

Appendix B1

Urban Design and Landscape Masterplan



MT IRON JUNCTION - FAST TRACK APPLICATION

GRAPHIC ATTACHMENT - URBAN DESIGN AND LANDSCAPE

FOR MT IRON JUNCTION LTD

PROJECT NO. 2023_084 | 17 DECEMBER 2025 | REVISION 0

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MT IRON JUNCTION, WĀNAKA | FAST TRACK APPLICATION

Project no: 2023_084
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 Date: 17 December 2025
 Client name: Mt Iron Junction Ltd.

Author: Anca Belu | Antonio Espinoza Garcia | Jeremy Ross

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H	01/09/2025	WIP Update	AB AEG	DCM	DCM
I	12/09/2025	WIP Update	AB	DCM	DCM
J	03/10/2025	Concept Update	AB AEG	DCM	DCM
K	10/10/2025	Concept Update	AB AEG	DCM	DCM
L	15/10/2025	Concept Update	AB AEG	DCM	DCM
M	06/11/2025	Concept Update	AB AEG	DCM	DCM
N	21/11/2025	Fast Track Application	AB AEG JR	CG	DCM
O	17/12/2025	Minor Updated	AB	CG	DCM

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SECTION A

CONTEXT

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



Map / image source: Google Earth



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

LOCATION PLAN

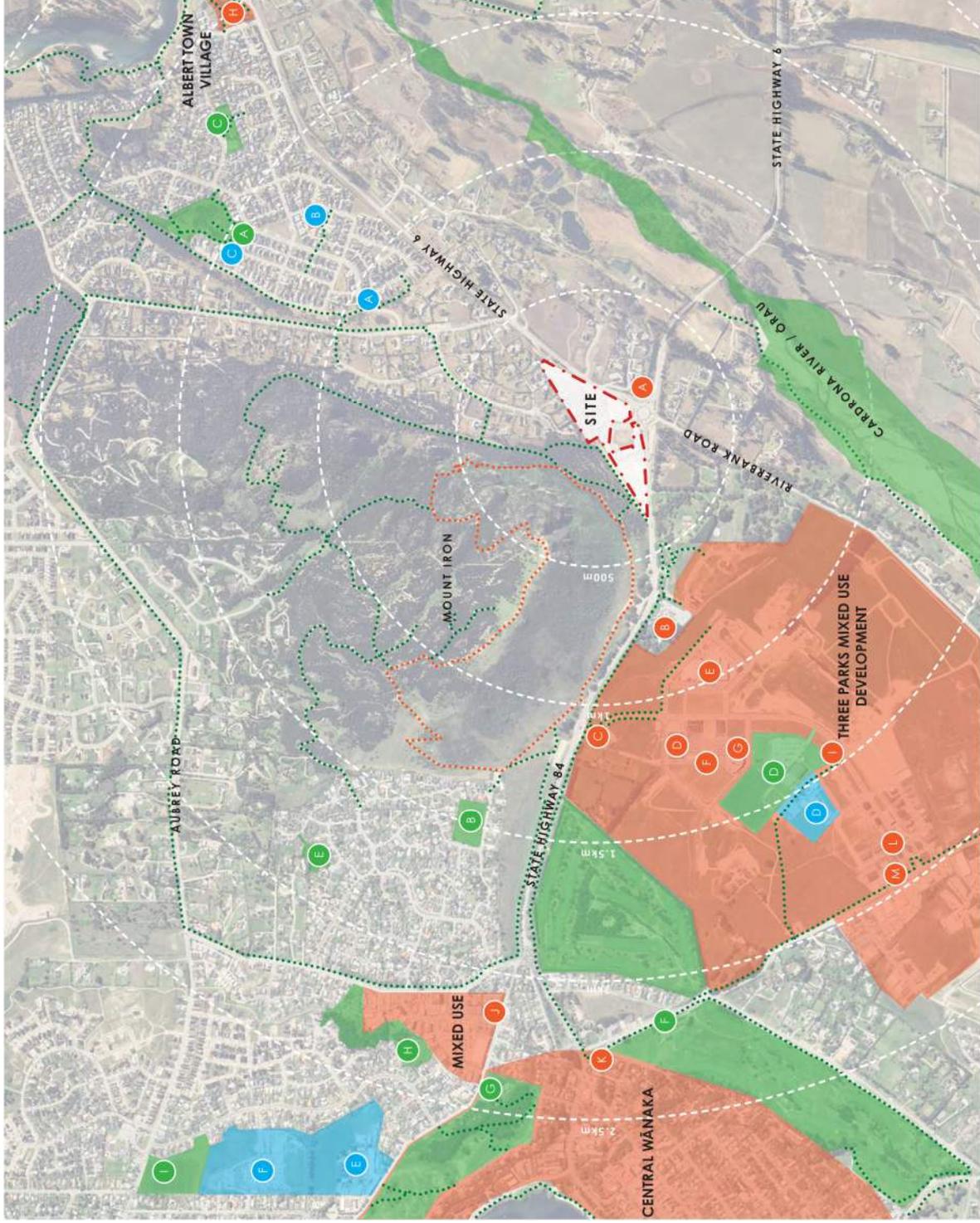
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LEGEND

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

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

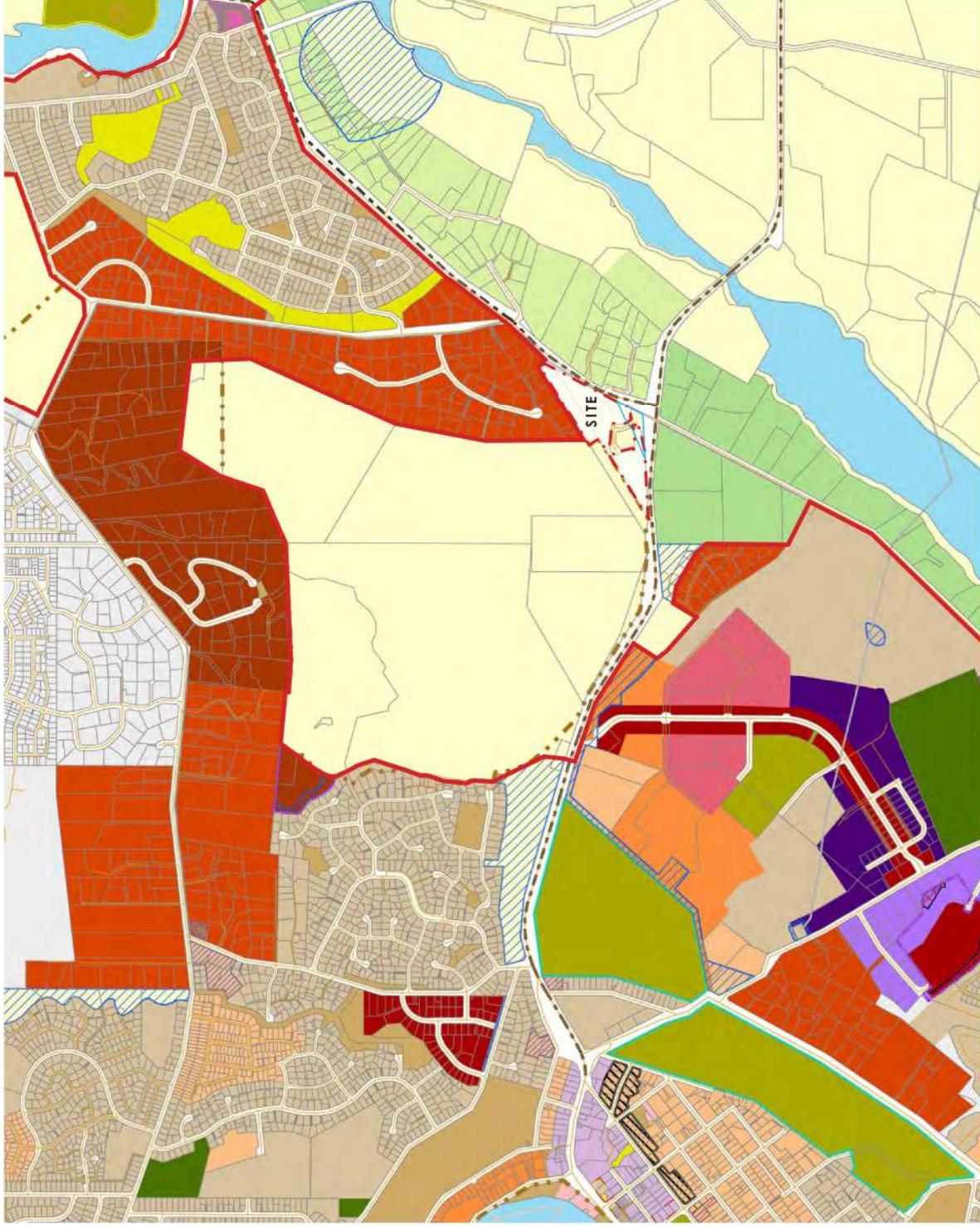
RECREATION		
Destination	Distance	Walking Time
A Mount Iron Recreation Track	200m	3 minutes
B Recreation Tracks	Varies	Varies
C Riverside Reserve	1.3km	17 minutes
D Allenby Park and playground	1.6km	21 minutes
E McMurdo Park, Tennis Courts and playground	1.8km	23 minutes
F Wānaka Recreation Centre	2.2km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



Map / image source: Google Earth

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

LOCAL AMENITY



LEGEND

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

Map / image source: QLDC Spatial Data

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

DISTRICT PLAN



LEGEND

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



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

FIGURE GROUND MAP





Map / image source: Google Earth

..... Recreation Tracks

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

CONNECTIVITY

PRE FAST-TRACK DESIGN PROCESS

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

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

November 2018

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

June 2020

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

April 2021

Environment Court mediation - amended plan granted consent.

September 2022

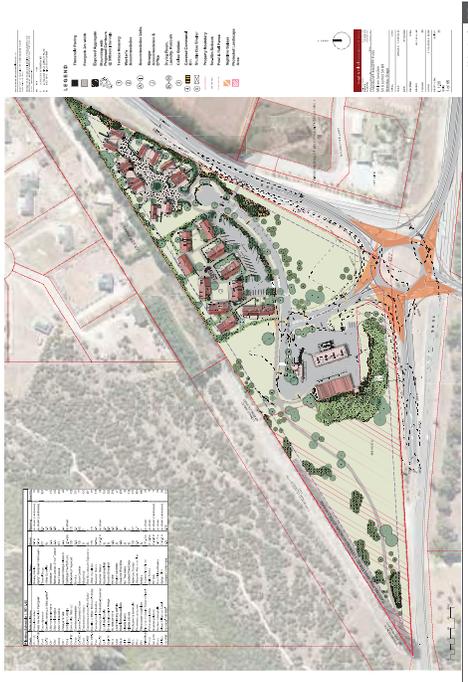
NZTA announced the Mt Iron roundabout upgrade, including a "future-proofed" 5th exit directly into the Mt Iron Junction development site.

October 2024

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



A. EARLY DESIGN ITERATION (2018)



B. ENVIRONMENT COURT CONSENTED PLAN - RM181471 (2021)



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



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

DESIGN PROCESS

POST FAST-TRACK DESIGN PROCESS

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

Housing Mix and Typologies

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

Streets, Edges and Built Form

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

State Highway Buffer

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

Open Space Reserves

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

Movement Network

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

DESIGN PROCESS

MT IRON JUNCTION - FAST TRACK APPLICATION - GRAPHIC ATTACHMENT URBAN DESIGN
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A. DESIGN REFINEMENT - ROAD LAYOUT CHANGE - REMOVAL OF MARKET (DECEMBER 2024)

Client: Project owner, 100% (100%)
 Designing for: Client (100%)
 Original Scale: 1:1000 (A3)
 Scale: 1:2000 (A3)

Project No: / Drawing No: 2023_084/001

Revision: G

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



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

Client: Project owner, 100% (100%)
 Designing for: Client (100%)
 Original Scale: 1:1000 (A3)
 Scale: 1:2000 (A3)

Project No: / Drawing No: 2023_084/002

Revision: H

B. EXPLORING SUPERLOT OPTIONS (FEBRUARY 2025)



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

Client: Project owner, 100% (100%)
 Designing for: Client (100%)
 Original Scale: 1:1000 (A3)
 Scale: 1:2000 (A3)

Project No: / Drawing No: 2023_084/003

Revision: I

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



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

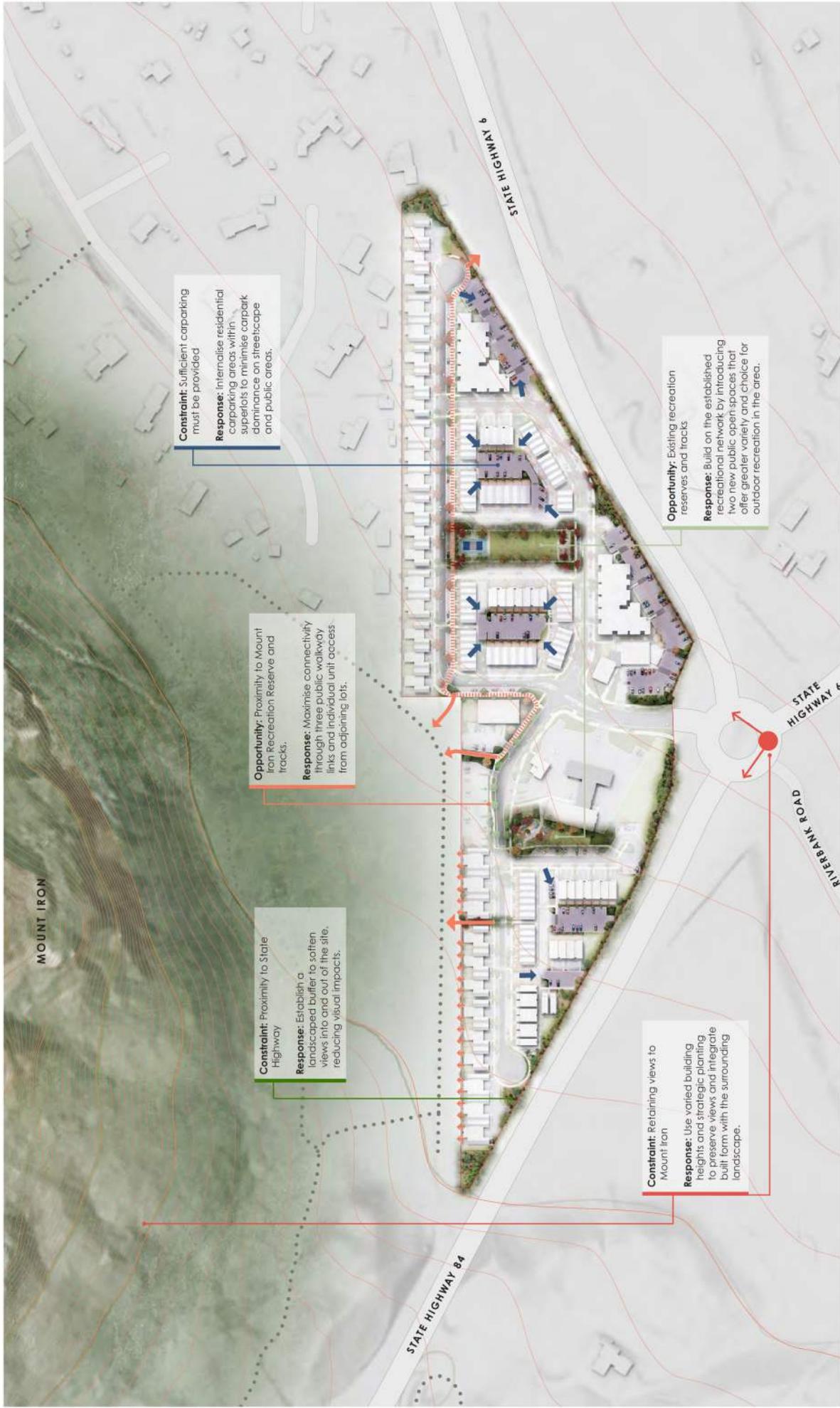
Client: Project owner, 100% (100%)
 Designing for: Client (100%)
 Original Scale: 1:1000 (A3)
 Scale: 1:2000 (A3)

Project No: / Drawing No: 2023_084/004

Revision: J

D. FINAL PLAN SET (2025)

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



Constraint: Sufficient carparking must be provided

Response: Internalise residential carparking areas within superlots to minimise carpark dominance on streetscape and public areas.

Opportunity: Proximity to Mount Iron Recreation Reserve and tracks.

Response: Maximise connectivity through three public walkway links and individual unit access from adjoining lots.

Constraint: Proximity to State Highway

Response: Establish a landscaped buffer to soften views into and out of the site, reducing visual impacts.

Constraint: Retaining views to Mount Iron

Response: Use varied building heights and strategic planning to preserve views and integrate built form with the surrounding landscape.

Opportunity: Existing recreation reserves and tracks

Response: Build on the established recreational network by introducing two new public open spaces that offer greater variety and choice for outdoor recreation in the area.

