Aristocrat'
	Carpinus betulus 'Fastigiata'		Platanus orientalis 'Autumn Glory'
	Fuscopora cliffortioides		Prunus serrulata 'Amanogawa'
	Fagus sylvatica 'Dawcyck Green'		Pittosporum tenuifolium *
	Fagus sylvatica 'Purpurea'		Plagianthus regius
	Fraxinus excelsior 'Purple Spire'		Sophora microphylla
	Kunzea serotina		Tilia cordata
	Liquidambar styraciflua 'Worplesdon'		Ulmus hollandica 'Lobel'
	Magnolia grandiflora 'Blanchard'		
* Planted in groups of 3-11, refer to state highway boundary detail design			



*Materials to be confirmed at detailed design

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LEGEND

- Site Boundary
- Road Reserve Boundary
- A

Typical Crossing (Refer 2023_084/076 for crossing detail)
- B

Threshold Crossing (Refer 2023_084/077 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
- 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
- Letter Box Wall
- Street Light
- Light pole
- Bollard Light
- Rubbish Bin
- Individual Letter Box
-
- *Note lighting design to be designed by lighting engineer

AC

Amelanchier canadensis

AF

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'

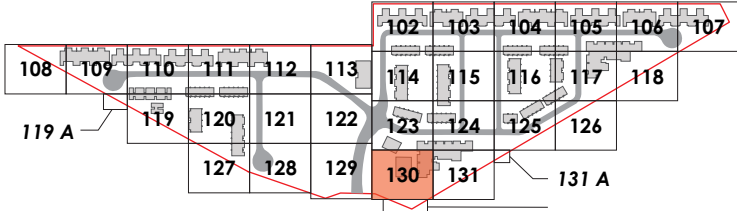
UL

Ulmus hollandica 'Lobel'

MB

Magnolia grandiflora 'Blanchard'

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



JOIN LINE REFER 2023_084/123



A. LANDSCAPE CONCEPT PLAN 130 (SCALE 1:200 @ A3)

JOIN LINE REFER 2023_084/131 INSET B

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 130**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu
original issue date: 17 JULY 2026
scale: 1:200 @A3

revision no:
A
B
amendment:
Issue for Comment
Old Racecourse Rd interface
updates

approved
DCM
DCM
date
16/07/2026
06/08/2026



REGISTERED
LANDSCAPE
ARCHITECT



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

project no / drawing no: **2023_084/130** revision: **B**

*Materials to be confirmed at detailed design

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SECTION F

DETAILED PLANTING PLAN - STATE HIGHWAY BOUNDARY TREATMENT

201	DETAILED DESIGN PAGE LAYOUT
202 - 212	LAYOUT AND PLANTING PLAN
213	PLANTING SCHEDULE
214	DETAILS

MT IRON JUNCTION, WĀNAKA - STATE HIGHWAY BOUNDARY TREATMENT

LANDSCAPE WORKS

DRAWING SCHEDULE

Sheet	Amendments
2023_084 L 201 Cover Sheet	-
2023_084 L 202 LA and Planting Plan	Updates to lineweight and plant species
2023_084 L 203 LA and Planting Plan	Updates to lineweight and plant species
2023_084 L 204 LA and Planting Plan	Updates to lineweight and plant species
2023_084 L 205 LA and Planting Plan	Updates to lineweight and plant species
2023_084 L 206 LA and Planting Plan	Updates to lineweight and plant species
2023_084 L 207 LA and Planting Plan	Updates to lineweight and plant species
2023_084 L 208 LA and Planting Plan	Updates to lineweight and plant species
2023_084 L 209 LA and Planting Plan	Updates to lineweight and plant species

Sheet	Amendments
2023_084 L 210 LA and Planting Plan	Updates to lineweight and plant species
2023_084 L 211 LA and Planting Plan	Updates to lineweight and plant species
2023_084 L 212 LA and Planting Plan	Updates to lineweight and plant species
2023_084 L 213 Planting Schedule	Updates to plant numbers, species and litreage
2023_084 L 214 Details	-