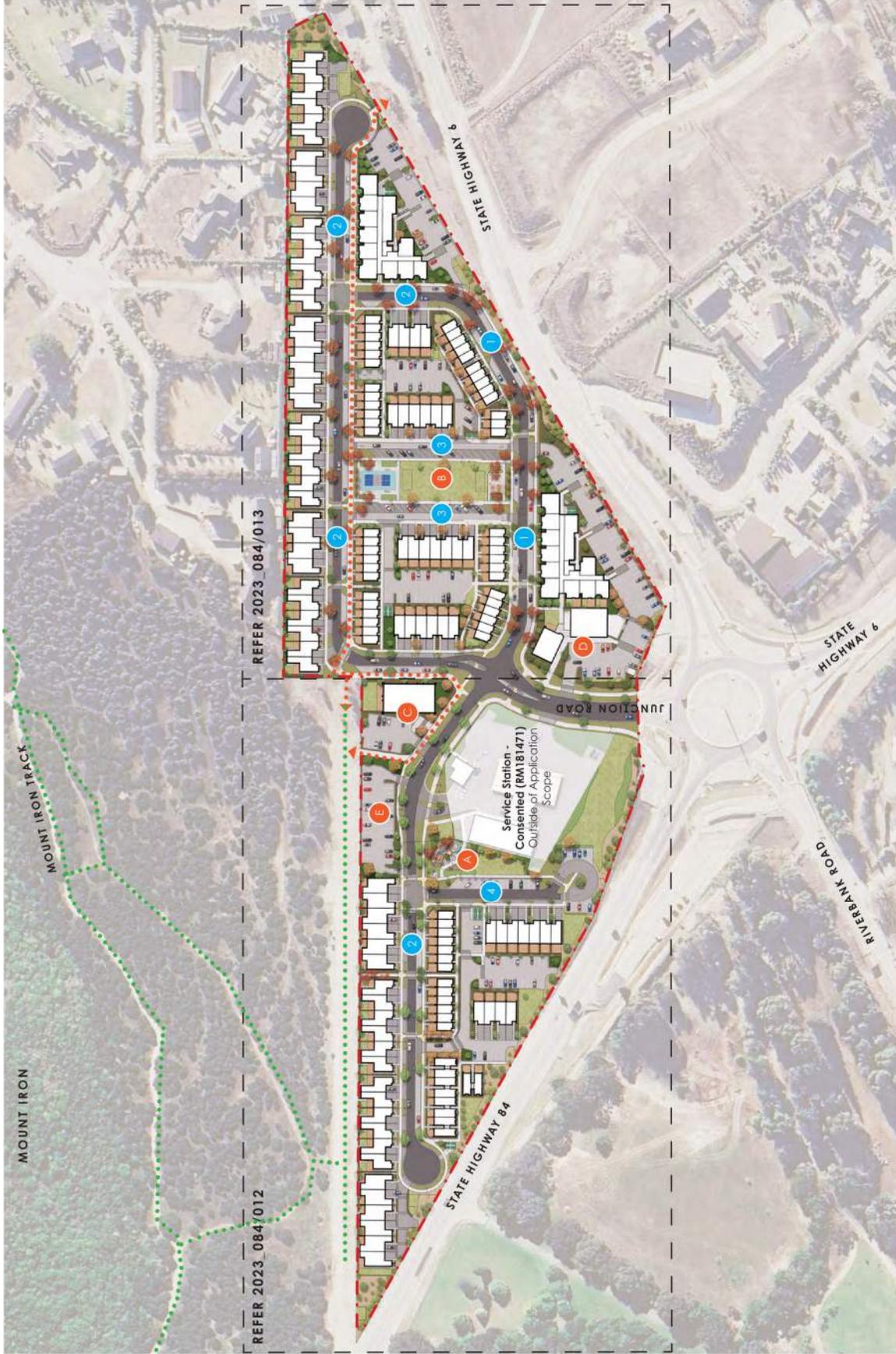
A. OPPORTUNITIES AND CONSTRAINTS MUD MAP (NTS)

OPPORTUNITIES AND CONSTRAINTS



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 | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:2000 @A3

revision no:	amendment:
A	Issue for Comment
K	Concept Update
L	Concept Update
M	Concept Update
N	Fast Track Application
O	Minor Updates

approved	date
DCM	05/06/2025
DCM	10/10/2025
DCM	15/10/2025
DCM	06/11/2025
DCM	21/11/2025
DCM	17/12/2025



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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	26
B	3	2	Garage	36
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

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

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

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

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



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project no / drawing no: **2023_084/012** revision: **O**



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	26
B	3	2	Garage	36
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

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

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

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



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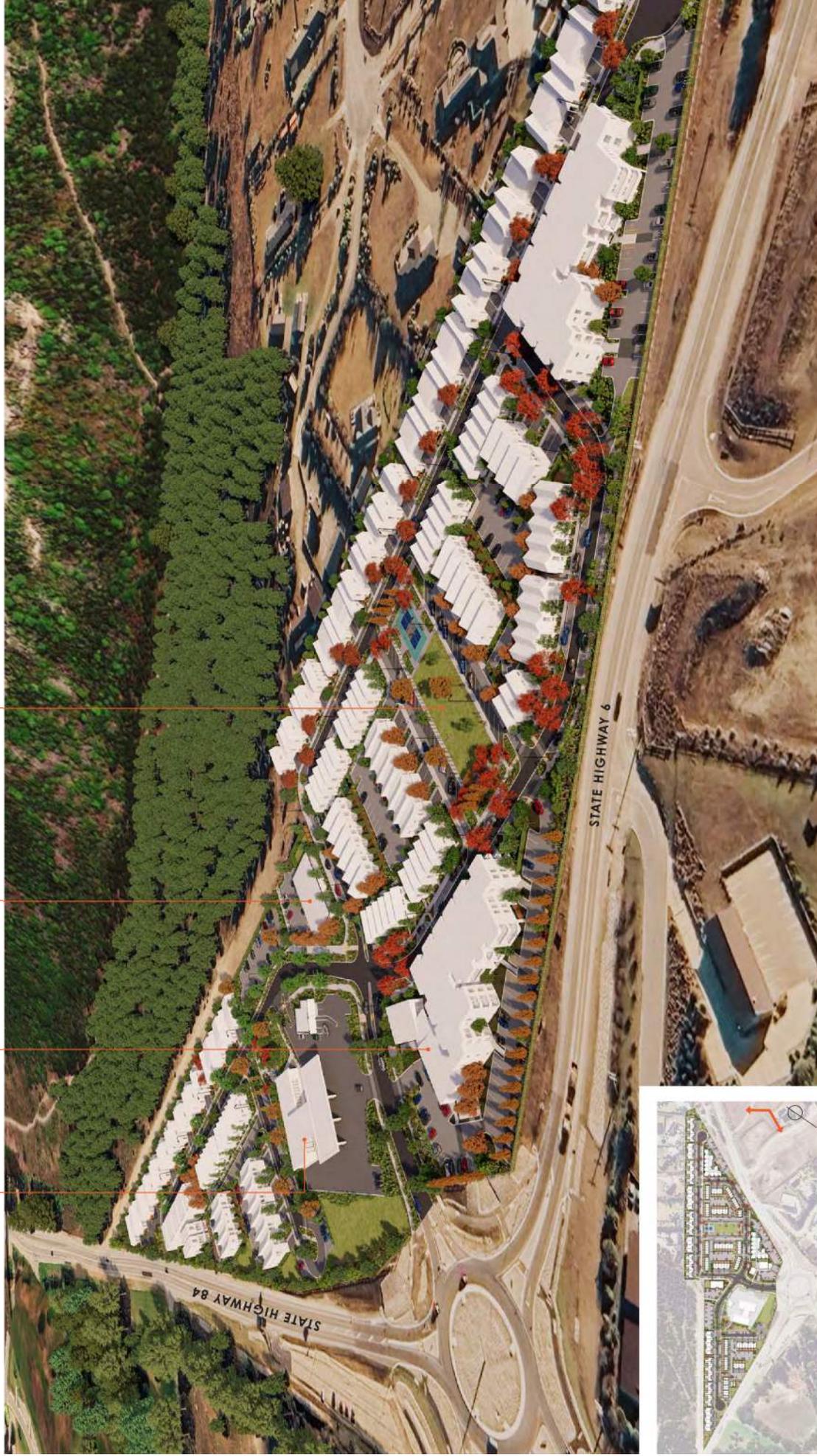
JOIN LINE REFER 2023 084/012

Central Reserve

Childcare

Commercial

Service Station
Consented (RM181471)



B. ELEVATED PERSPECTIVE LOOKING WEST ACROSS TOWARDS MOUNT IRON

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

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

A. PERSPECTIVE LOCATION (NTS)

ELEVATED PERSPECTIVE 1

Playground Open Space
Public Carpark
Shared path connection to Mount Iron Recreation Tracks
Boundary Treatment
Commercial
Central Reserve



B. ELEVATED PERSPECTIVE LOOKING NORTH TOWARDS ALBERT TOWN

A. PERSPECTIVE LOCATION (NTS)

Renders depict masterplanning, urban design, and landscape design. For full architectural design details refer to Figure & Ground's architectural plan set.
Note: Trees are shown at established height (approx 10 years after planting). Trees external to the site are indicative only.

ELEVATED PERSPECTIVE 2

Boundary Treatment

Central Reserve

Boundary Treatment

Commercial
Playground Open
Space



A. PERSPECTIVE LOCATION (NTS)

B. ELEVATED PERSPECTIVE LOOKING SOUTH TOWARDS MT IRON JUNCTION ROUNDABOUT

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

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

ELEVATED PERSPECTIVE 3

Boundary Treatment

Commercial

Service Station
Consented (RM181471)

Boundary Treatment



B. ELEVATED PERSPECTIVE LOOKING NORTH WEST TOWARDS MOUNT IRON

A. PERSPECTIVE LOCATION (NTS)

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

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

ELEVATED PERSPECTIVE 4



A. PERSPECTIVE LOCATION (NTS)



Public walkway to Mount Iron Recreation Track

Typical Crossing

B. PERSPECTIVE 1 - INTERNAL STREETSCAPE AND THRESHOLD TREATMENTS

PERSPECTIVE 1

Renders depict masterplanning, urban design, and landscape design. For full architectural design details refer to Figure & Ground's architectural plan set.
 Note: Trees are shown at established height (approx 10 years after planting). Trees external to the site are indicative only.

Childcare

Childcare Carpark

Shared path connection to Mount Iron Recreation Tracks

Public Carpark



B. PERSPECTIVE 2 - INTERNAL STREETSCAPE AROUND THE CHILDCARE

A. PERSPECTIVE LOCATION (NTS)

PERSPECTIVE 2

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

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



A. PERSPECTIVE LOCATION (NTS)

Back yard to road reserve interface (Refer 2023_084/067)

Central Reserve

Typical Crossing (Refer 2024_084/076)

Pickleball Court



B. PERSPECTIVE 3 - INTERNAL STREETSCAPE AND SURFACE TREATMENTS

PERSPECTIVE 3

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

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

Raised Threshold Crossing
(Refer 2023_084/077)

Apartment Building

Street Typology 1
(Refer 2023_084/028)

Commercial Building



A. PERSPECTIVE LOCATION (NTS)

B. PERSPECTIVE 4 - INTERNAL STREETScape FOR PUBLIC SPACES

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

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

PERSPECTIVE 4



A. PERSPECTIVE LOCATION (NTS)

Apartment Building
(Refer 2023_084/028)

Street Typology 1
(Refer 2024_084/077)



A. PERSPECTIVE 5 - INTERNAL STREETSCAPE FOR PUBLIC SPACES

PERSPECTIVE 5

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

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

Public Carpark

Shared path connection to Mount Iron Recreation Tracks

Childcare and associated carpark

Shared Path



A. PERSPECTIVE 6 - INTERNAL STREETSCAPE AROUND THE CHILDCARE

PERSPECTIVE 6

B. PERSPECTIVE LOCATION (NTS)

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

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

Typical Crossing
(Refer 2023_084/076)

BBQ Area
(Refer 2023_084/033)

Central Reserve

Back yard to internal walkway
interface (Refer 2023_084/068)



A. PERSPECTIVE 7 - INTERNAL STREETSCAPE AND SURFACE TREATMENTS

PERSPECTIVE 7

B. PERSPECTIVE LOCATION (NTS)

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

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

SECTION C

MOVEMENT

026

CONNECTIVITY

027

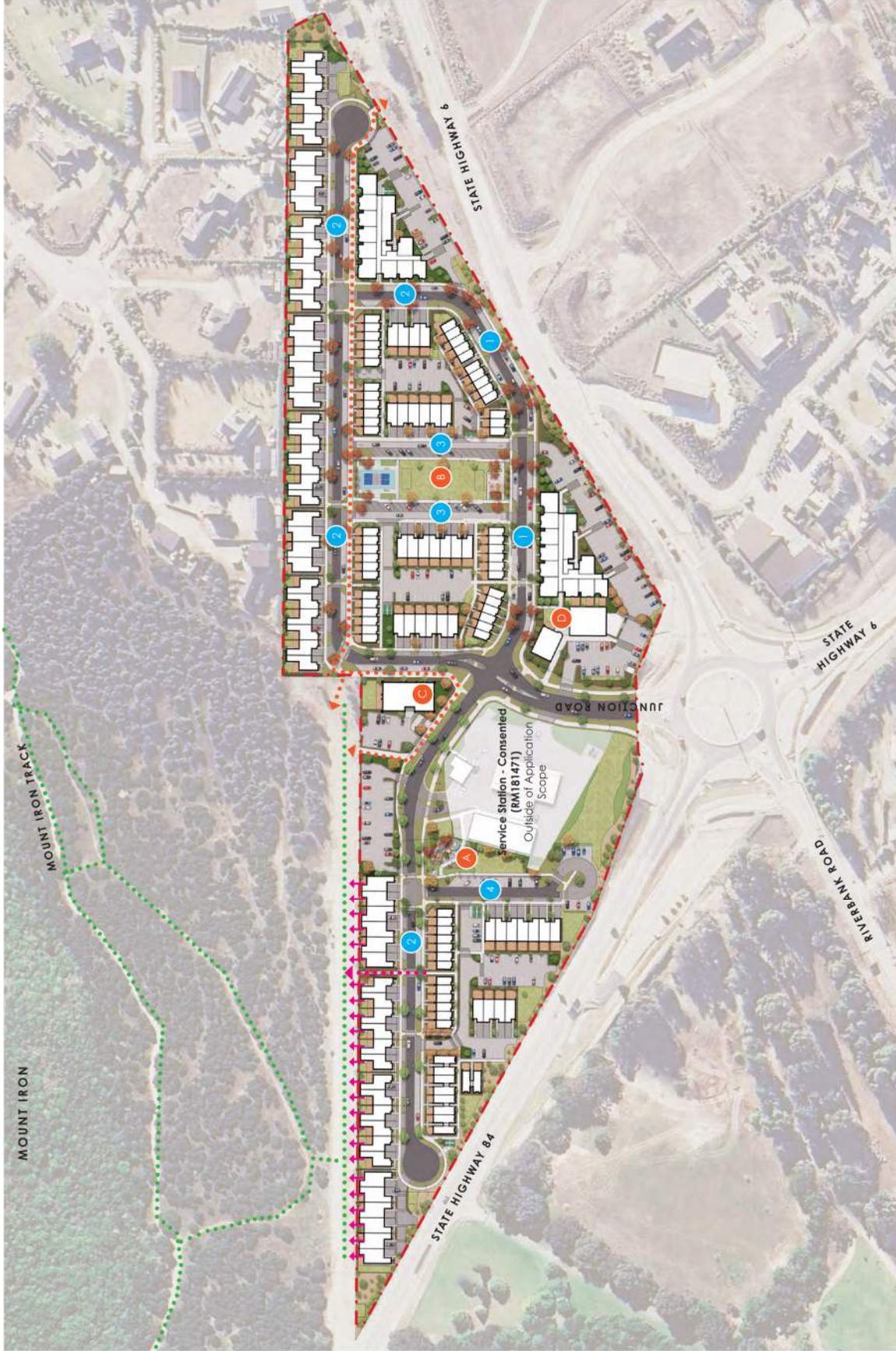
VESTING PLAN

028-031

STREET CROSS SECTIONS

LEGEND

- - - Site Boundary
- Shared Path
- ◆ Footpath Connection to recreation tracks
- Individual lot connection to recreation tracks
- 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-Moore | Anca Belu
 drawn by: Anca Belu | Antonio Espinoza Garcia
 original issue date: 05 JUNE 2025
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N	Fast Track Application
O	Minor Updates

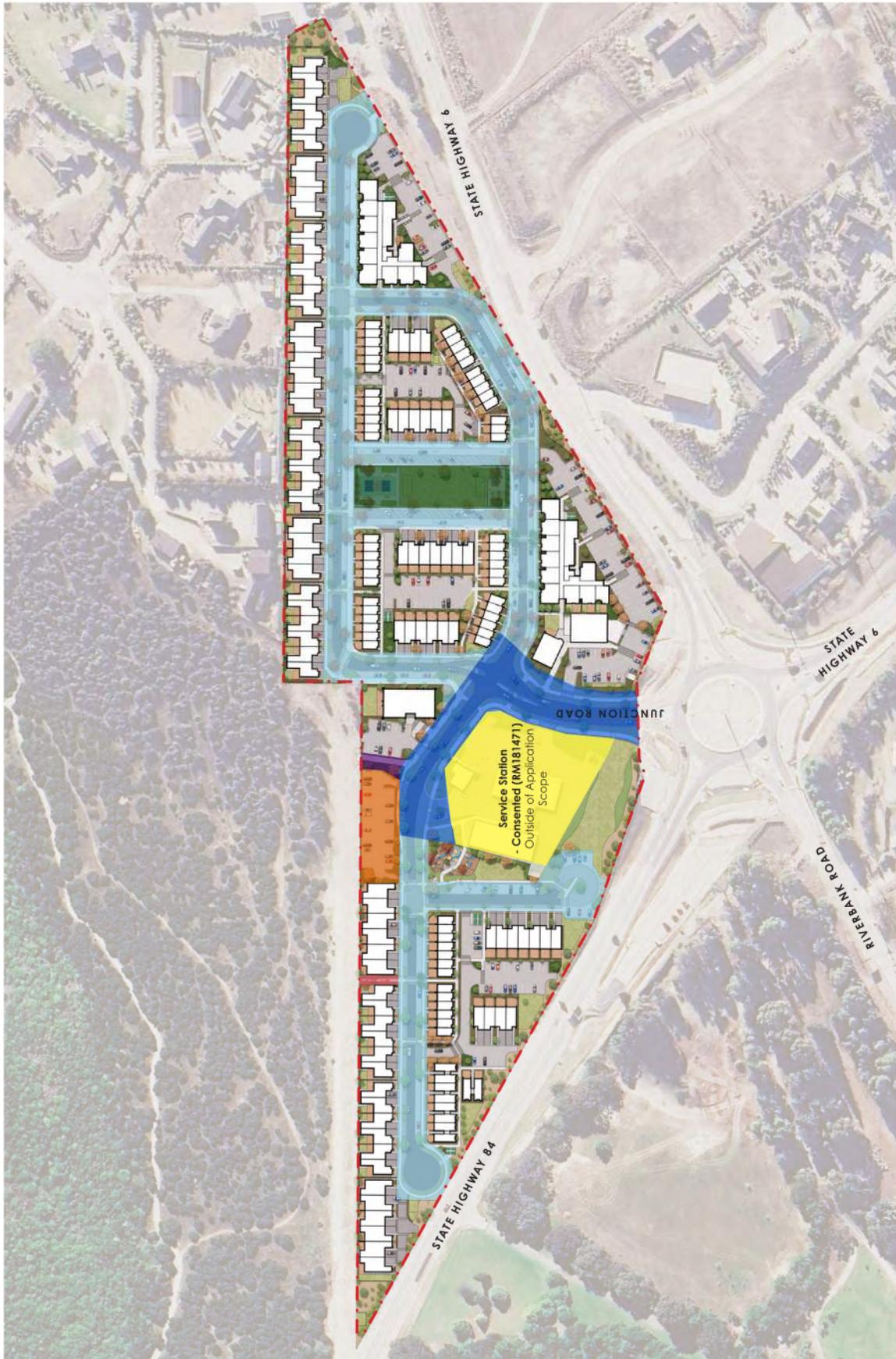
approved	date
DCM	05/06/2025
DCM	10/10/2025
DCM	15/10/2025
DCM	06/11/2025
DCM	21/11/2025
DCM	17/12/2025



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LEGEND

- . - . Site Boundary
- Consented Service Station
- Vested Road
- Vested Walkway
- Walkway to be vested
- Road to be vested
- Carpark to be vested
- Reserve to be vested



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

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

revision no:	amendment:
A	Issue for Comment
K	Concept Update
L	Concept Update
M	Concept Update
N	Fast Track Application
O	Minor Updates

approved	date
DCM	05/06/2025
DCM	10/10/2025
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DCM	06/11/2025
DCM	21/11/2025
DCM	17/12/2025



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project no / drawing no: 2023_084/027 revision: O

LEGEND

- A** Service strip
- B** Concrete footpath with no oxide
- C** Parallel parking bays (concrete 6% oxide) with planted buildouts and street trees
- D** Carriageway
- E** Crossing (threshold or typical crossing, refer to 2023_084/076-077)



Asphalt



Set Pavers



Concrete No Oxide, broom finish (for public footpaths)



Concrete 6% Oxide, broom finish

**Final materials subject to detailed design*

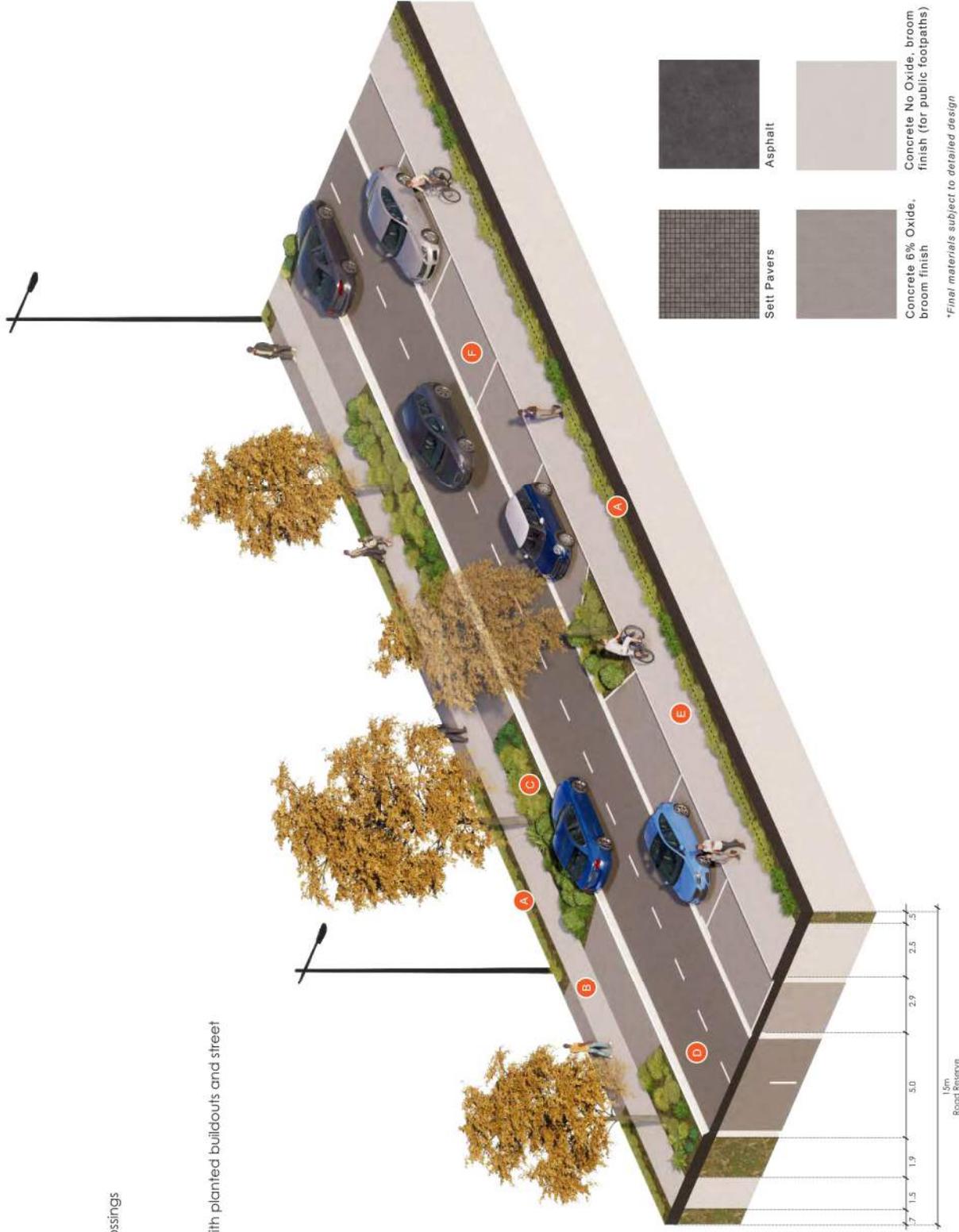
B. MATERIAL PALETTE

A. ROAD SECTION STREET TYPOLOGY 1 (NTS)

STREET TYPOLOGY 1 - 15M WITHOUT VEHICLE CROSSINGS

LEGEND

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



Asphalt



Sett Pavers



Concrete No Oxide, broom finish (for public footpaths)



Concrete 6% Oxide, broom finish

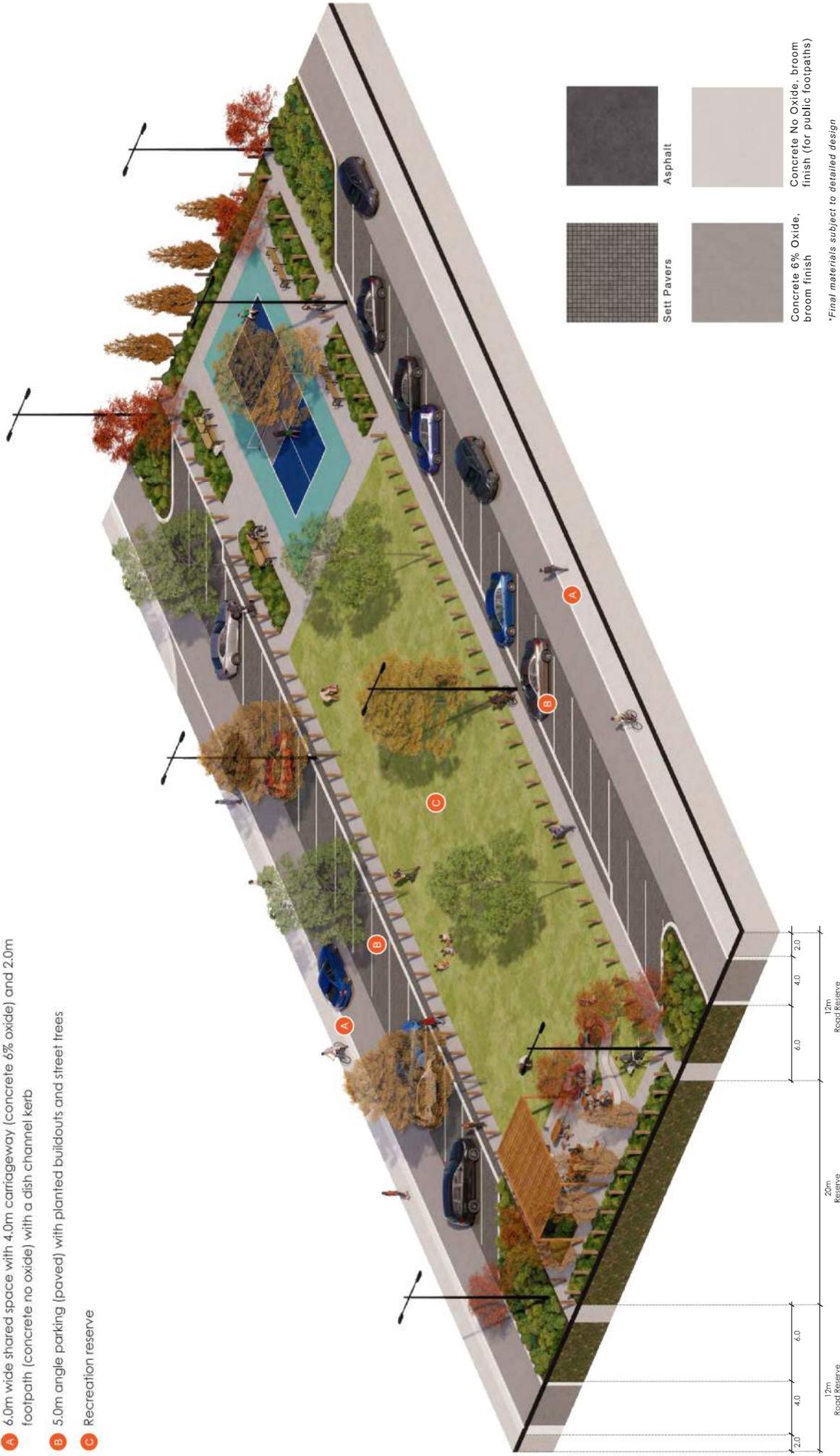
**Final materials subject to detailed design*

A. ROAD SECTION STREET TYPOLOGY 2 (NTS)

STREET TYPOLOGY 2 - 15M WITH VEHICLE CROSSINGS

LEGEND

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



Asphalt

Sett Pavers

Concrete 6% Oxide, broom finish

Concrete No Oxide, broom finish (for public footpaths)

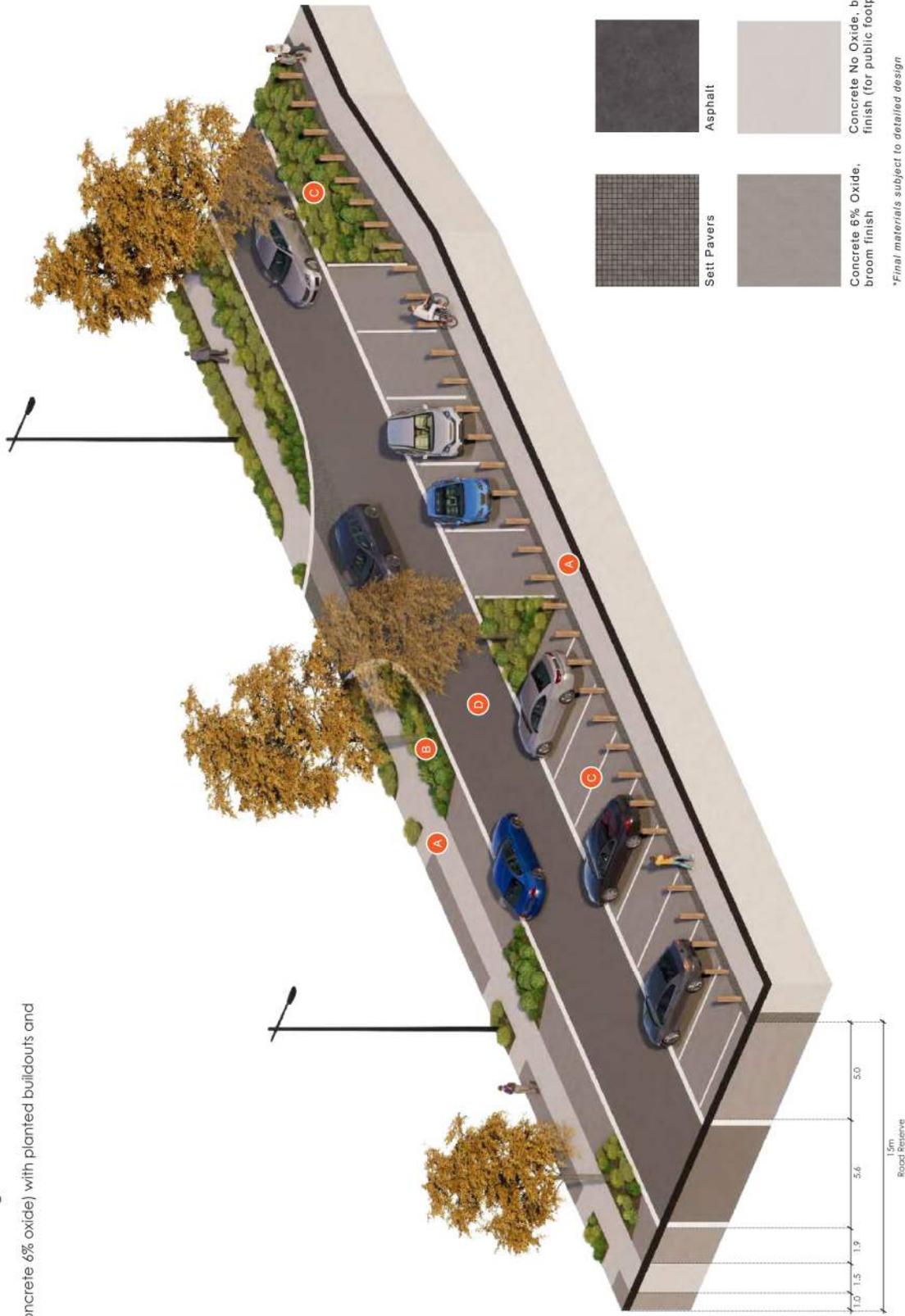
**Final materials subject to detailed design*

B. MATERIAL PALETTE

STREET TYPOLOGY 3 - 12M LANE

LEGEND

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



	Sett Pavers		Concrete 6% Oxide, broom finish
	Asphalt		Concrete No Oxide, broom finish (for public footpaths)

**Final materials subject to detailed design*

A. ROAD SECTION STREET TYPOLOGY 4 (NTS)

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

SECTION D

OPEN SPACE

033-034
035-036
037-038
039-040
041
042

CENTRAL RESERVE PLANS
CENTRAL RESERVE PERSPECTIVES
PLAYGROUND / OPEN SPACE PLANS
PLAYGROUND / OPEN SPACE PERSPECTIVES
RESERVE FURNITURE
PLAYGROUND EQUIPMENT



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

LEGEND

- Reserve Boundary
- 0.75m high Schist Solid Feature Wall
- Bollards - Fixed
- Bollards - Removable for maintenance access
- ◆ Street Light (Refer to Paterson's Engineering Plan Set)
- I-Box Seating Collection, including round table (timber finish) (Urban Effects)
- R60 Timber Tilt Bin (Street Furniture NZ)
- Eclipse Cycle Stand (Street Furniture NZ)
- CBD Drinking Fountain - Accessible (Street Furniture NZ)
- Portland Seat (Street Furniture NZ)
- 1900 Double Electric BBQ (Urban Effects)
- Pickleball Court
- Pergola - Timber
- Reserve Plant Mix (Refer 2023_084/082)
- Fagus sylvatica 'Dawyck Green'
- Liquidambar styraciflua 'Worplesdon'
- Prunus 'Accolade'
- Platanus orientalis 'Autumn Glory'



B. LOCATION PLAN

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

revision no:	amendment:
A	Issue for Comment
K	Concept Update
L	Concept Update
M	Concept Update
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O	Minor Updates

approved	date
DCM	05/06/2025
...	...
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DCM	06/11/2025
DCM	21/11/2025
DCM	17/12/2025



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LEGEND

- Reserve Boundary
- Bollards - Fixed
- Bollards - Removable for maintenance access
- A I-Box Seating Collection, including round table (timber finish) (Urban Effects)
- B R60 Timber Tilt Bin (Street Furniture NZ)
- C Eclipse Cycle Stand (Street Furniture NZ)
- D CBD Drinking Fountain - Accessible (Street Furniture NZ)
- E 1900 Double Electric BBQ (Urban Effects)
- H Pergola - Timber
- I Reserve Plant Mix (Refer 2023_084/082)
- FP Fagus sylvatica 'Dawcyck Green'
- UV Liquidambar styraciflua 'Worplesdon'
- PK Prunus 'Accolade'
- PD Platanus orientalis 'Autumn Glory'



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

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

revision no:	amendment:
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approved	date
DCM	05/06/2025
...	...
DCM	10/10/2025
DCM	15/10/2025
DCM	06/11/2025
DCM	21/11/2025
DCM	17/12/2025