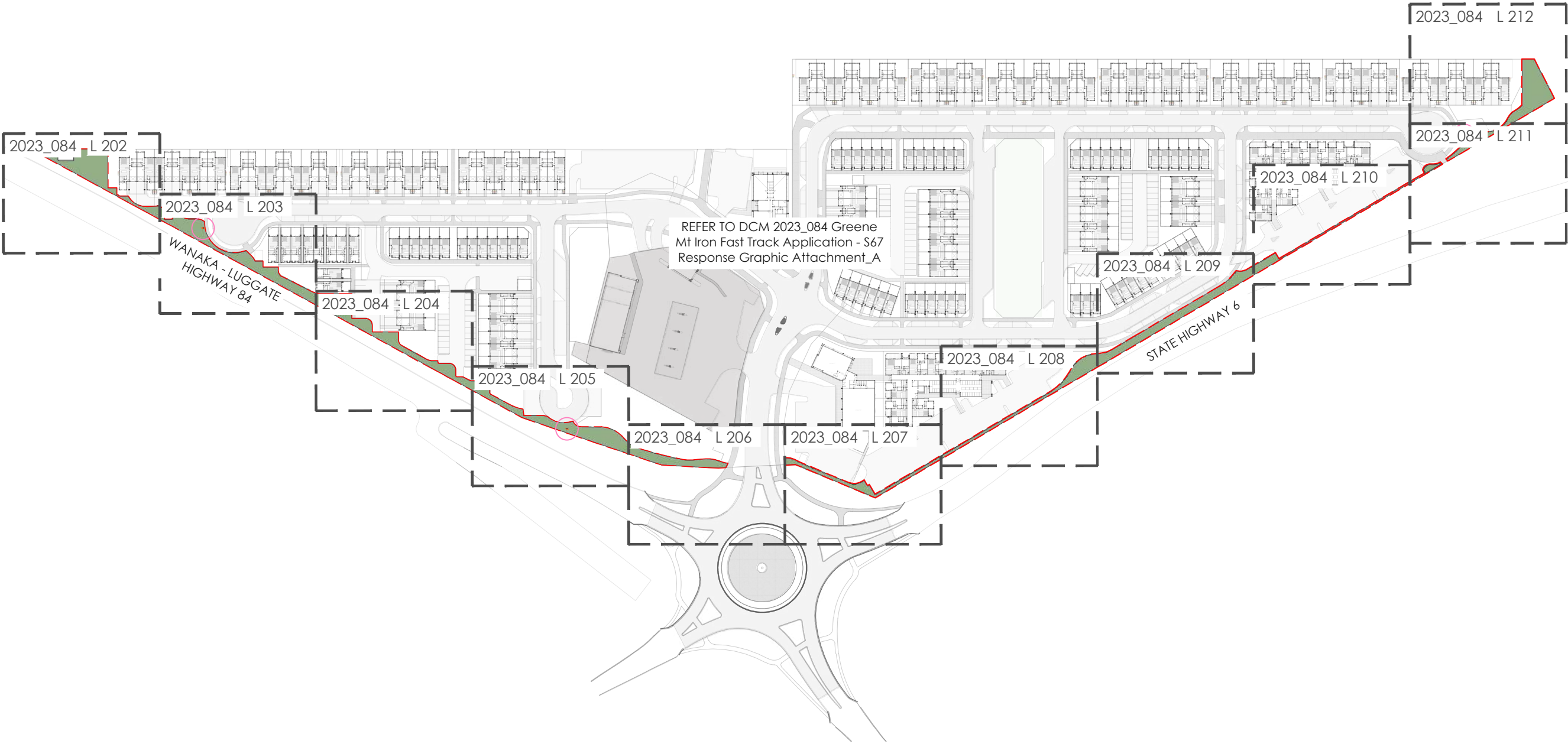
DRAWING SET REVISIONS TO DATE

Revision	Description	Date
A	Landscape Boundary Treatment Detailed Planting Plan Revision A - Refer to 2023_084 Greene Mt Iron Fast Track Application - Graphic Attachment - Urban Design_J	03/10/2025
B	Landscape Boundary Treatment Detailed Planting Plan Revision B - Refer to 2023_084 Greene Mt Iron Fast Track Application - Graphic Attachment - Urban Design_K	10/10/2025
C	Landscape Boundary Treatment Detailed Planting Plan Revision C - Refer to 2023_084 Greene Mt Iron Fast Track Application - Graphic Attachment - Urban Design_L	15/10/2025
D	Landscape Boundary Treatment Detailed Planting Plan Revision D - Refer to 2023_084 Greene Mt Iron Fast Track Application - Graphic Attachment - Urban Design_M	06/11/2025

Revision	Description	Date
E	Landscape Boundary Treatment Detailed Planting Plan Revision E - Refer to 2023_084 Greene Mt Iron Fast Track Application - Graphic Attachment - Urban Design_N	21/11/2025
F	Landscape Boundary Treatment Detailed Planting Plan Revision F - Refer to 2023_084 Greene Mt Iron Fast Track Application - Graphic Attachment - Urban Design_O	17/12/2025
G	Landscape Boundary Treatment Detailed Planting Plan Revision G - Refer to 2023_084 Greene Mt Iron Fast Track Application - S67 Response Graphic Attachment_A	16/07/2026

legend:

--- EXTENT OF WORKS



- note:
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 - Plans to be printed in colour



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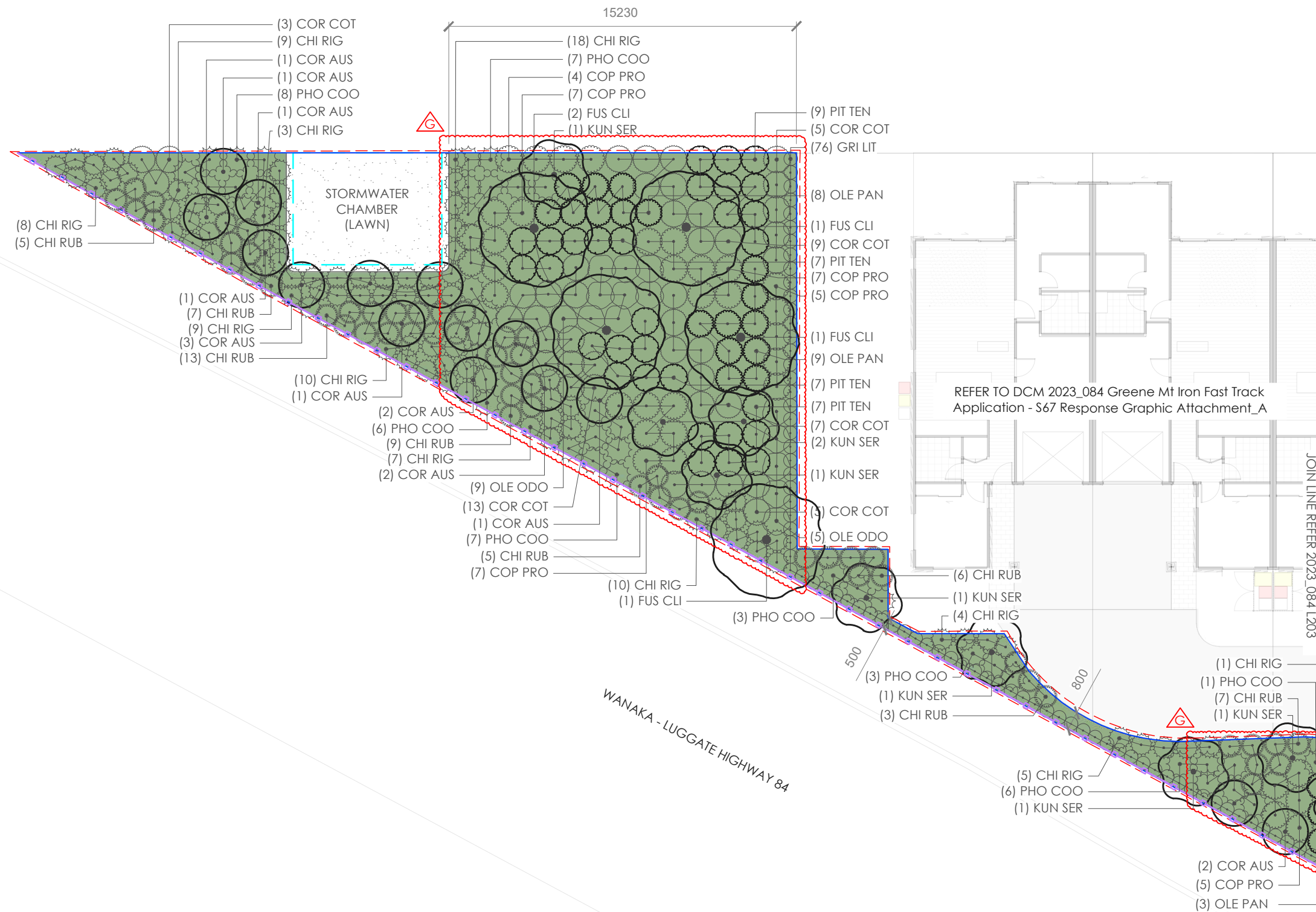


client / project name:
MT IRON JUNCTION LTD.
MT IRON JUNCTION, WĀNAKA
FAST TRACK APPLICATION - GRAPHIC ATTACHMENT - URBAN DESIGN
drawing name:
PLANS LAYOUT SHEET

drawing sheet:
Sheet 1 / 14
date : 16/07/26
designed by : AEG
drawn by : AEG
reviewed by : DCM
scale (@ A3) : 1:2000

project no / drawing no / revision:
2023_084 / L 201 / G

FAST TRACK APPLICATION - S67 RESPONSE



legend:

- EXTENT OF WORKS
- PLANTING AREA - MULCHED
- LAWN
- STORMWATER CHAMBER
- 1.2m HIGH EXISTING POST AND RAIL TIMBER FENCE
- TIMBER BATTEN EDGE
- LP LIGHT POLE- REFER TO LIGHTING PLAN
- 5M LIGHT POLE SETBACK

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client / project name:
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MT IRON JUNCTION, WĀNAKA
FAST TRACK APPLICATION - GRAPHIC
ATTACHMENT - URBAN DESIGN