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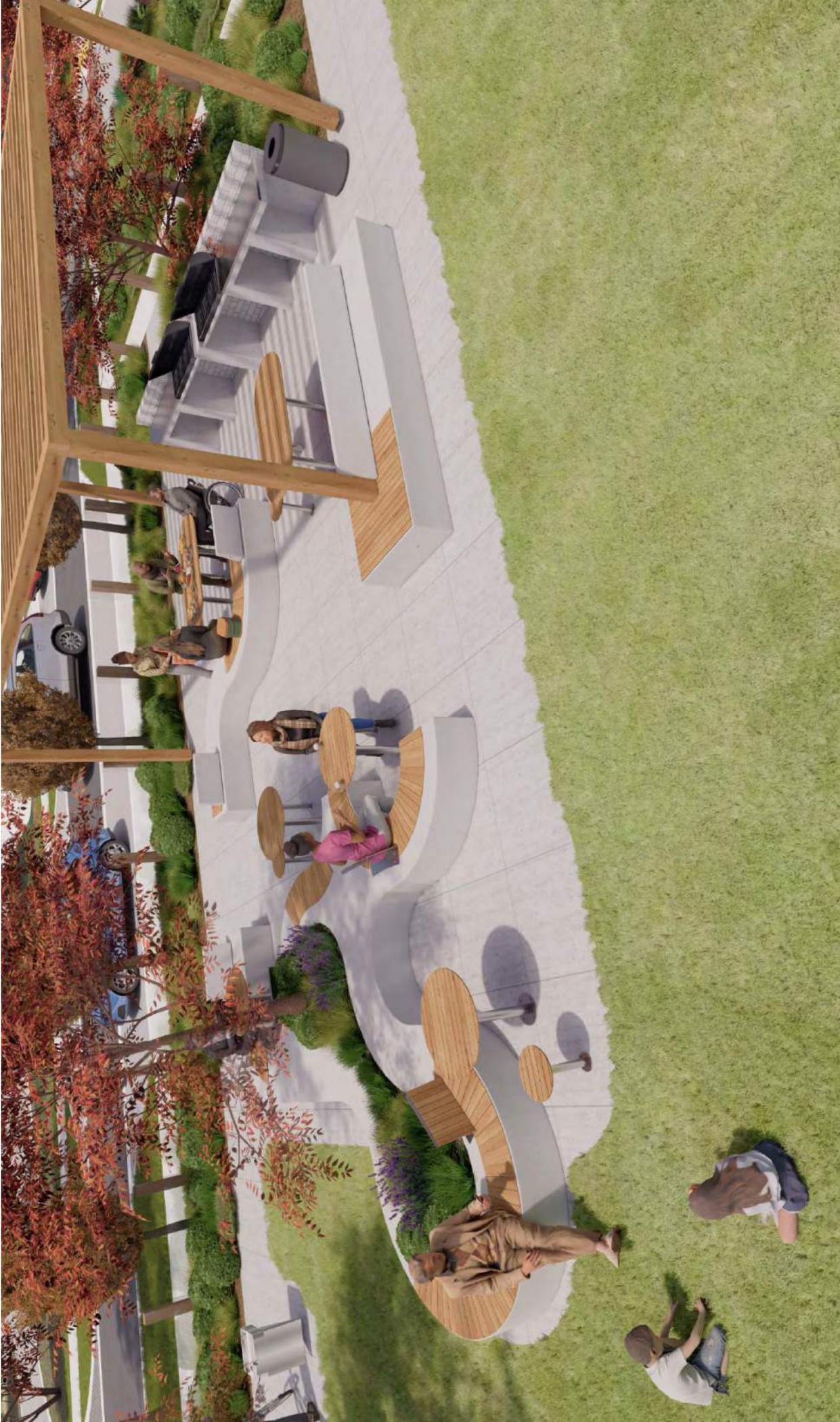




A. ELEVATED PERSPECTIVE OVER BBQ AREA LOOKING WEST

CENTRAL RESERVE ELEVATED PERSPECTIVE

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A. ELEVATED PERSPECTIVE OVER BBQ AREA LOOKING SOUTH

CENTRAL RESERVE ELEVATED PERSPECTIVE

LEGEND

- - - Reserve Boundary
- A** Portland Accessible Picnic Set – Central Leg (Street Furniture NZ)
- B** R60 Timber Tilt Bin (Street Furniture NZ)
- C** Eclipse Cycle Stand (Street Furniture NZ)
- D** CBD Drinking Fountain - Accessible (Street Furniture NZ)
- I** Reserve Plant Mix (Refer 2023_084/082)
- ul** Liquidambar styraciflua 'Worplesdon'
- ub** Magnolia grandiflora 'Blanchard'
- pa** Prunus 'Accolade'
- ul** Ulmus hollandica 'Lobel'
- pc** Platanus orientalis 'Autumn Glory'



A. LOCATION PLAN

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

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



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LEGEND

- - - Reserve Boundary
- A** Portland Accessible Picnic Set – Central Leg (Street Furniture NZ)
- B** R60 Timber Tilt Bin (Street Furniture NZ)
- C** Eclipse Cycle Stand (Street Furniture NZ)
- D** CBD Drinking Fountain - Accessible (Street Furniture NZ)
- I** Reserve Plant Mix (Refer 2023_084/082)
- PLAYGROUND EQUIPMENT**
- A** Wobbly Wood Rocker - Bee (Playground Centre)
- B** Stepping Logs - Painted
- C** Minimax 260 Set (Playground Centre)
- D** 3 Bay Swing - 1x Basket, 1x Standard swing, 1x Bucket Swing (Playground Centre)
- E** Play Panel 2 - Music, Classic PCM003121 (Kompan)
- F** Sensory Multi Play Panel, Square Posts (Kompan)
- G** Zig Zag Balance Logs - Painted
- H** Inclusive Carousel - Typhoon (Playground Centre)
- I** Playground Sofffall - Pour 'N' Play
- J** Playground Sofffall - Woodchip safety surfacing
- K** Stone Steppers
- LW** Liquidambar styraciflua 'Worplesdon'
- MB** Magnolia grandiflora 'Blanchard'
- PK** Prunus 'Accolade'
- UL** Ulmus hollandica 'Label'



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

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

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	05/06/2025
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A. ELEVATED PERSPECTIVE OVER PLAYGROUND LOOKING EAST

PLAYGROUND / OPEN SPACE ELEVATED PERSPECTIVE



A. PLAYGROUND PERSPECTIVE LOOKING SOUTHEAST

PLAYGROUND / OPEN SPACE PERSPECTIVE



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



B. R60 Timber Tilt Bin
(Street Furniture NZ)



C. Eclipse Cycle Stand
(Street Furniture NZ)



D. CBD Drinking Fountain Accessible
(Street Furniture NZ)



E. Portland Seat
(Street Furniture NZ)



F. Urban Contour Double BBQ
(Urban Effects)

RESERVE FURNITURE

PLAYGROUND EQUIPMENT



A. Wobbly Wood Rocker - Bee
(Playground Centre)



B. Stepping Logs - Painted



C. Minimax 260 Set
(Playground Centre)



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



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



G. Zig Zag Balance Logs - Painted



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



H. Inclusive Carousel - Typhoon
(Playground Centre)

SOFT LANDSCAPE MATERIALS



Playground Softfall - Pour 'N' Play



Playground Softfall - Woodchip safety surfacing

PLAYGROUND EQUIPMENT

*Materials to be confirmed at detailed design

SECTION E

STATE HIGHWAY INTERFACE

044

STATE HIGHWAY INTERFACE SECTION

045

STATE HIGHWAY INTERFACE VISUALISATION LOCATIONS & METHODOLOGY

046-065

STATE HIGHWAY INTERFACE VISUALISATIONS 1-4

LEGEND

- A** State highway 6
- B** 1.2m high post and rail fence
- C** 1.2m high hedge along internal boundary
- D** State highway boundary plant mix (refer to 2023_084/085)

Note: For plant species placement, spacing and quantities refer to Detailed Planting Plans 2023_084/200-213



A. SECTION A-A LOCATION (NTS)



B. SECTION A-A HIGHWAY INTERFACE BOUNDARY TREATMENT (NTS)

BOUNDARY TREATMENT - STATE HIGHWAY INTERFACE



B. STATE HIGHWAY INTERFACE VISUALISATION LOCATIONS (1:2000@A3)

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

METHODOLOGY

- 1. Purpose of Visualisations**
The purpose of these visualisations is to demonstrate indicative renders that illustrate what the proposal will look like from the surrounding public roads. These renders also assist with assessing the potential effects 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. Viewpoints for visualisations were selected based on locations that would capture views where the landscape features could potentially be impacted. The viewpoint photographs were taken to display 180°, as to capture the entire site, 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 planning, 5 years after planning and 10 years after planning, to illustrate potential temporary visual effects and how these reduce over time, 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.

BOUNDARY TREATMENT - STATE HIGHWAY INTERFACE VISUALISATION LOCATIONS + METHODOLOGY



A. VISUALISATION LOCATION (NTS)

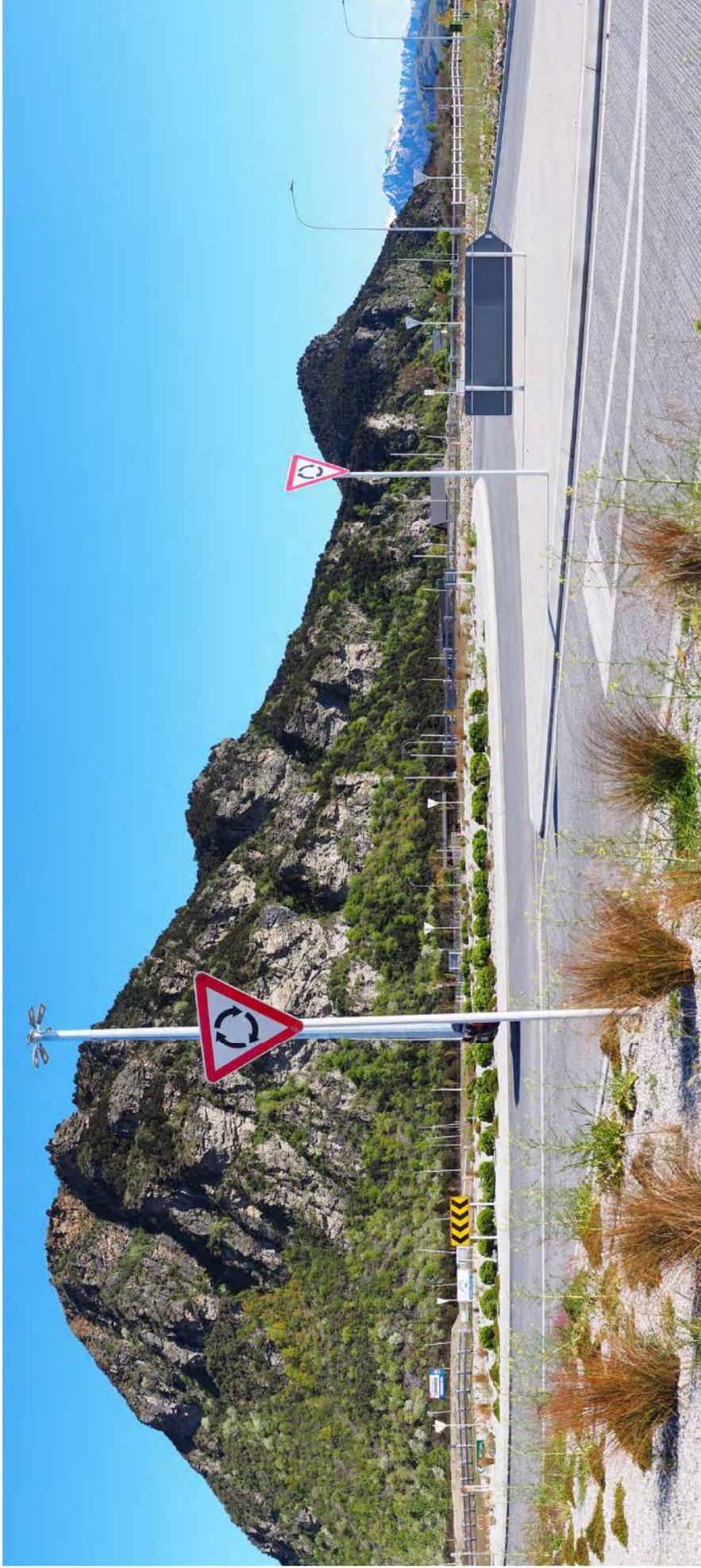


B. EXISTING VIEW FROM SH6 AND SH84 ROUNDABOUT - ORIGINAL PANORAMA PHOTO

STATE HIGHWAY INTERFACE - VISUALISATION 1



A. VISUALISATION LOCATION (NTS)

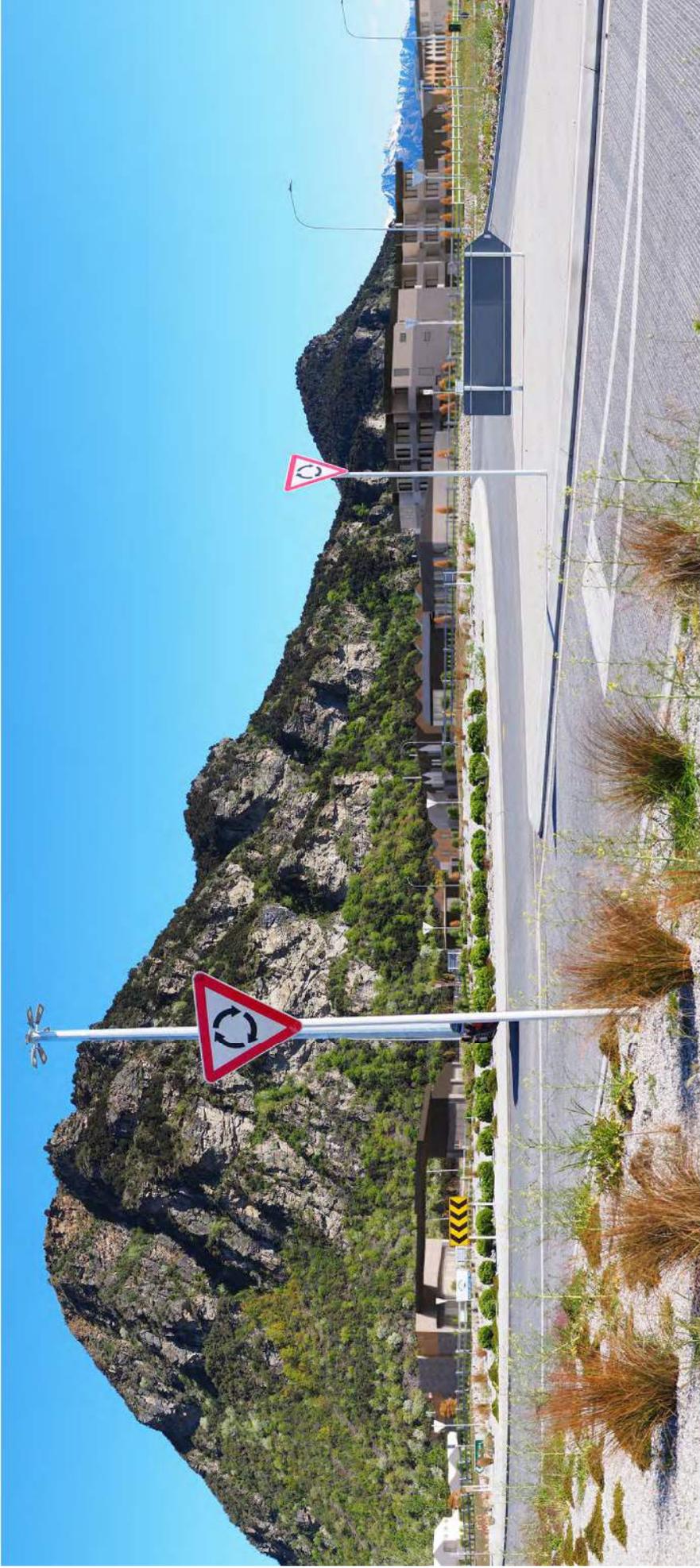


B. EXISTING VIEW FROM SH6 AND SH84 ROUNDABOUT - CROPPED PANORAMA PHOTO

STATE HIGHWAY INTERFACE - VISUALISATION 1



A. VISUALISATION LOCATION (NTS)

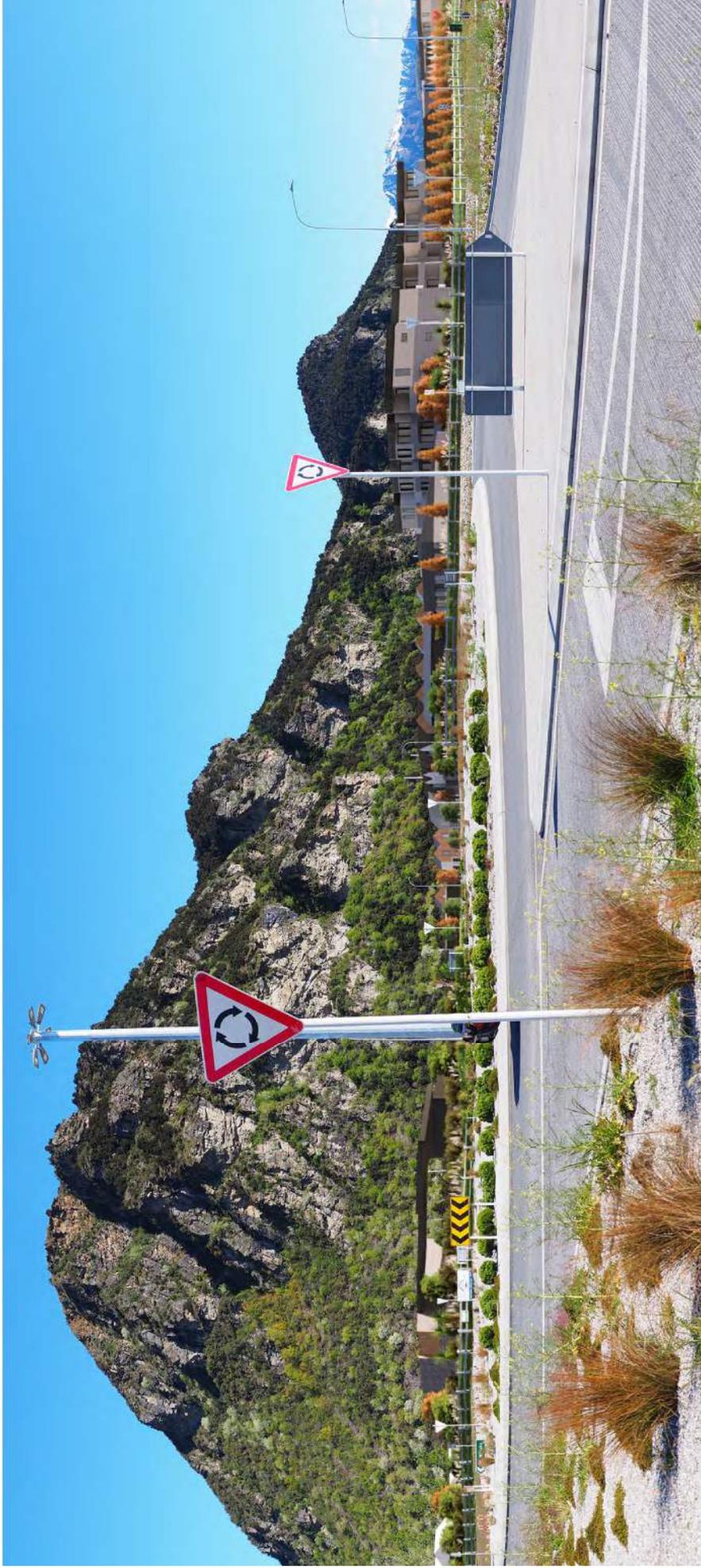


B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM SH6 AND SH84 ROUNDABOUT - VEGETATION HEIGHT AT PLANTING

STATE HIGHWAY INTERFACE - VISUALISATION 1



A. VISUALISATION LOCATION (NTS)

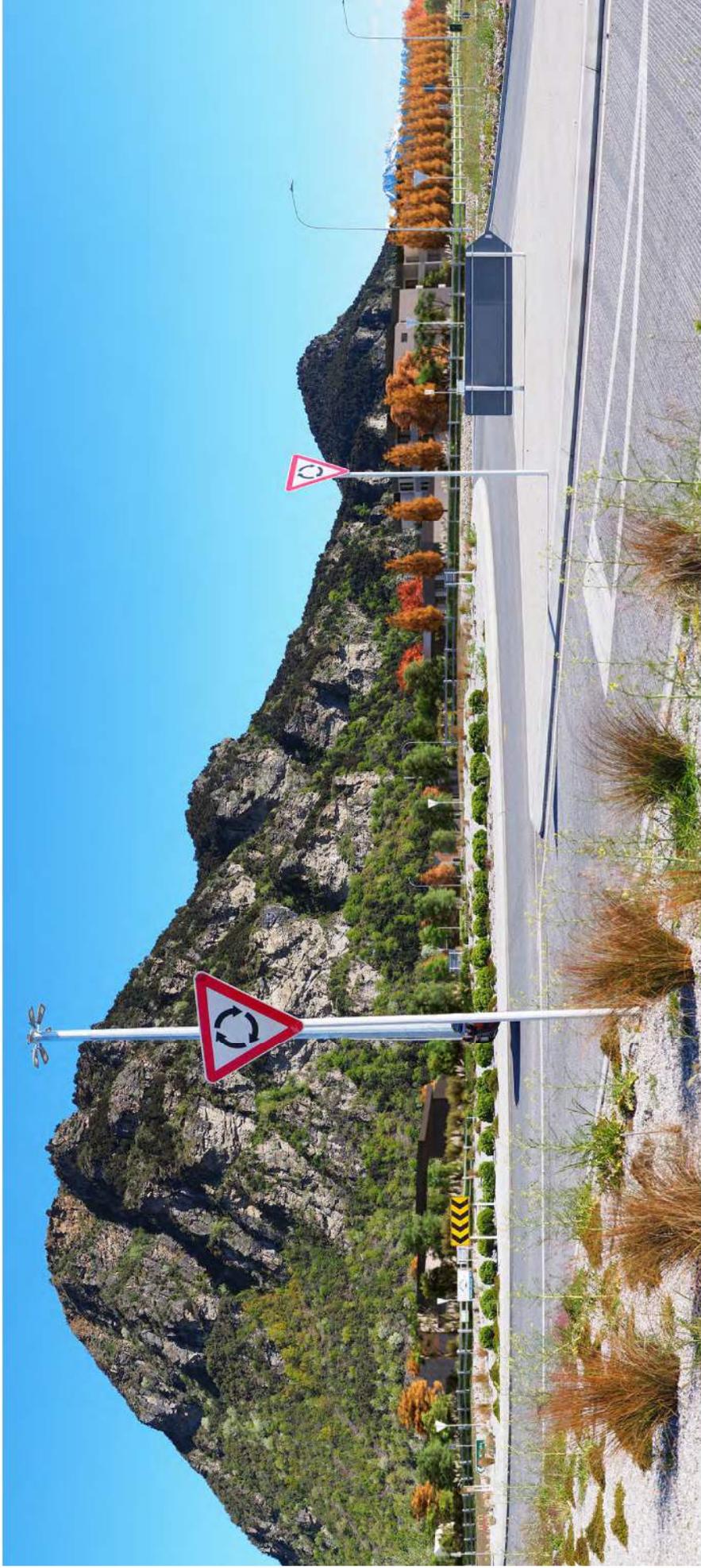


B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM SH6 AND SH84 ROUNDABOUT - VEGETATION HEIGHT AFTER APPROXIMATELY 5 YEARS

STATE HIGHWAY INTERFACE - VISUALISATION 1



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

REFER 2023_084/052



A. VISUALISATION LOCATION (NTS)



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

STATE HIGHWAY INTERFACE - VISUALISATION 2



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

STATE HIGHWAY INTERFACE - VISUALISATION 2



A. VISUALISATION LOCATION (NTS)



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

STATE HIGHWAY INTERFACE - VISUALISATION 2

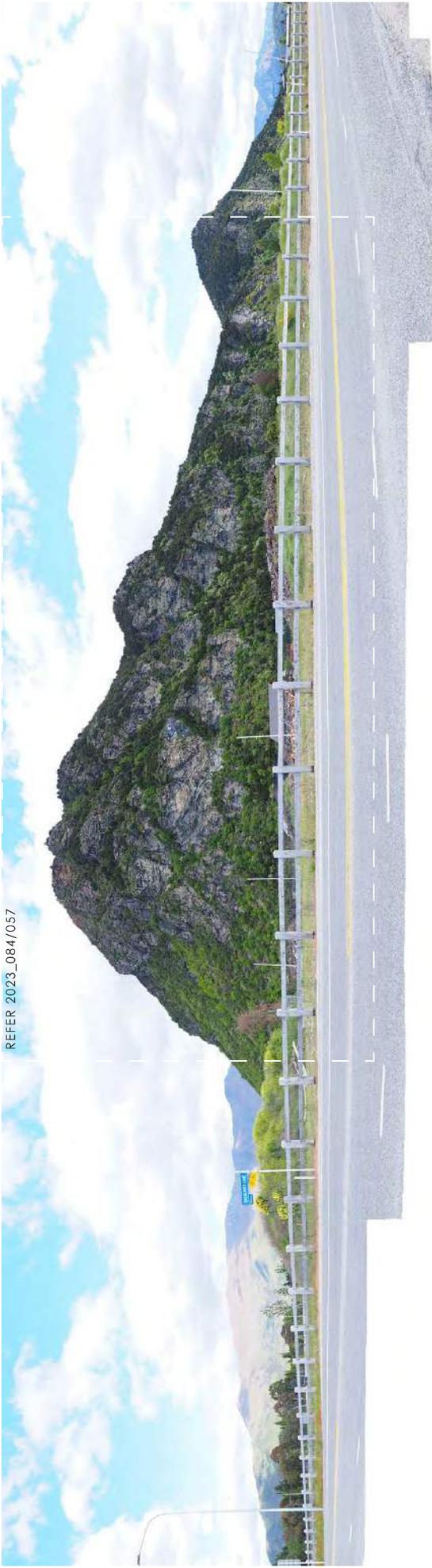


A. VISUALISATION LOCATION (NTS)



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

STATE HIGHWAY INTERFACE - VISUALISATION 2



REFER 2023_084/057

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

STATE HIGHWAY INTERFACE - VISUALISATION 3

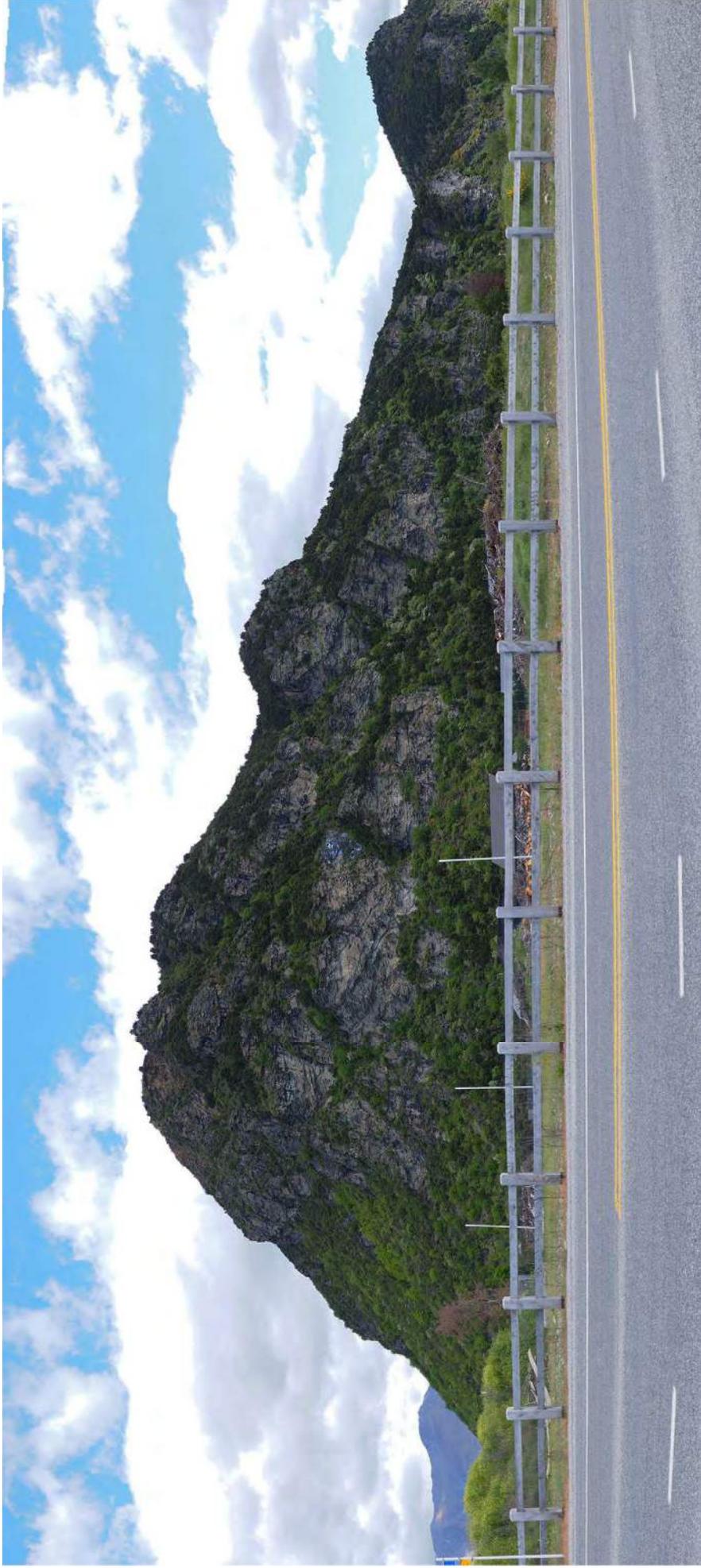
Original photos / panorama from viewpoint 12 in RMM LAR



A. VISUALISATION LOCATION (NTS)



A. VISUALISATION LOCATION (NTS)



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

STATE HIGHWAY INTERFACE - VISUALISATION 3

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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



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

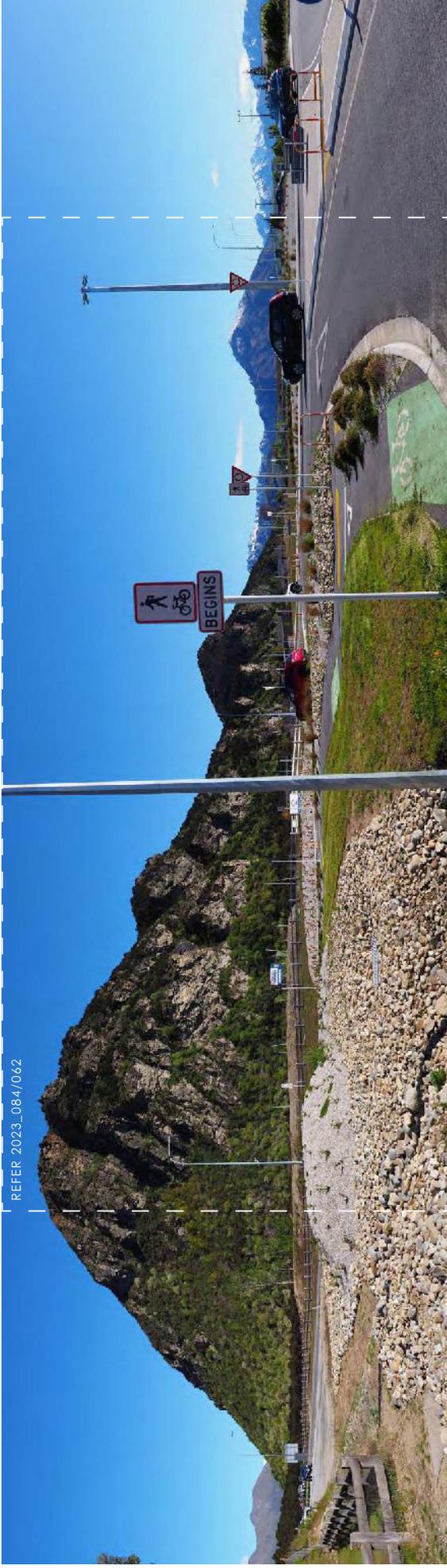


A. VISUALISATION LOCATION (NTS)



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

STATE HIGHWAY INTERFACE - VISUALISATION 3



REFER 2023_084/062

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

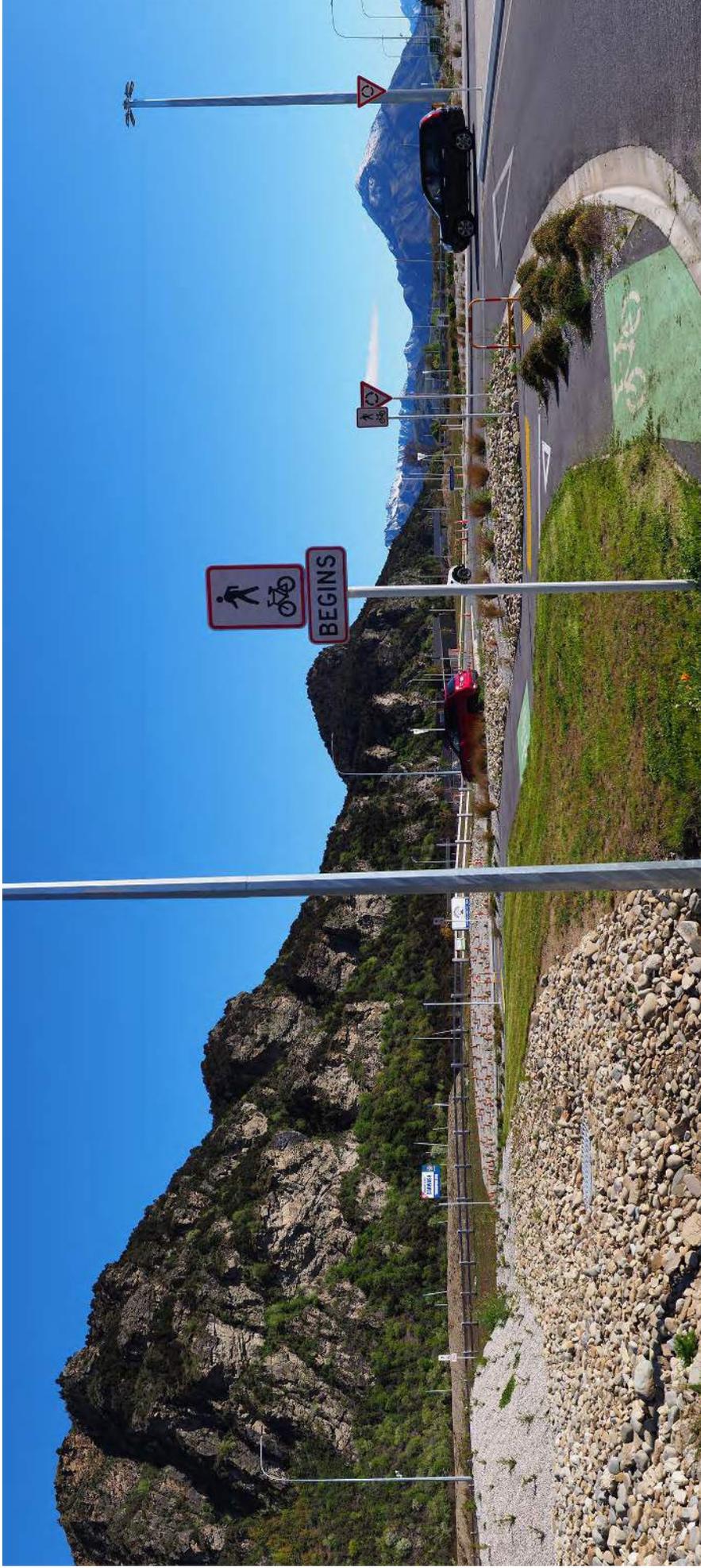
STATE HIGHWAY INTERFACE - VISUALISATION 4