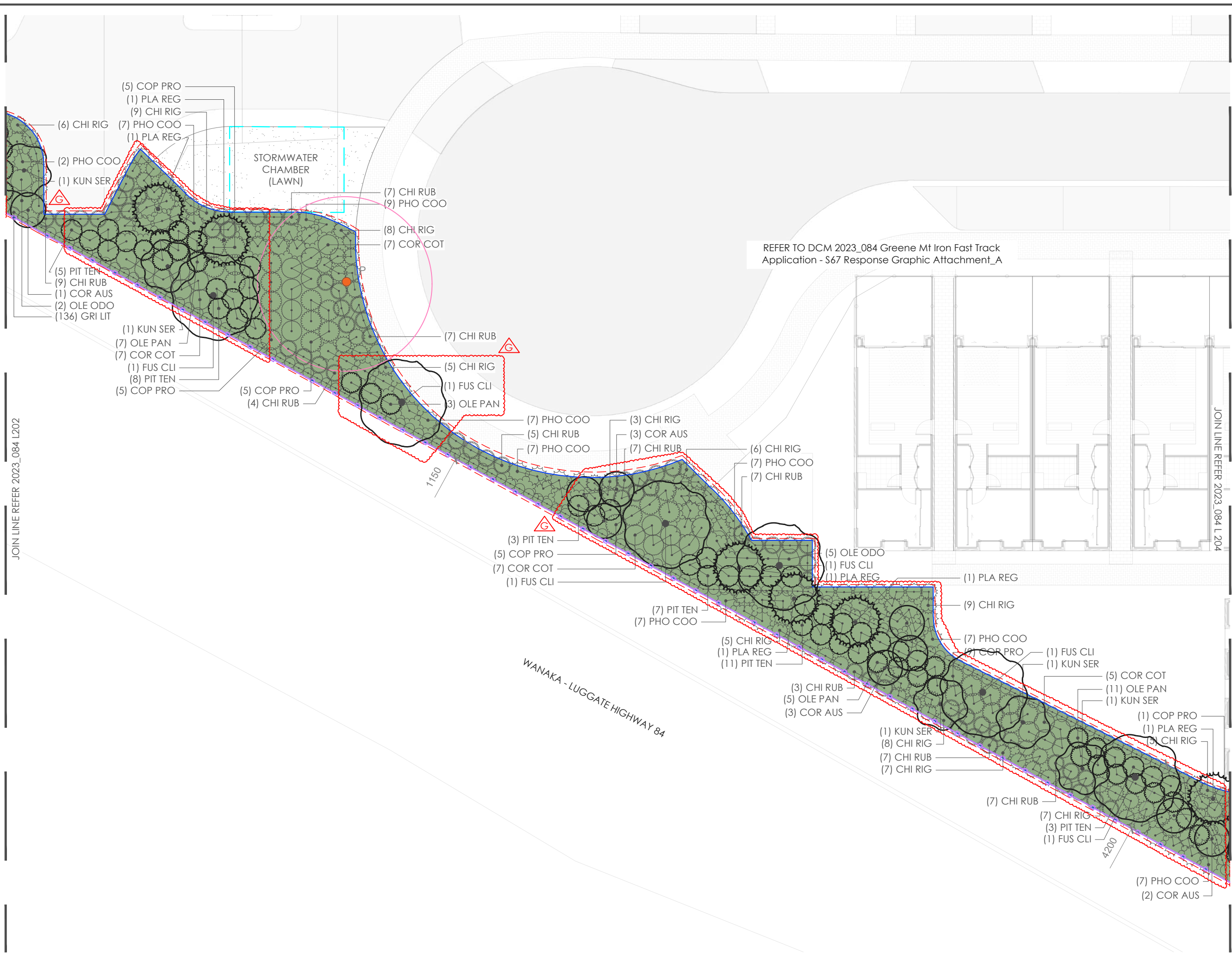
drawing name:
LAYOUT AND PLANTING PLAN

drawing sheet:
Sheet 2 / 14

date : 16/07/26
designed by : AEG
drawn by : AEG
reviewed by : DCM
scale (@ A3) : 1:200

project no / drawing no / revision:
2023_084 / L 202 / G

FAST TRACK APPLICATION - S67 RESPONSE



JOIN LINE REFER 2023_084 L202

JOIN LINE REFER 2023_084 L204

WANAKA - LUGGATE HIGHWAY 84

REFER TO DCM 2023_084 Greene Mt Iron Fast Track Application - S67 Response Graphic Attachment_A

- legend:
- EXTENT OF WORKS
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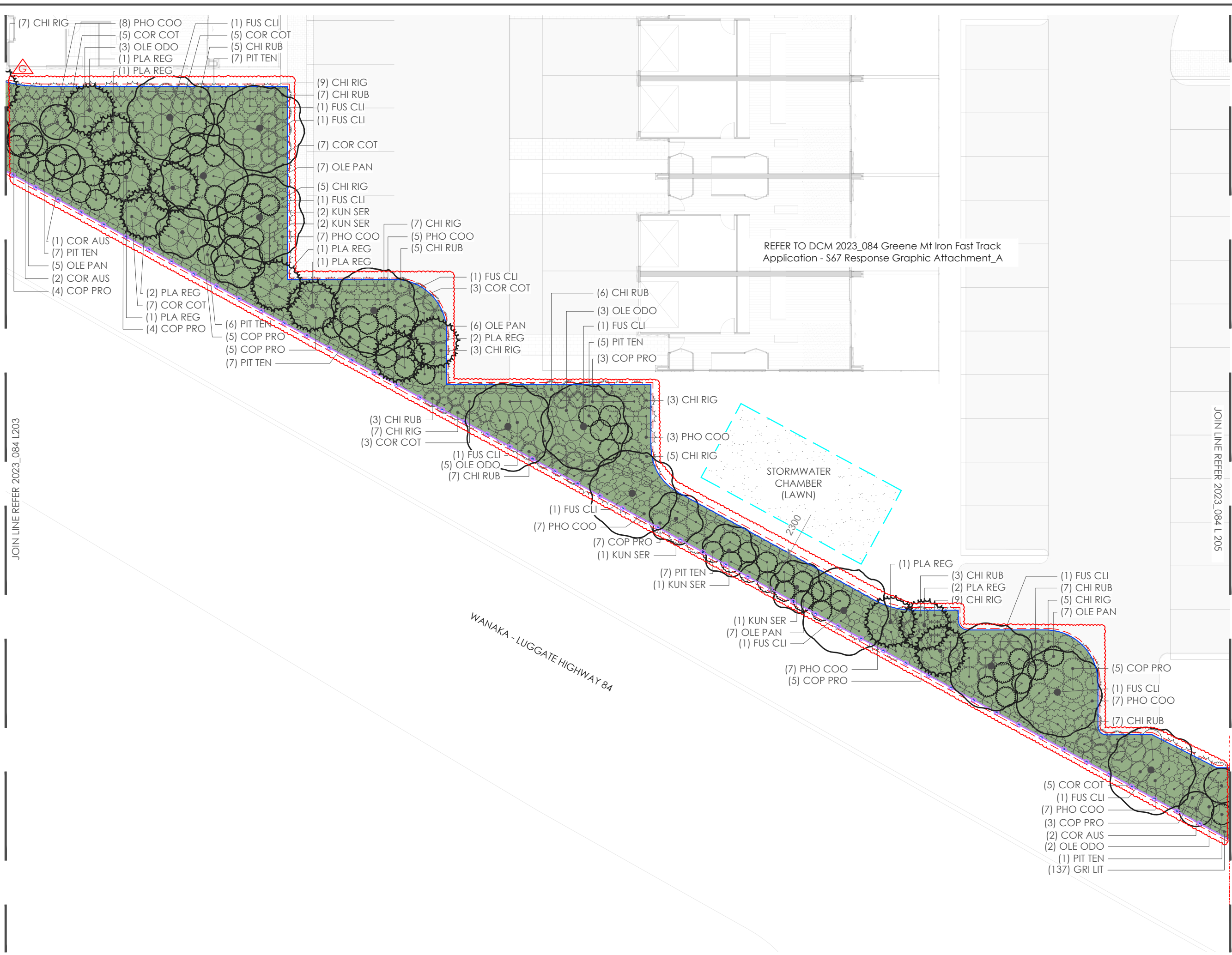