A. VISUALISATION LOCATION (NTS)



A. VISUALISATION LOCATION (NTS)

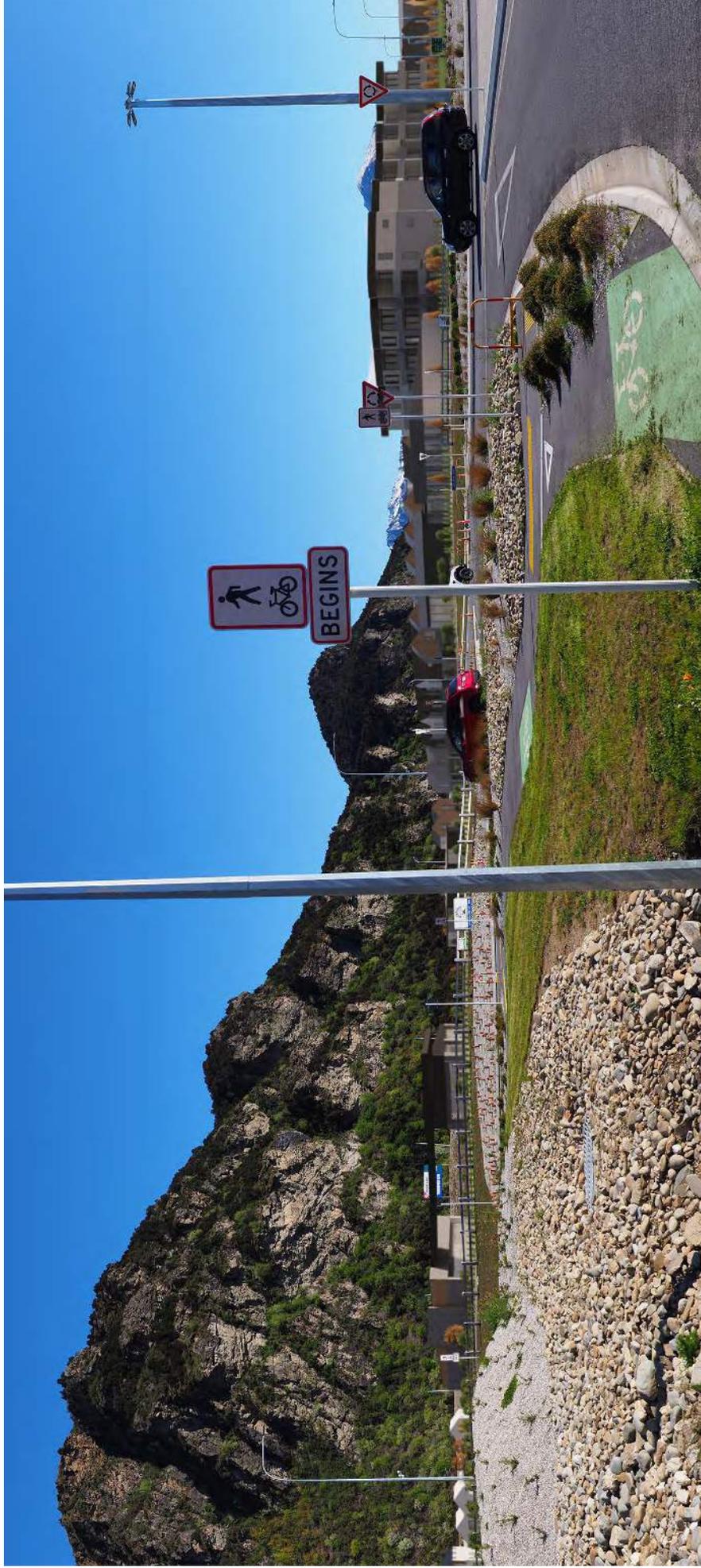


B. EXISTING VIEW FROM IMMEDIATELY SOUTH OF THE SH6 AND SH84 ROUNDABOUT - CROPPED PANORAMA PHOTO

STATE HIGHWAY INTERFACE - VISUALISATION 4



A. VISUALISATION LOCATION (NTS)

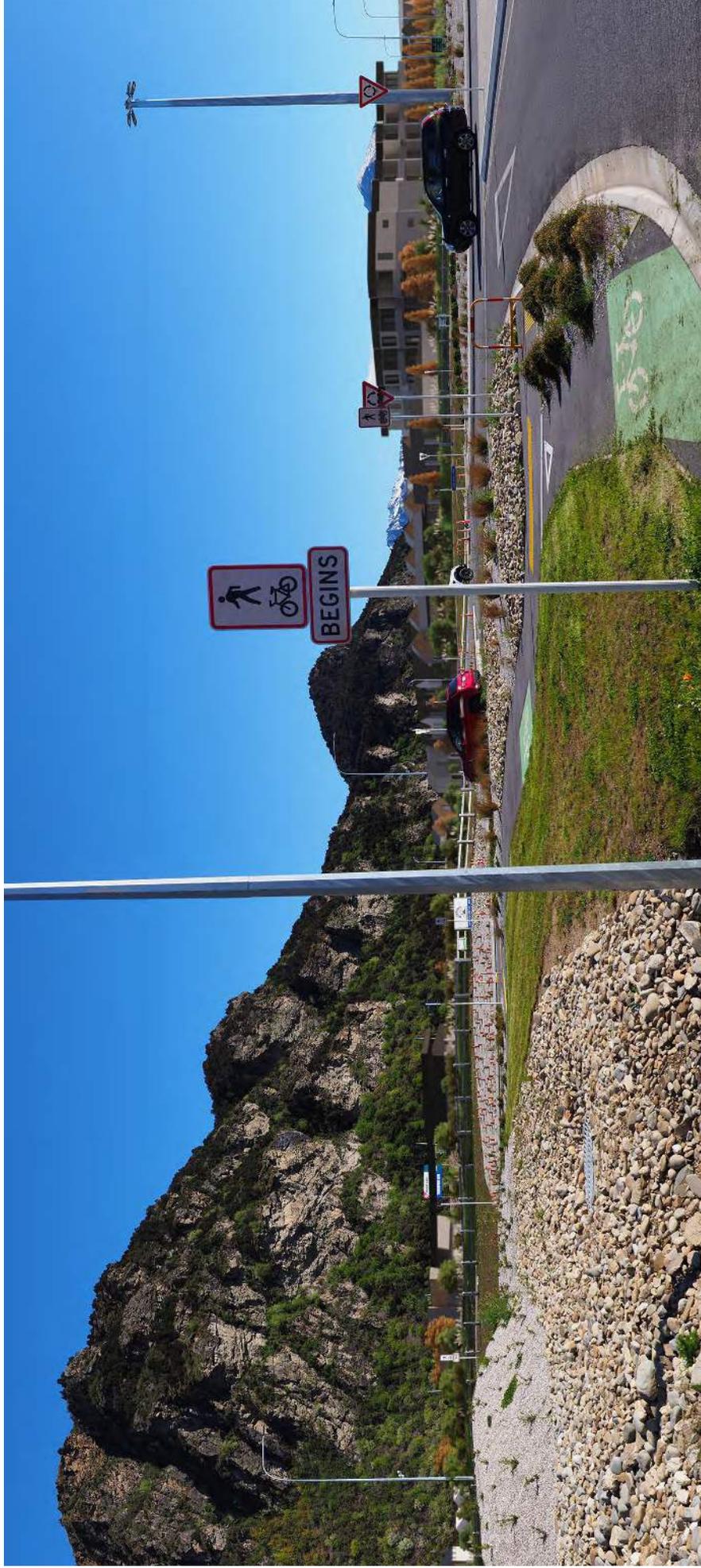


B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM IMMEDIATELY SOUTH OF THE SH6 AND SH84 ROUNDABOUT - VEGETATION HEIGHT AT PLANTING

STATE HIGHWAY INTERFACE - VISUALISATION 4



A. VISUALISATION LOCATION (NTS)

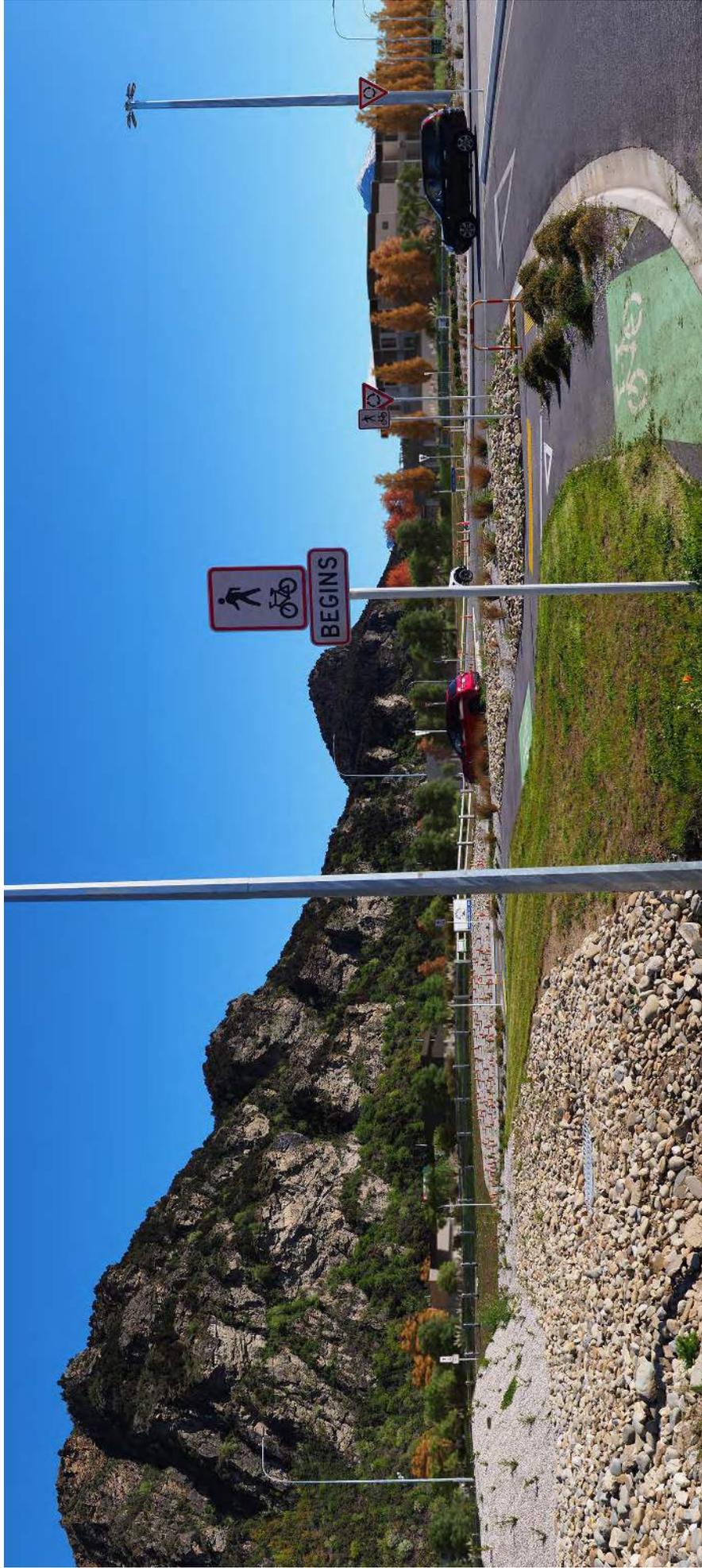


B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM IMMEDIATELY SOUTH OF THE SH6 AND SH84 ROUNDABOUT - VEGETATION HEIGHT AFTER APPROXIMATELY 5 YEARS

STATE HIGHWAY INTERFACE - VISUALISATION 4



A. VISUALISATION LOCATION (NTS)



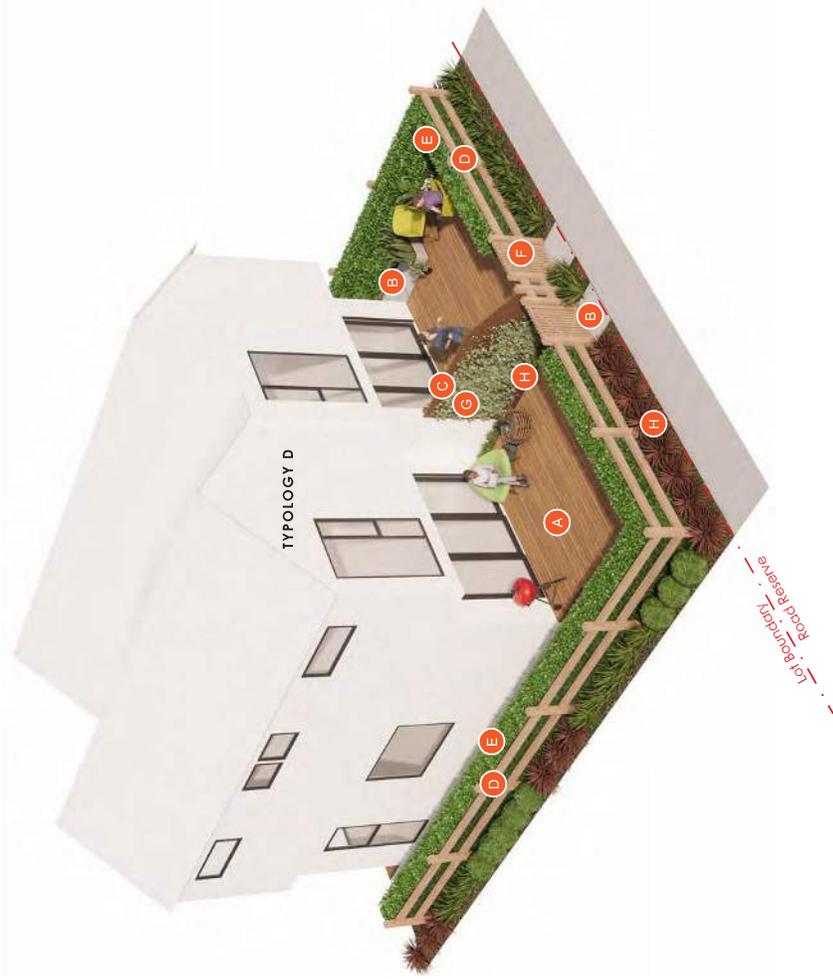
B. INDICATIVE VISUALISATION OF DEVELOPMENT FROM IMMEDIATELY SOUTH OF THE SH6 AND SH84 ROUNDABOUT - VEGETATION HEIGHT AFTER APPROXIMATELY 10 YEARS

STATE HIGHWAY INTERFACE - VISUALISATION 4

SECTION F

DETAILS

067-071	LOT / YARD INTERFACE DETAILS
072-073	FENCE DETAILS
074	UTILITY DETAILS
075	MATERIAL PALETTE
076	TYPICAL CROSSING DESIGN
077	THRESHOLD CROSSING DESIGN
078	TYPICAL DRIVEWAY DESIGN
079-085	PLANT PALETTES



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



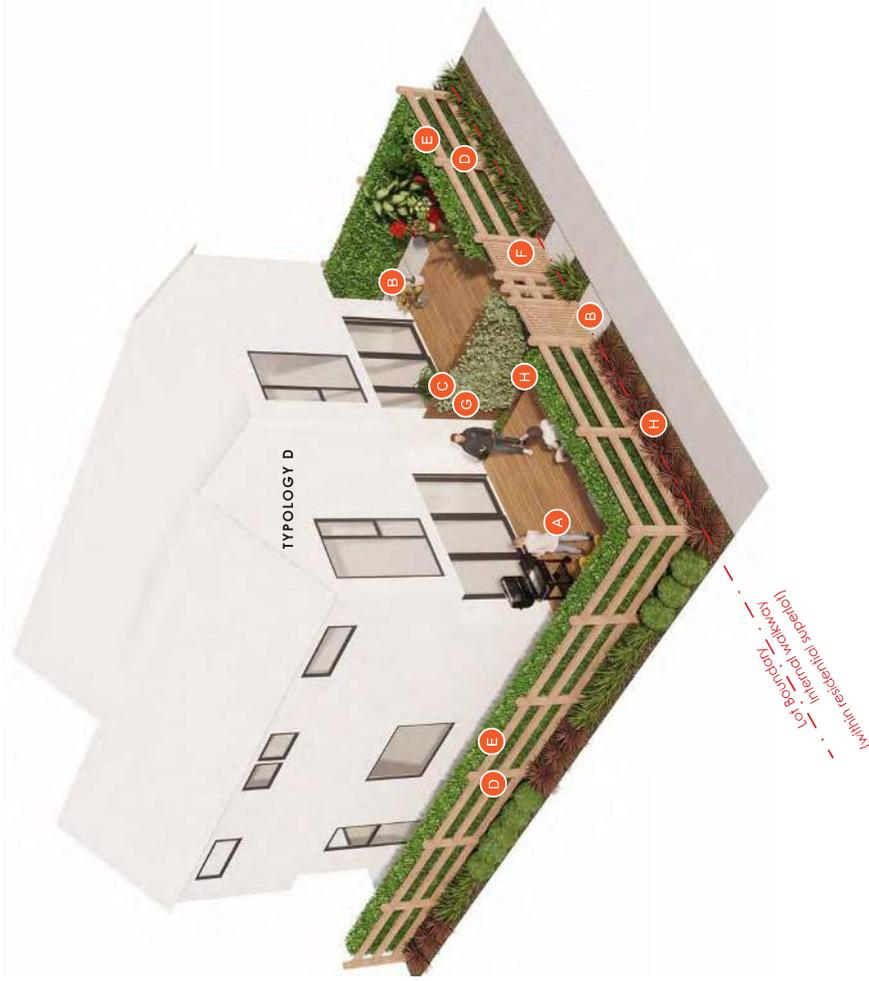
B. BACK YARD TO ROAD RESERVE INTERFACE - WITHOUT SIDE YARD (NTS)

LEGEND

- A** Timber deck (or concrete patio)
- B** Concrete footpath with decorative sawcuts at 1m centres
- C** 1.8m high timber closeboard fence
- D** 1.2m high post and double rail fence
- E** 1.2m high hedge
- F** Open style gate
- G** Climber
- H** Internal Plant Mix A (refer to 2023_084/084)

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

BACK YARD TO ROAD RESERVE INTERFACE



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

LEGEND

- A** Timber deck (or concrete patio)
- B** Concrete footpath with decorative sawcuts at 1m centres
- C** 1.8m high timber closeboard fence
- D** 1.5m high post and double rail fence
- E** 1.5m high hedge
- F** Open style gate
- G** Climber
- H** Internal Plant Mix A (refer to 2023_084/084)



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

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

BACK YARD TO INTERNAL WALKWAY INTERFACE

LEGEND

- A Timber deck (or concrete patio)
- B 1.8m high timber closeboard fence
- C 1.5m high timber closeboard fence
- D 1.5m high post and triple rail fence
- E Hedge matching fence height
- F Climber
- G Internal Plant Mix A (refer to 2023_084/084)



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

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

BACK YARD TO INTERNAL CARPARK INTERFACE



LEGEND

- A** Timber deck (or concrete patio)
- B** Concrete footpath with decorative sawcuts at 1m centres
- C** 1.8m high timber closeboard fence
- D** 1.5m high post and triple rail fence
- E** Hedge matching fence height
- F** Open style gate
- G** Climber
- H** Internal Plant Mix A (refer to 2023_084/084)

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

BACK YARD TO EXTERNAL TRACK INTERFACE - TYPOLOGY A



LEGEND

- A** Timber deck (or concrete patio)
- B** Concrete footpath with decorative sawcuts at 1m centres
- C** 1.8m high timber closeboard fence
- D** 1.5m high post and triple rail fence
- E** Hedge matching fence height
- F** Open style gate
- G** Climber
- H** Internal Plant Mix A (refer to 2023_084/084)

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

BACK YARD TO EXTERNAL TRACK INTERFACE - TYPOLOGY B



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



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



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



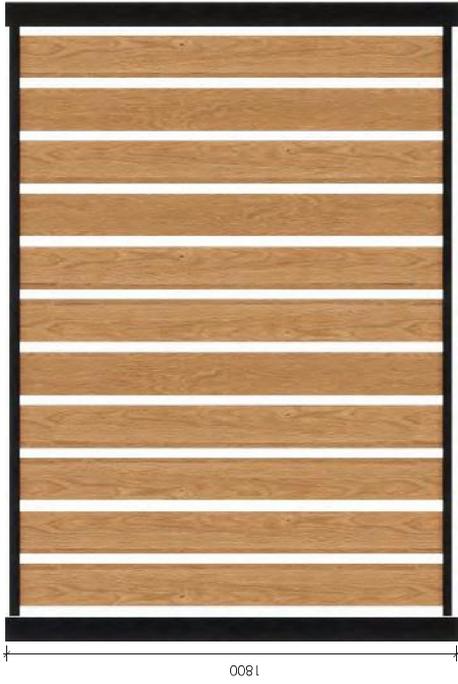
D. 1.2M HIGH POST AND DOUBLE RAIL TIMBER FENCE WITH MESH (SCALE 1:20@A3)



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

Taper fence down from 1.8m vertical closeboard fence to 1.2m post and triple rail timber fence with mesh.