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client / project name:
MT IRON JUNCTION LTD.
MT IRON JUNCTION, WĀNAKA
FAST TRACK APPLICATION - GRAPHIC ATTACHMENT - URBAN DESIGN
drawing name:
LAYOUT AND PLANTING PLAN

drawing sheet:
Sheet 3 / 14
date : 16/07/26
designed by : AEG
drawn by : AEG
reviewed by : DCM
scale (@ A3) : 1:200

project no / drawing no / revision:
2023_084 / L 203 / G



REFER TO DCM 2023_084 Greene Mt Iron Fast Track Application - S67 Response Graphic Attachment_A

legend:

- EXTENT OF WORKS
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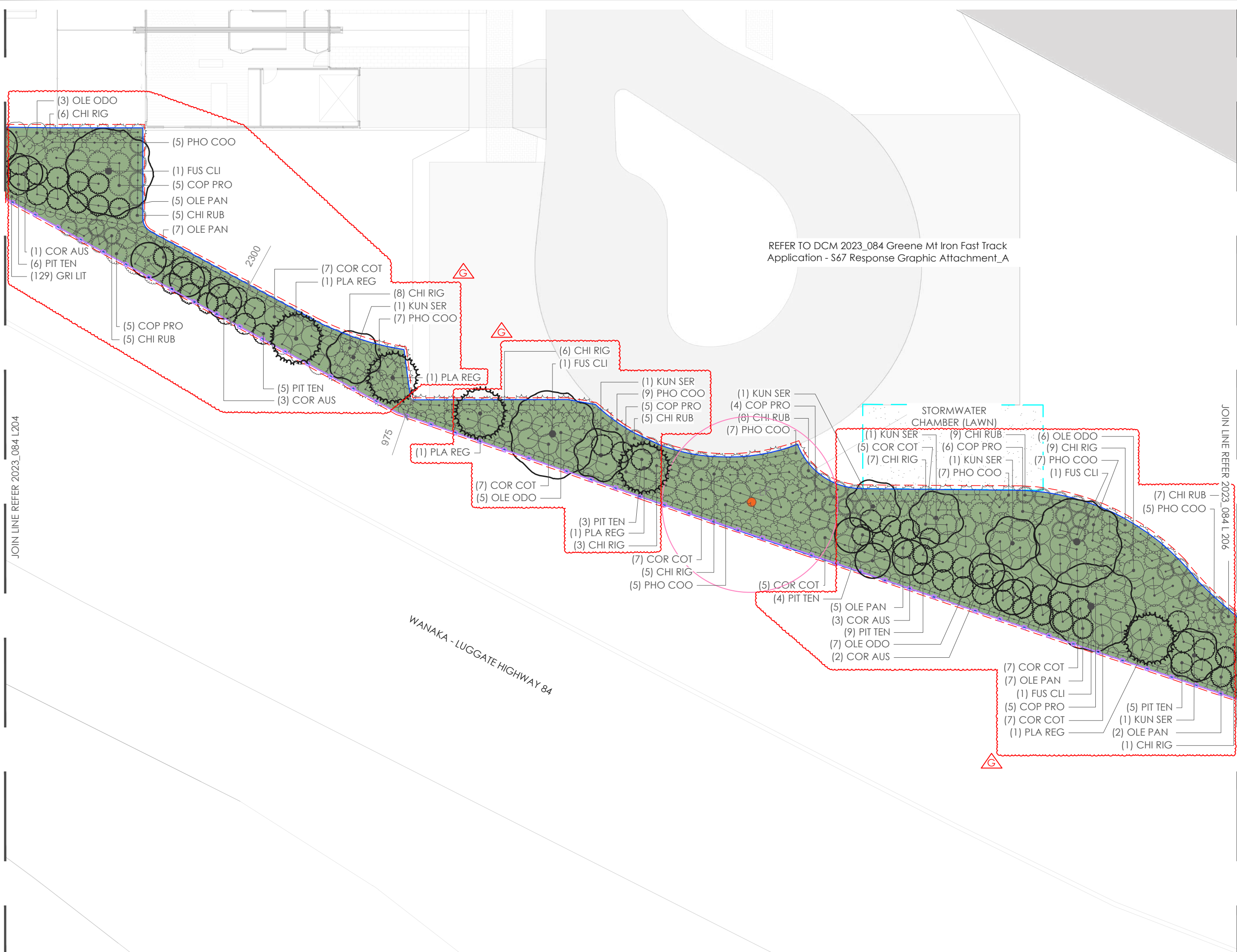
MT IRON JUNCTION, WĀNAKA
FAST TRACK APPLICATION - GRAPHIC ATTACHMENT - URBAN DESIGN

drawing name:
LAYOUT AND PLANTING PLAN

drawing sheet:
Sheet 4 / 14

date : 16/07/26
designed by : AEG
drawn by : AEG
reviewed by : DCM
scale (@ A3) : 1:200

project no / drawing no / revision:
2023_084 / L 204 / G



legend:

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MT IRON JUNCTION, WĀNAKA

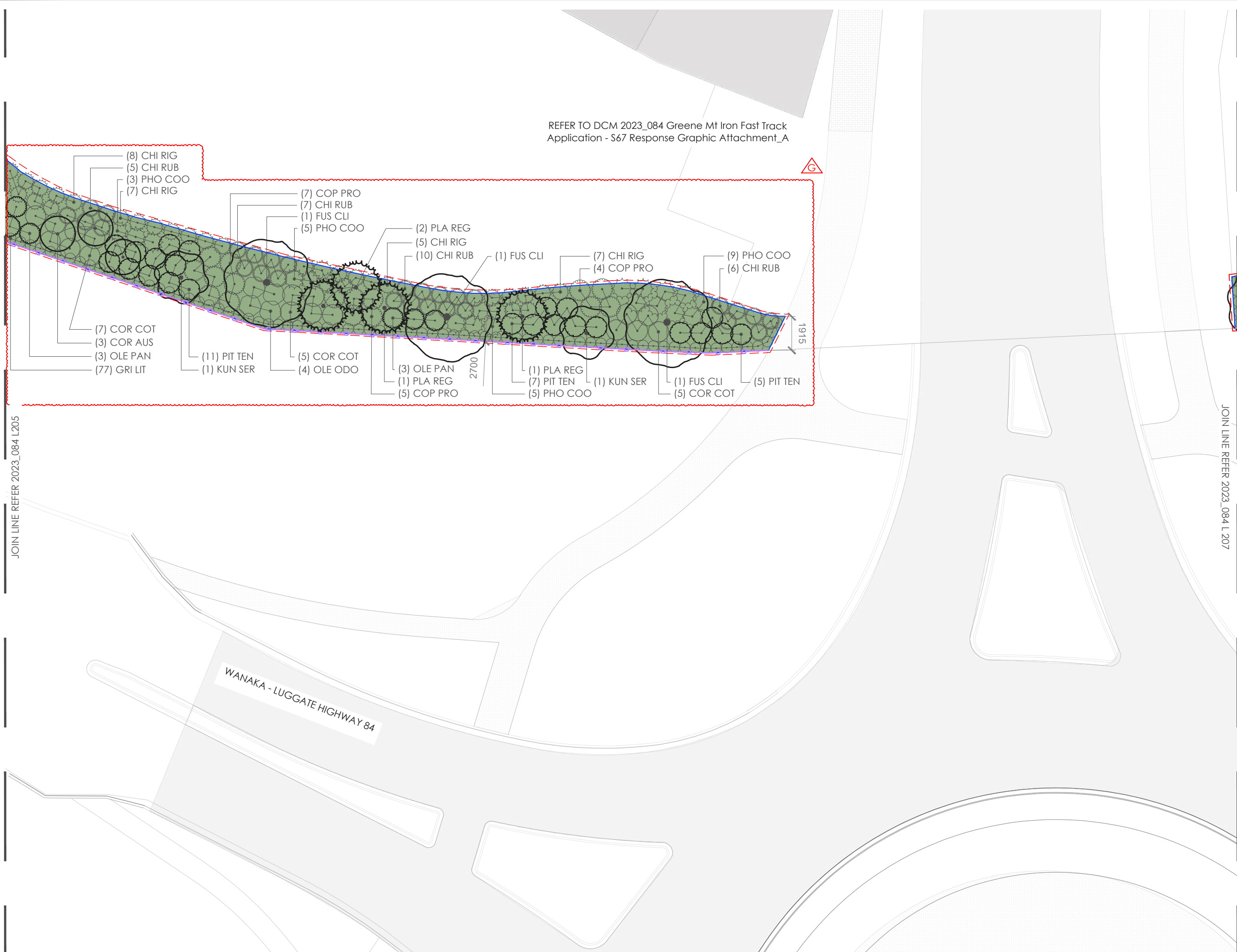
FAST TRACK APPLICATION - GRAPHIC ATTACHMENT - URBAN DESIGN

drawing name:
LAYOUT AND PLANTING PLAN

drawing sheet:
Sheet 5 / 14

date : 16/07/26
designed by : AEG
drawn by : AEG
reviewed by : DCM
scale (@ A3) : 1:200

project no / drawing no / revision:
2023_084 / L 205 / G



REFER TO DCM 2023_084 Greene Mt Iron Fast Track Application - S67 Response Graphic Attachment_A

legend:

- EXTENT OF WORKS
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client / project name:
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MT IRON JUNCTION, WĀNAKA
FAST TRACK APPLICATION - GRAPHIC ATTACHMENT - URBAN DESIGN

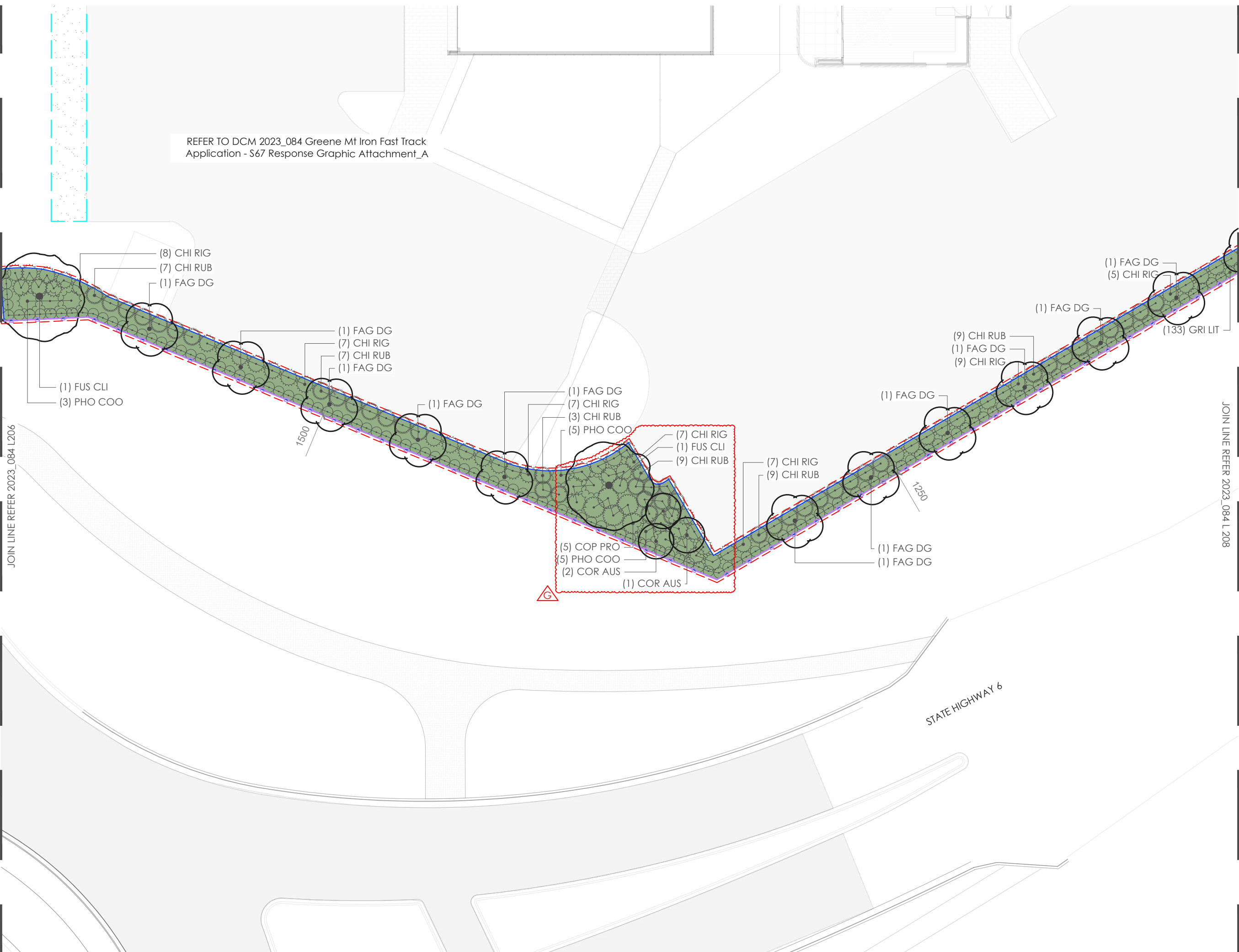
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LAYOUT AND PLANTING PLAN

drawing sheet:
Sheet 6 / 14

date : 16/07/26
designed by : AEG
drawn by : AEG
reviewed by : DCM
scale (@ A3) : 1:200

project no / drawing no / revision:
2023_084 / L 206 / G

FAST TRACK APPLICATION - S67 RESPONSE



JOIN LINE REFER 2023_084 L206

JOIN LINE REFER 2023_084 L 208

STATE HIGHWAY 6

REFER TO DCM 2023_084 Greene Mt Iron Fast Track Application - S67 Response Graphic Attachment_A

legend:

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client / project name:
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MT IRON JUNCTION, WĀNAKA
FAST TRACK APPLICATION - GRAPHIC ATTACHMENT - URBAN DESIGN

drawing name:
LAYOUT AND PLANTING PLAN

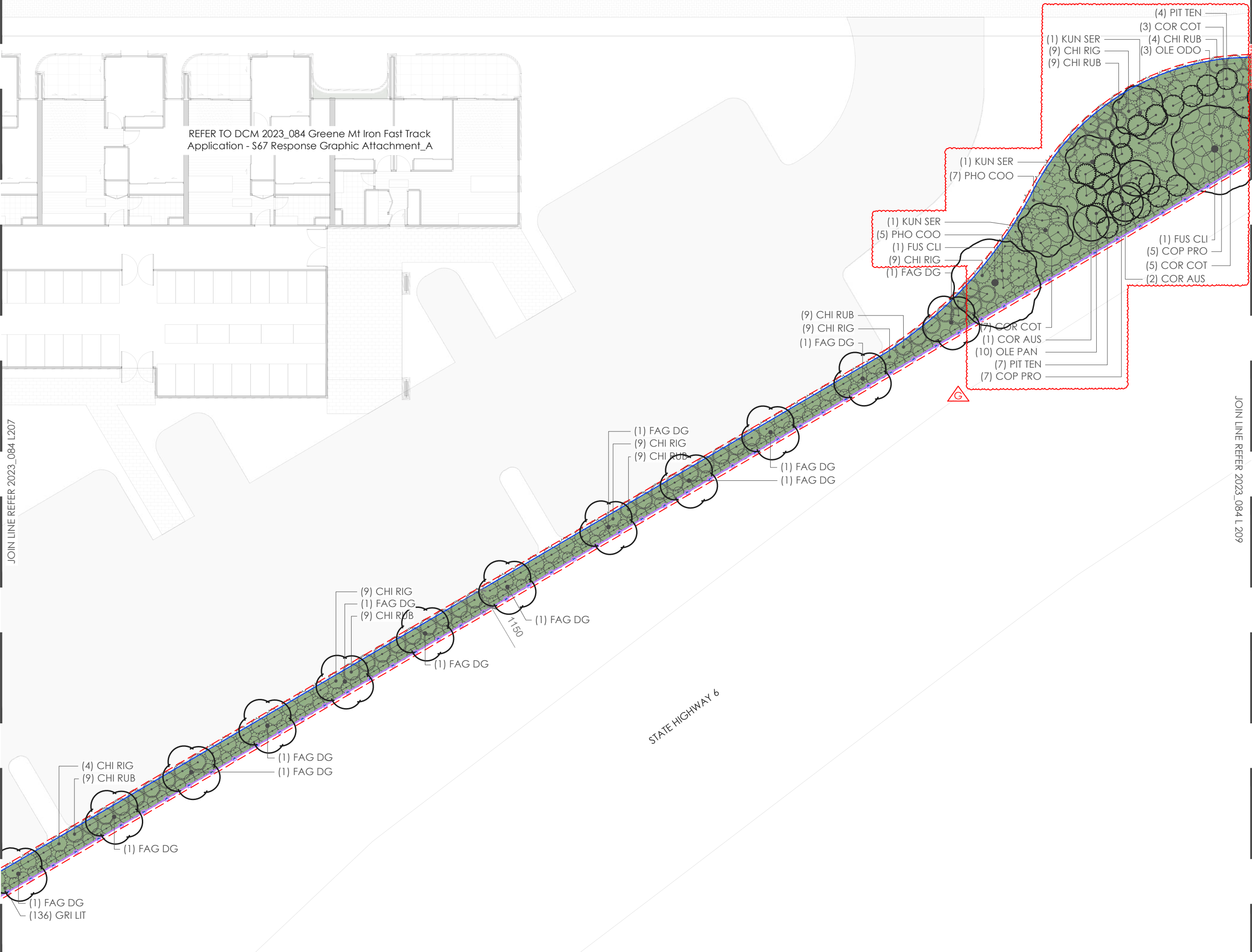
drawing sheet:
Sheet 7 / 14

date : 16/07/26
designed by : AEG
drawn by : AEG
reviewed by : DCM
scale (@ A3) : 1:200

project no / drawing no / revision:
2023_084 / L 207 / G

FAST TRACK APPLICATION - S67 RESPONSE

JOIN LINE REFER 2023_084 L207



legend:

- EXTENT OF WORKS
- PLANTING AREA - MULCHED
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client / project name:
MT IRON JUNCTION LTD.

MT IRON JUNCTION, WĀNAKA
FAST TRACK APPLICATION - GRAPHIC
ATTACHMENT - URBAN DESIGN

drawing name:
LAYOUT AND PLANTING PLAN

drawing sheet:
Sheet 8 / 14

date : 16/07/26
designed by : AEG
drawn by : AEG
reviewed by : DCM
scale (@ A3) : 1:200

project no / drawing no / revision:
2023_084 / L 208 / G

FAST TRACK APPLICATION - S67 RESPONSE

JOIN LINE REFER 2023_084 L208

REFER TO DCM 2023_084 Greene Mt Iron Fast Track Application - S67 Response Graphic Attachment_A

JOIN LINE REFER 2023_084 L210

STATE HIGHWAY 6

legend:

- EXTENT OF WORKS
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CHRISTCHURCH, NZ
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client / project name:
MT IRON JUNCTION LTD.