FENCE TYPOLOGIES



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



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



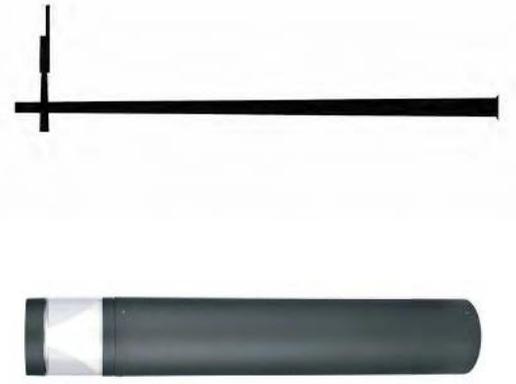
C. 0.75M HIGH SCHIST FEATURE WALL (SCALE 1:20@A3)

FENCE TYPOLOGIES



A. TYPICAL BIN ENCLOSURE

*Concept only, specifications to be confirmed at detailed design



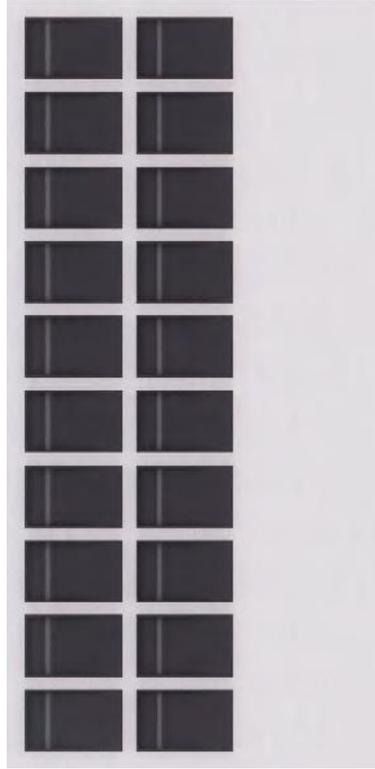
B. LIGHTING

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



C. TYPICAL BOLLARD

*Concept only, specifications to be confirmed at detailed design



D. 1.5M HIGH LETTERBOX WALL

Wall material indicative only, to match architecture



E. 0.75M HIGH LETTERBOX

Wall material indicative only, to match architecture



F. REMOVABLE BOLLARD FOR MAINTENANCE ACCESS

*Concept only, specifications to be confirmed at detailed design

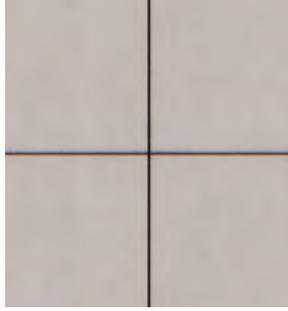
UTILITY DETAILS



Concrete No Oxide, broom finish (for public footpaths)



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



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



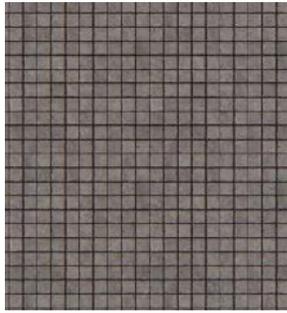
Concrete 6% Oxide, broom finish



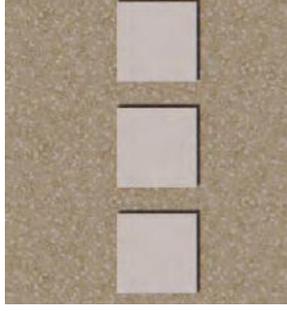
Concrete 7% Oxide, exposed aggregate finish



Asphalt



Sett Pavers



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

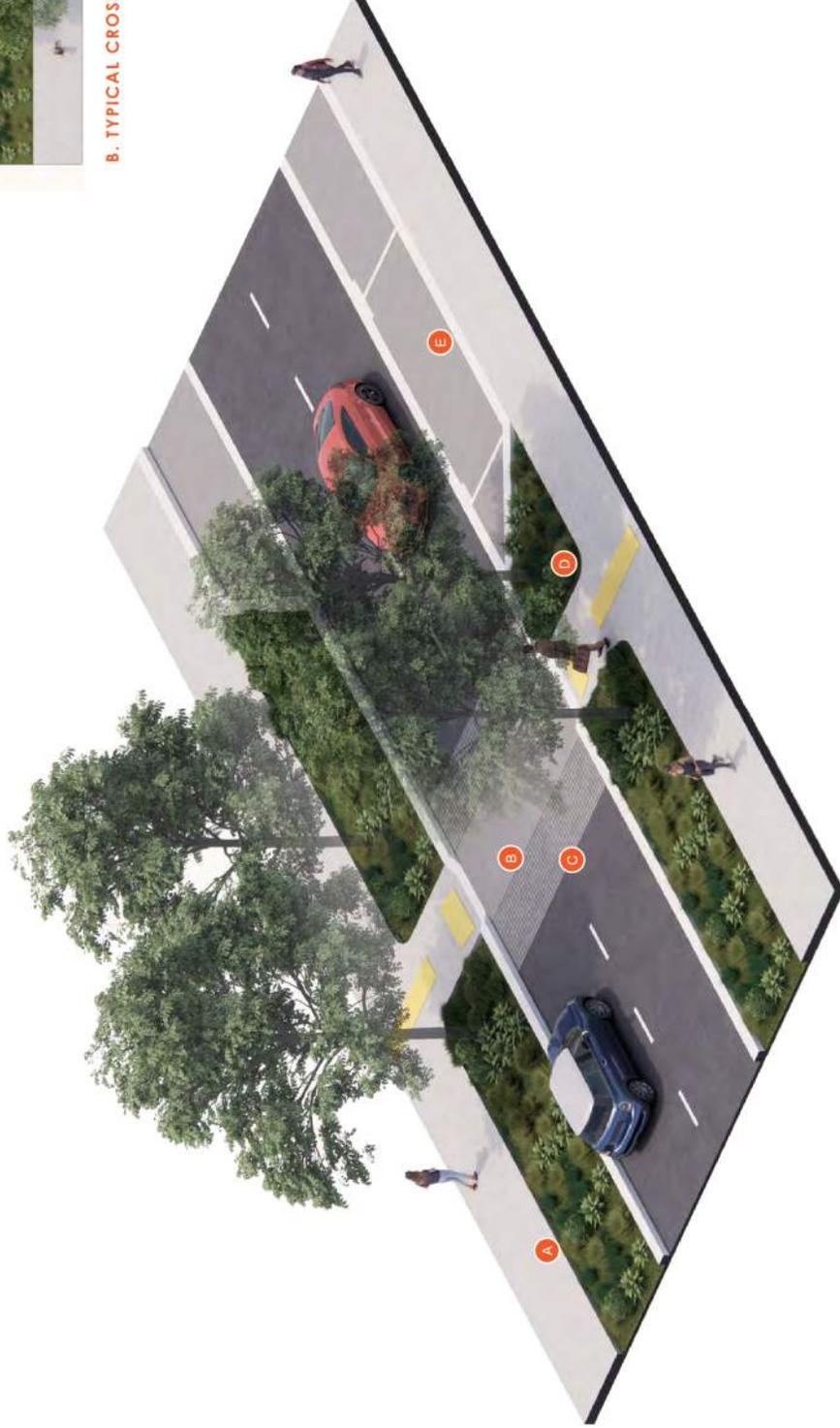


Raised timber deck

MATERIAL PALETTE



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



A. TYPICAL CROSSING DESIGN PERSPECTIVE (NTS)

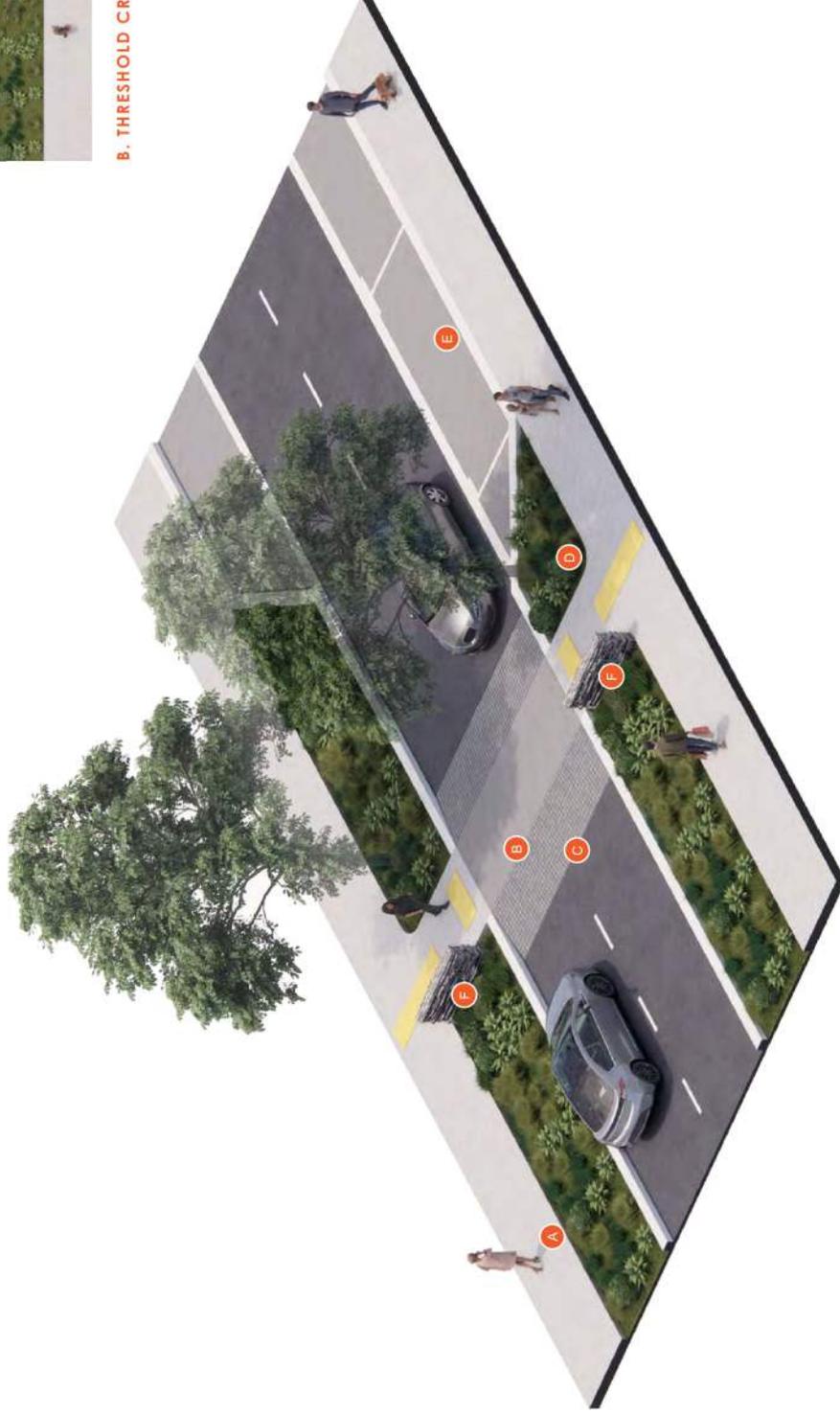
LEGEND

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

TYPICAL CROSSING DESIGN



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

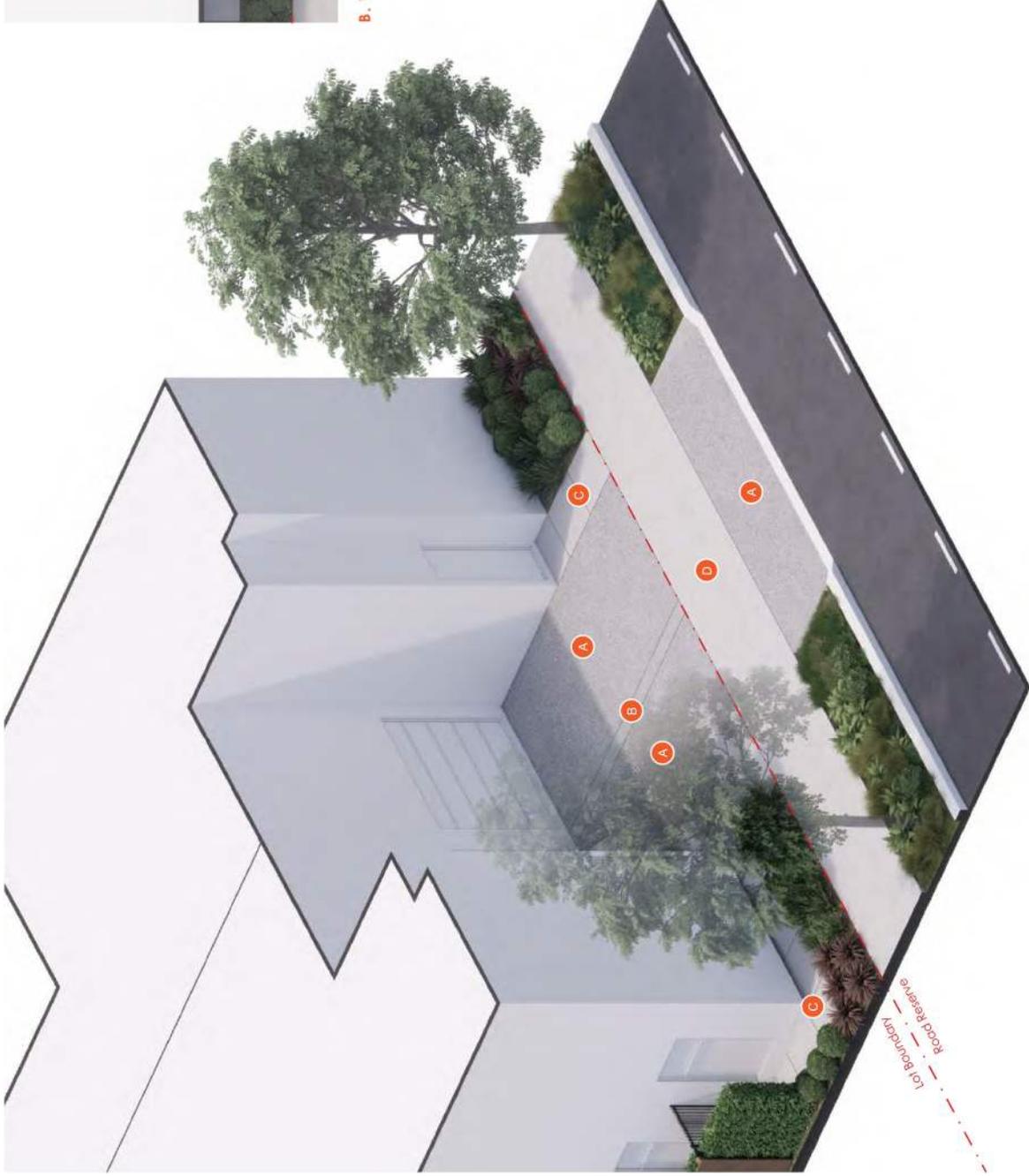


A. THRESHOLD CROSSING DESIGN PERSPECTIVE (NTS)

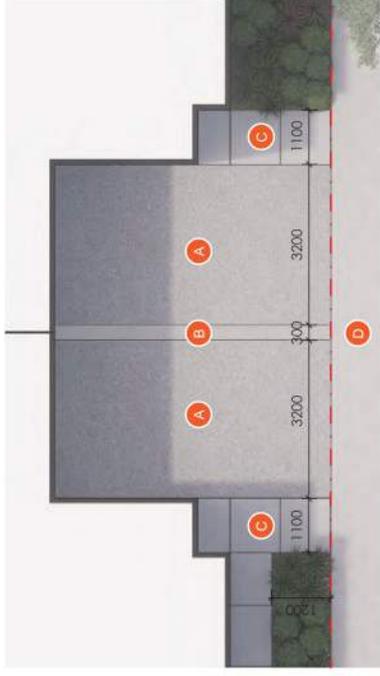
LEGEND

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

THRESHOLD CROSSING DESIGN



A. TYPICAL DRIVEWAY DESIGN PERSPECTIVE (NTS)



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

LEGEND

- A** Driveway - concrete 6% oxide, exposed aggregate finish. Example image: 
- B** Driveway central strip - concrete no oxide, roller finish
- C** Unit access footpaths - concrete no oxide with decorative sawcuts at 1m centres, roller finish
- D** Road reserve footpaths - concrete no oxide, broom finish

TYPICAL DRIVEWAY DESIGN

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

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

SMALL-LEAVED LIME
(*Lilja 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

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

MOUNTAIN BEECH
(*Fuscopora 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

EUROPEAN HORNBEAM
(*Carpinus betulus* 'Fastigiata')