MT IRON JUNCTION, WĀNAKA
FAST TRACK APPLICATION - GRAPHIC
ATTACHMENT - URBAN DESIGN

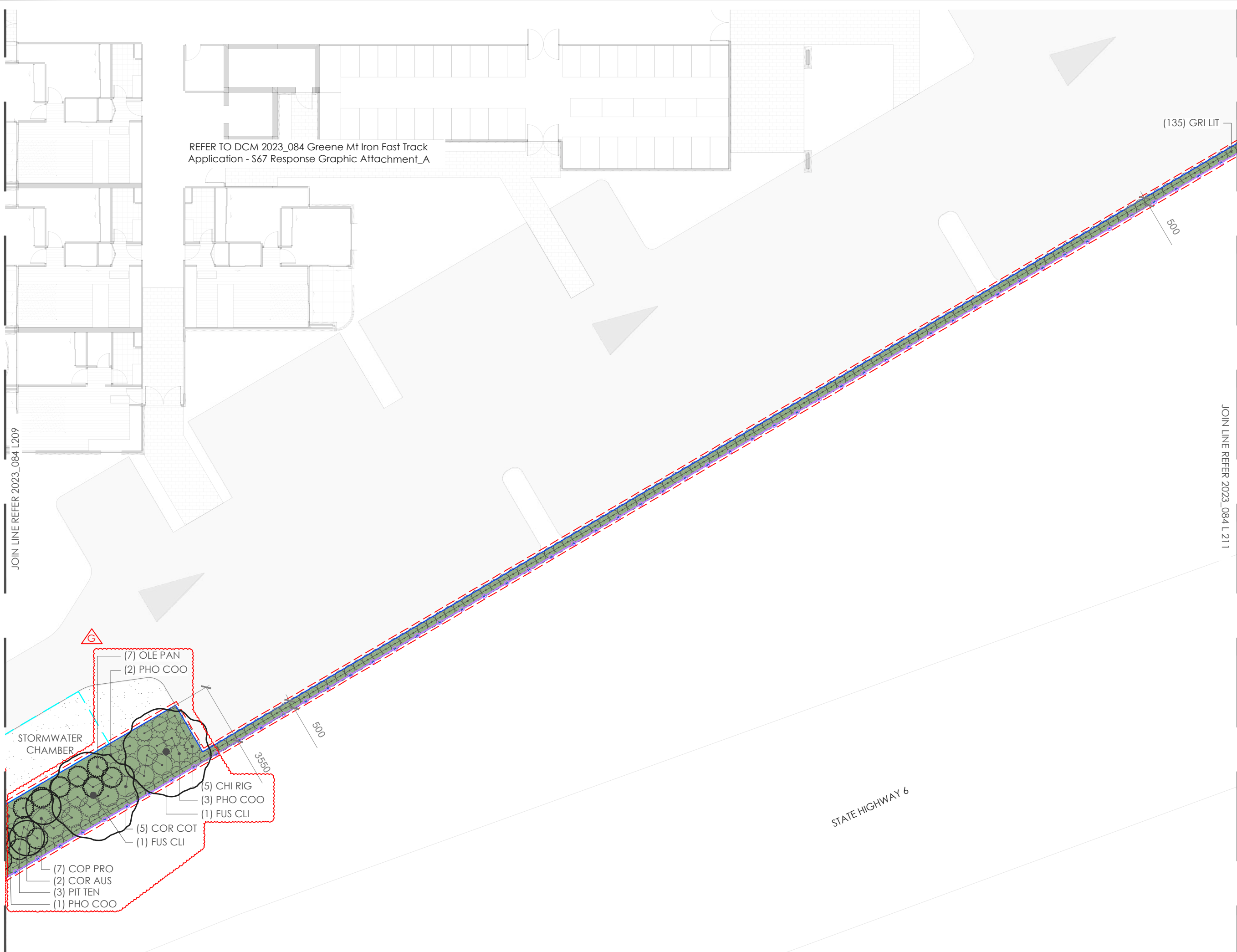
drawing name:
LAYOUT AND PLANTING PLAN

drawing sheet:
Sheet 9 / 14

date : 16/07/26
designed by : AEG
drawn by : AEG
reviewed by : DCM
scale (@ A3) : 1:200

project no / drawing no / revision:
2023_084 / L 209 / G

FAST TRACK APPLICATION - S67 RESPONSE



JOIN LINE REFER 2023_084 L209

JOIN LINE REFER 2023_084 L211

- STORMWATER CHAMBER
- (7) OLE PAN
(2) PHO COO
- (5) CHI RIG
(3) PHO COO
(1) FUS CLI
- (5) COR COT
(1) FUS CLI
- (7) COP PRO
(2) COR AUS
(3) PIT TEN
(1) PHO COO

REFER TO DCM 2023_084 Greene Mt Iron Fast Track Application - S67 Response Graphic Attachment_A

(135) GRI LIT

500

500

3550

STATE HIGHWAY 6

legend:

- EXTENT OF WORKS
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FAST TRACK APPLICATION - GRAPHIC ATTACHMENT - URBAN DESIGN

drawing name:
LAYOUT AND PLANTING PLAN

drawing sheet:
Sheet 10 / 14

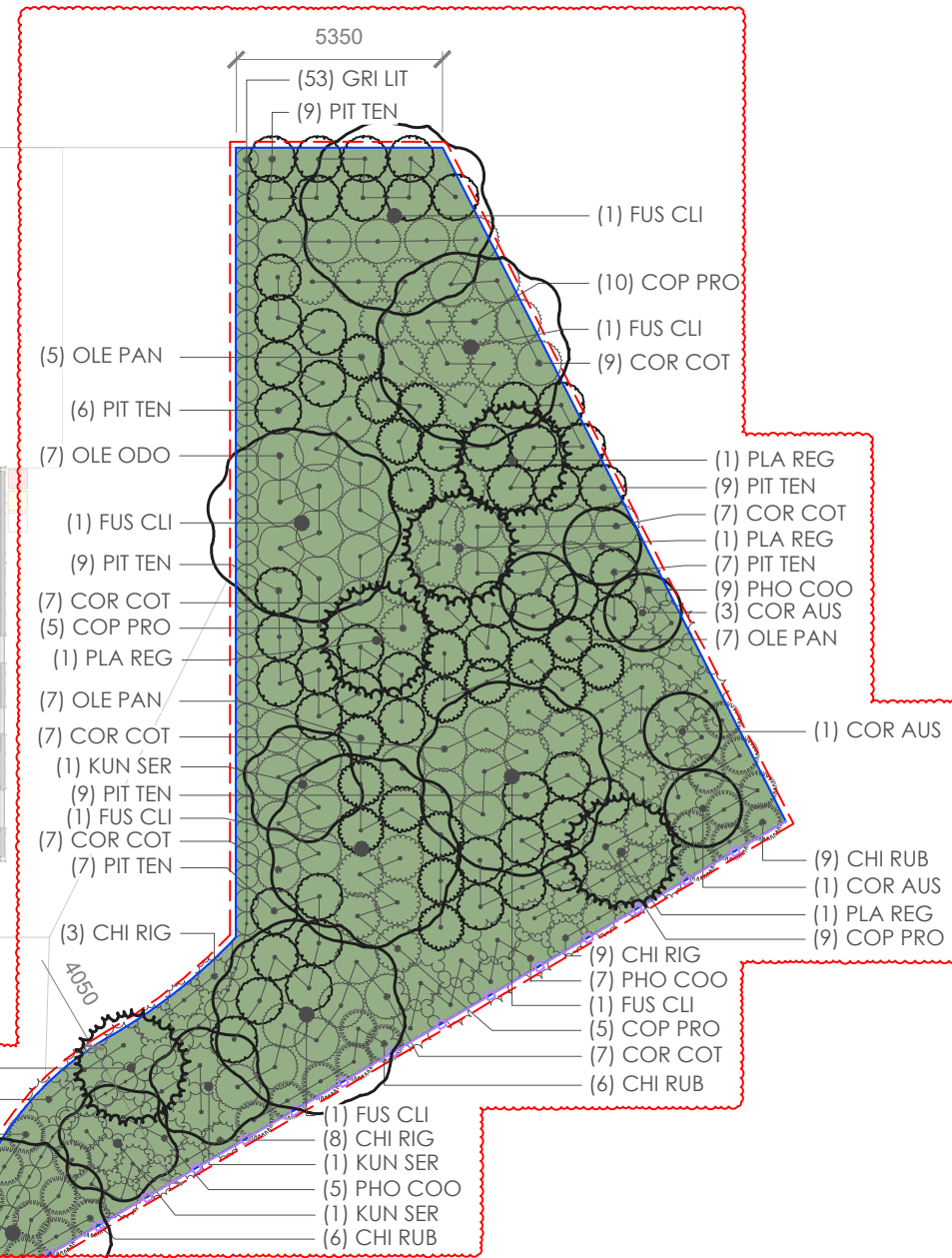
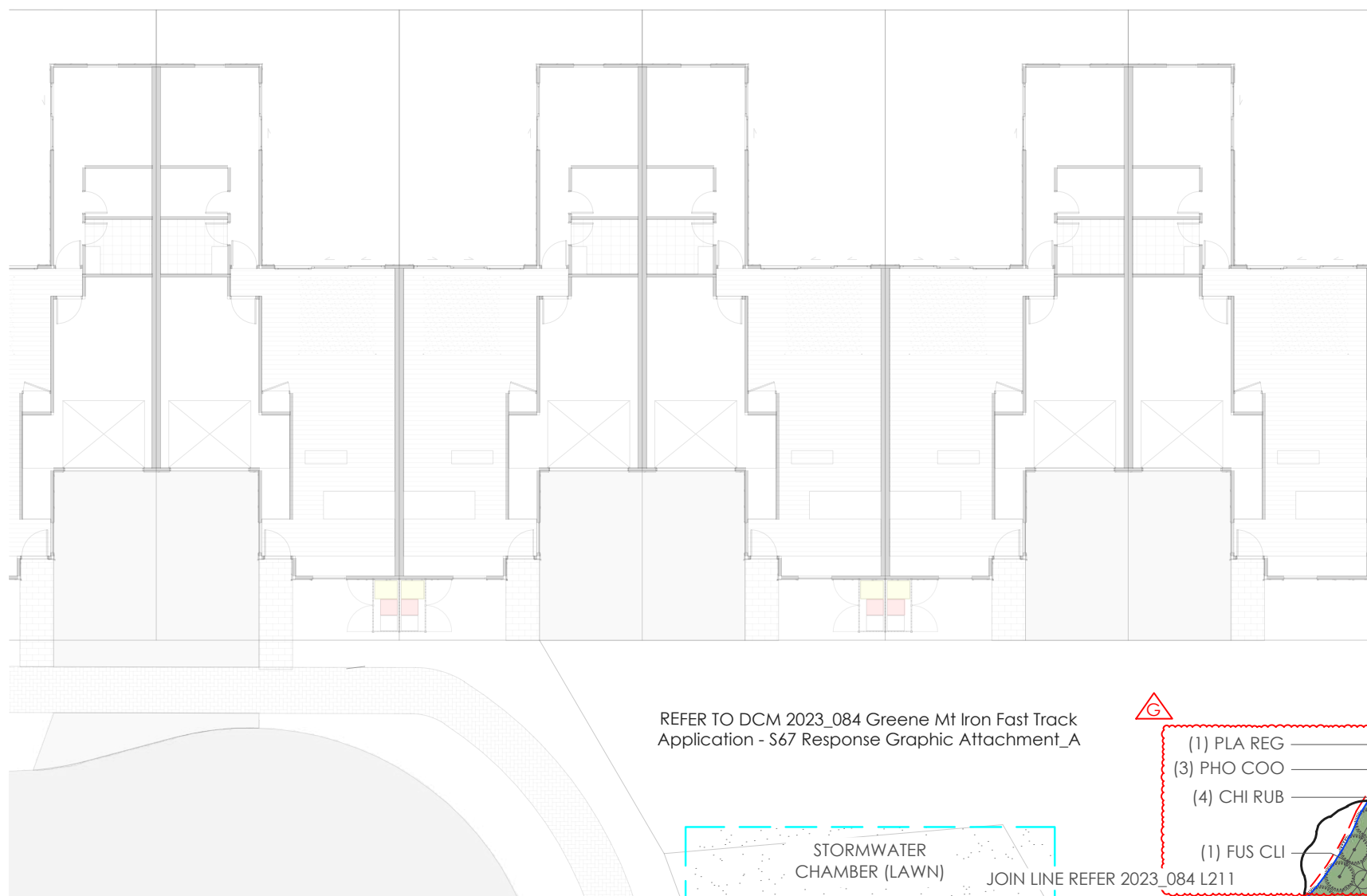
date : 16/07/26
designed by : AEG
drawn by : AEG
reviewed by : DCM
scale (@ A3) : 1:200

project no / drawing no / revision:
2023_084 / L 210 / G

FAST TRACK APPLICATION - S67 RESPONSE

JOIN LINE REFER 2023_08 L210

FAST TRACK APPLICATION - S67 RESPONSE



- legend:
- EXTENT OF WORKS
 - PLANTING AREA - MULCHED
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client / project name:
MT IRON JUNCTION LTD.
MT IRON JUNCTION, WĀNAKA
FAST TRACK APPLICATION - GRAPHIC ATTACHMENT - URBAN DESIGN

drawing name:
LAYOUT AND PLANTING PLAN

drawing sheet:
Sheet 12 / 14

date : 16/07/26
designed by : AEG
drawn by : AEG
reviewed by : DCM
scale (@ A3) : 1:200

project no / drawing no / revision:
2023_084 / L 212 / G

PLANT SCHEDULE

<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>
STATE HIGHWAY BOUNDARY TREES					
COR AUS	61	Cordyline australis / Tī Kōuka	25L	As Shown	Tree Pit and Staking Refer to Detail 01/L 214
FAG DG	23	Fagus sylvatica 'Dawyck Green' / Columnar Beech	45L	As Shown	Tree Pit and Staking Refer to Detail 01/L 214
FUS CLI	55	Fuscospora cliffortioides / Mountain Beech	45L	As Shown	Tree Pit and Staking Refer to Detail 01/L 214
KUN SER	35	Kunzea serotina / Kānuka	35L	As Shown	Tree Pit and Staking Refer to Detail 01/L 214
OLE PAN	178	Olearia paniculata / Akiraho	12L	1.2 m	Tree Pit and Staking Refer to Detail 01/L 214
PIT TEN	283	Pittosporum tenuifolium / Kohuhu	12L	1.2 m	Tree Pit and Staking Refer to Detail 01/L 214
PLA REG	40	Plagianthus regius / Ribbonwood	35L	As Shown	Tree Pit and Staking Refer to Detail 01/L 214
<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>
STATE HIGHWAY BOUNDARY HEDGE					
GRI LIT	1,226	Griselinia littoralis / Kapuka	6L	0.6 m	Typical Spacing: 600mm. Plant grade to be minimum 1m high at time of planting. Hedge to 1.2m high
STATE HIGHWAY BOUNDARY PLANT MIX					
CHI RIG	469	Chionochloa rigida / Narrow-leaved Snow Tussock	1.5L	1 m	Typical Spacing: 1000mm. Install plant guard at time of planting
CHI RUB	419	Chionochloa rubra / Red Tussock	1.5L	1 m	Typical Spacing: 1000mm. Install plant guard at time of planting
COP PRO	221	Coprosma propinqua / Mingimingi	2.5L	1.2 m	Typical Spacing: 1200mm. Install plant guard at time of planting
COR COT	265	Corokia cotoneaster / Korokio	2.5L	1.2 m	Typical Spacing: 1200mm. Install plant guard at time of planting
OLE ODO	83	Olearia odorata / Scented Tree Daisy	2.5L	1.2 m	Typical Spacing: 1200mm. Install plant guard at time of planting
PHO COO	333	Phormium cookianum / Mountain Flax	1.5L	1.2 m	Typical Spacing: 1200mm. Install plant guard at time of planting

legend:

- note:
- 1. Contractors to verify all dimensions on site prior to commencing work. Contractors are responsible for confirming the location of all underground services on site prior to commencing work. Figured dimensions to be taken in preference to scaled dimensions. Drawings to be read in conjunction with the Specification and BoQ
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client / project name:
MT IRON JUNCTION LTD.

MT IRON JUNCTION, WĀNAKA

FAST TRACK APPLICATION - GRAPHIC
ATTACHMENT - URBAN DESIGN

drawing name:
DETAILS

drawing sheet:
Sheet 13 / 14

date : 16/07/26
designed by : AEG
drawn by : AEG
reviewed by : DCM
scale (@ A3) : NTS

project no / drawing no / revision:
2023_084 / L 213 / G



legend:

note:

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FAST TRACK APPLICATION - GRAPHIC
ATTACHMENT - URBAN DESIGN

drawing name:
DETAILS

drawing sheet:
Sheet 14 / 14

date	: 16/07/26
designed by	: AEG
drawn by	: AEG
reviewed by	: DCM
scale (@ A3)	: AS SHOWN

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