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

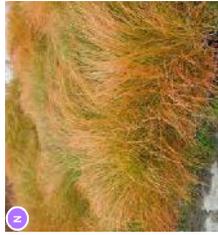
Grade: 45L
Height at time of planting: 2m
Approx height at 5 years: 3.5m
Approx height at 10 years: 6m

PLANT PALETTE - STREETSCAPE

STREET PLANT MIX
SHRUBS, GRASSES & GROUNDCOVERS



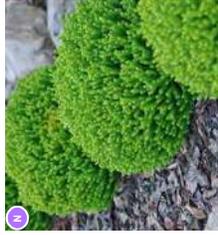
Ornamental Flax
(*Phormium* 'Black Pepe')
Grade: 2L
Spacing: 400mm



Orange sedge
(*Carex restiacea*)
Grade: 1.5L
Spacing: 500mm



Ornamental Flax
(*Phormium* 'Pepe')
Grade: 2L
Spacing: 400mm



Hebe 'Emerald Gem'
(*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



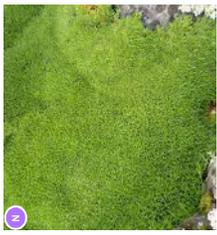
Hebe
(*Hebe* 'Sutherlandii')
Grade: 2.5L
Spacing: 500mm



Mat Rush
(*Lomandra* 'Tanika')
Grade: 1.5L
Spacing: 700mm



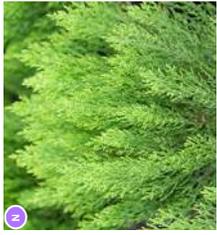
Hebe
(*Hebe* 'Wiri Mist')
Grade: 2.5L
Spacing: 600mm



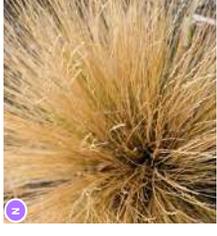
Cushion plant
(*Scleranthus biflorus*)
Grade: 2L
Spacing: 600mm



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



Hebe
(*Hebe cupressoides* 'Nano')
Grade: 2.5L
Spacing: 600mm



Hard Tussock
(*Festuca novae-zelandiae*)
Grade: 1.5L
Spacing: 600mm



Chilean Iris
(*Liberita formosa*)
Grade: 1.5L
Spacing: 700mm

PLANT PALETTE - STREETSCAPE

RESERVE TREE SPECIES



COLUMNAR BEECH
(*Fagus sylvatica*
'Dawdyck 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



COPPER BEACH
(*Fagus sylvatica*
'Purplea')

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



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



SWEET GUM
(*Liquidambar styraciflua*
'Worpleston')

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



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



UPRIGHT ELM
(*Ulmus hollandica*: 'Label')

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



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



FLOWERING CHERRY
(*Prunus 'accolade'*)

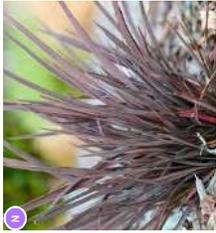
Details:
- Exotic, Deciduous
- Green foliage
- Yellow / Red in autumn

Grade: 45L

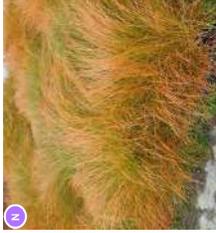
Height at time of planting: 2m
Approx height at 5 years: 4m
Approx height at 10 years: 6m

PLANT PALETTE - RESERVE

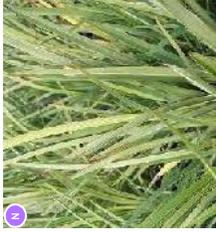
RESERVE PLANT MIX
SHRUBS, GRASSES & GROUNDCOVERS



Ornamental Flax
(*Phormium* 'Black Pepe')
Grade: 2L
Spacing: 400mm



Orange sedge
(*Carex restreacea*)
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



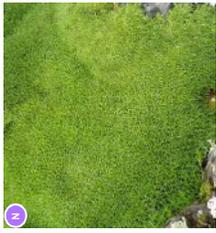
Hebe
(*Hebe* 'Sutherlandii')
Grade: 2.5L
Spacing: 500mm



Mat Rush
(*Lomandra* 'Tanika')
Grade: 1.5L
Spacing: 700mm



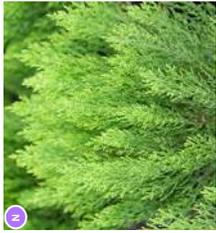
Hebe
(*Hebe* 'Wiri Mist')
Grade: 2.5L
Spacing: 600mm



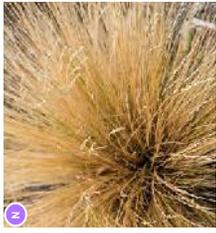
Cushion plant
(*Scleranthus biflorus*)
Grade: 2L
Spacing: 600mm



English Lavender
(*Lavandula 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
(*Liberia formosa*)
Grade: 1.5L
Spacing: 700mm

PLANT PALETTE - RESERVE

INTERNAL LOTS TREE SPECIES



AC



UF



GE



UL



FS



PC



SH



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



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



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



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



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



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



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

INTERNAL LOTS HEDGES

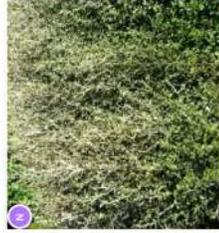


UV

KAPUKA

(*Griselinia littoralis*)

Grade: 4L
Spacing: 600mm



UV

COROKIA

(*Corakia 'Geenty's Ghost'*)

Grade: 4L
Spacing: 600mm

INTERNAL LOTS CLIMBER



UUUUUU

BOSTON IVY

(*Parthenocissus tricuspidata 'Veitchii'*)

Grade: 2.5L
Spacing: 800mm

PLANT PALETTE - INTERNAL LOTS

MT IRON JUNCTION - FAST TRACK APPLICATION - GRAPHIC ATTACHMENT URBAN DESIGN
DCM URBAN DESIGN LIMITED | 17.12.2025 | 2023_084 Greene Mt Iron Fast Track Application - Graphic Attachment - Urban Design_0

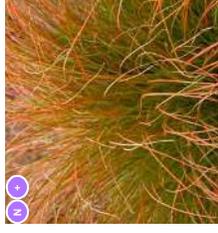
*Grades Subject to Availability

KEY
N Native

INTERNAL LOTS PLANT MIX A
SHRUBS, GRASSES & GROUNDCOVERS



Ornamental Flax
(Phormium 'Black Pepe')
Grade: 2L
Spacing: 400mm



Orange sedge
(Carex restacea)
Grade: 1.5L
Spacing: 500mm



Ornamental Flax
(Phormium 'Pepe')
Grade: 2L
Spacing: 400mm



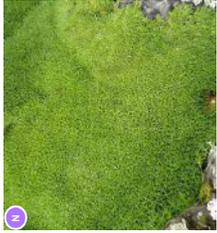
Hebe
(Hebe 'Emerald Gem')
Grade: 2.5L
Spacing: 400mm



Mat Rush
(Lomandra 'Tanika')
Grade: 1.5L
Spacing: 700mm



Hebe
(Hebe 'Wiri Misi')
Grade: 2.5L
Spacing: 600mm



Cushion plant
(Scleranthus biflorus)
Grade: 2L
Spacing: 600mm



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



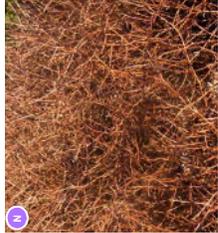
Ornamental Flax
(Phormium 'Platts Black')
Grade: 2L
Spacing: 800mm



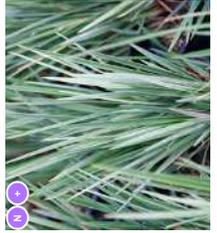
Creeping Wire Vine
(Muehlenbeckia axillaris)
Grade: 2L
Spacing: 600mm



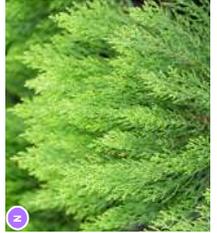
Hard Tussock
(Festuca novae-zelandiae)
Grade: 1.5L
Spacing: 600mm



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

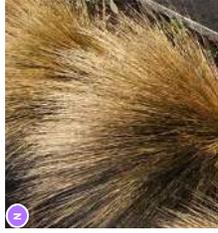
INTERNAL LOTS PLANT MIX B
SHRUBS, GRASSES & GROUNDCOVERS



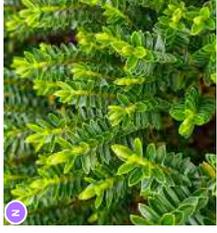
Dwarf Pittosporum
(Pittosporum 'Golfball')
Grade: 2.5L
Spacing: 800mm



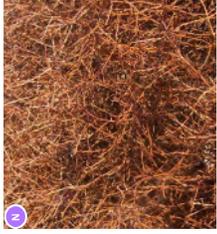
Dwarf kowhai
(Sophora prostrata)
Grade: 2.5L
Spacing: 900mm



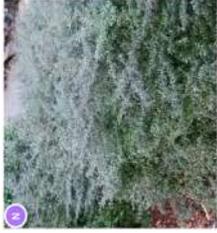
Red tussock
(Chionochloa rubra)
Grade: 1.5L
Spacing: 900mm



Boxwood hebe
(Veronica odora)
Grade: 2.5L
Spacing: 1000mm



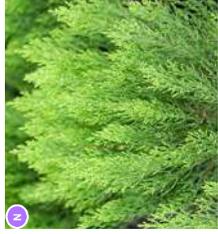
Groundcover Coprosma
(Coprosma acerosa 'Red
Rocks')
Grade: 2.5L
Spacing: 900mm



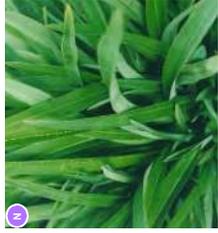
Coprosma
(Coprosma 'Black Cloud')
Grade: 2.5L
Spacing: 700mm



Shrub 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

KEY



INTERNAL LOTS PLANT MIX KEY

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

PLANT PALETTE - INTERNAL LOTS

*Grades Subject to Availability

STATE HIGHWAY BOUNDARY TREE SPECIES



KANUKA

(*Kunzea serafina*)

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

TĪ KOUKA

(*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

KIRAHO

(*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

MOUNTAIN BEECH

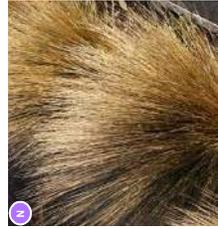
(*Fuscopora cliffortioides*)

Details:
- Native, evergreen
- Green foliage

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

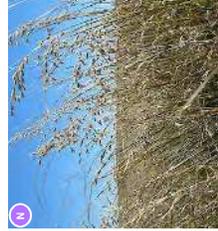
STATE HIGHWAY BOUNDARY PLANT MIX

SHRUBS, GRASSES & GROUNDCOVERS



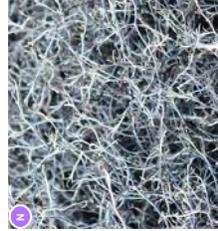
Red Tussock
(*Chionochloa rubra*)

Grade: 1.5L
Spacing: 1000mm



Narrow Leaved Snow
Tussock
(*Chionochloa rigida*)

Grade: 1.5L
Spacing: 1000mm



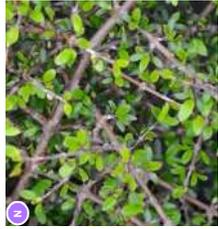
Karakia
(*Corokia cotoneaster*)

Grade: 2.5L
Spacing: 1200mm



Scented Tree Daisy
(*Olearia odorata*)

Grade: 1.5L
Spacing: 1200mm



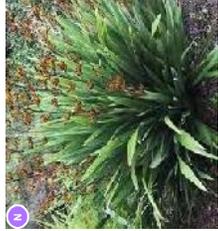
Mingimingi
(*Coprosmia propinqua*)

Grade: 2.5L
Spacing: 1200mm



Kohuhu
(*Pittosporum tenuifolium*)

Grade: 2L
Spacing: 1200mm



Mountain Flax
(*Phormium cookianum*)

Grade: 1.5L
Spacing: 1200mm

STATE HIGHWAY BOUNDARY HEDGE



Kapuka
(*Griseelinia littoralis*)

Grade: 6L
Spacing: 600mm

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

PLANT PALETTE - STATE HIGHWAY BOUNDARY TREATMENT

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

DCM URBAN DESIGN LIMITED | 17.12.2025 | 2023_084 Greene Mt Iron Fast Track Application - Graphic Attachment - Urban Design_0

*Grades Subject to Availability

KEY
N Native

SECTION G | LANDSCAPE DEVELOPED DESIGN

DEVELOPED DESIGN PAGE LAYOUT
LANDSCAPE DEVELOPED DESIGN PLANS

101
102-131

LEGEND
 - - - Site Boundary



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

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

revision no:	amendment:
A	Issue for Comment
K	Concept Update
L	Concept Update
M	Concept Update
N	Fast Track Application
O	Minor Updates

approved	date
DCM	05/06/2025
...	...
DCM	10/10/2025
DCM	15/10/2025
DCM	06/11/2025
DCM	21/11/2025
DCM	17/12/2025

approved	date
DCM	05/06/2025
...	...
DCM	10/10/2025
DCM	15/10/2025
DCM	06/11/2025
DCM	21/11/2025
DCM	17/12/2025



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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 4% Oxide
- Concrete 6% Oxide
- Concrete 7% Oxide Exposed Aggregate Finish
- Paver Seals
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
- Reserve Plant Mix
- Street Plant Mix
- Lawn
- Climber
- Hedging (Grisehlinia littoralis) [Same Height as Adjoining Fence]
- Hedging (Corokia) [Same Height as Adjoining Fence]
- 1.8m high Closeboard Timber Fence
- 1.5m 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
- Note: lighting design to be designed by lighting engineer
- Amelanchier canadensis
- Acer x freemanii 'Jeffer's Red'
- Cardinalis australis
- Cornus 'Eddie's White Wonder'
- Carpinus betulus 'Fastigiata'
- Fuscopora cliffortioides
- Fagus sylvatica 'Dawcyck Green'
- Fagus sylvatica 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua
- Worplesdon
- Ulmus hollandica 'Label'
- Tilia cordata
- Sophora microphylla
- Prunus serotina 'Amanogawa'
- Glory
- Pitatanus orientalis 'Autumn
- Pyrus calleryana 'Aristocrat'
- Prunus 'Accolade'
- Cornus 'Eddie's White Wonder'
- Olearia paniculata
- Malus 'Flamingo'
- Bianchard
- Magnolia grandiflora
- Note: lighting design to be designed by lighting engineer
- Individual Letter Box
- Rubbish Bin
- Open Style Gate (Same Height as Adjoining Fence)
- 0.75m high Schist Solid Feature Wall
- 1.2m high Existing Post and Double Rail Timber Fence
- 1.5m high Closeboard Timber Fence
- 1.5m high Post and Triple Rail Timber Fence
- 1.8m high Closeboard Timber Fence
- Hedging (Grisehlinia littoralis) [Same Height as Adjoining Fence]
- Hedging (Corokia) [Same Height as Adjoining Fence]
- 1.8m high Closeboard Timber Fence
- 1.5m 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
- Note: lighting design to be designed by lighting engineer
- Amelanchier canadensis
- Acer x freemanii 'Jeffer's Red'
- Cardinalis australis
- Cornus 'Eddie's White Wonder'
- Carpinus betulus 'Fastigiata'
- Fuscopora cliffortioides
- Fagus sylvatica 'Dawcyck Green'
- Fagus sylvatica 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua
- Worplesdon
- Ulmus hollandica 'Label'
- Tilia cordata
- Sophora microphylla
- Prunus serotina 'Amanogawa'
- Glory
- Pitatanus orientalis 'Autumn
- Pyrus calleryana 'Aristocrat'
- Prunus 'Accolade'
- Cornus 'Eddie's White Wonder'
- Olearia paniculata
- Malus 'Flamingo'
- Bianchard
- Magnolia grandiflora



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

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

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

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 THE ROYAL INSTITUTE OF LANDSCAPE ARCHITECTS

project no / drawing no: 2023_084/102 revision: O

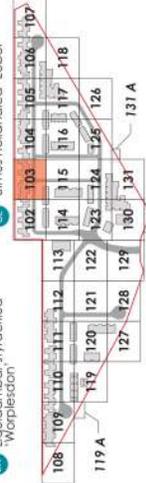
*Materials to be confirmed at detailed design

JOIN LINE REFER 2023_084/113

JOIN LINE REFER 2023_084/103

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 4% 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 (Grisehlinia 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 Post and Triple Rail Timber Fence
- 1.2m high 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
- Note: lighting design to be designed by lighting engineer
- Amelanchier canadensis 'Blanchard'
- Acer x Freemanii 'Jeffer's Red'
- Cornus 'Eddie's White Wonder'
- Coraryfine australis
- Carpinus betulus 'Fastigata'
- Fuscopora cliffortioides
- Fagus sylvatica 'Dawyck Green'
- Fagus sylvatica 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua 'Worpleston'
- Tilia cordata
- Ulmus hollandica 'Label'
- Morus 'Flamingo'
- Olearia paniculata
- Prunus 'Accolade'
- Pyrus calleryana 'Aristocrati'
- Platanus orientalis 'Autumn Glory'
- Prunus serotina 'Amanogawa'
- Sophora microphylla



JOIN LINE REFER 2023_084/102

JOIN LINE REFER 2023_084/103

JOIN LINE REFER 2023_084/104

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

client / project name: MTIRON JUNCTION, WĀNAKA	approved	date	amendment:	revision no:
drawing name: LANDSCAPE CONCEPT PLAN 103	DCM	05/06/2025	Issue for Comment	A
designed by: David Compton-Moens Anca Belu	DCM	10/10/2025	Concept Update	K
drawn by: Anca Belu Antonio Espinoza Garcia	DCM	15/10/2025	Concept Update	L
original issue date: 05 JUNE 2025	DCM	06/11/2025	Concept Update	M
scale: 1:200 @A3	DCM	21/11/2025	Fast Track Application	N
	DCM	17/12/2025	Minor Updates	O

*Materials to be confirmed at detailed design

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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 4% 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
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Street Plant Mix
- Lawn
- Climber
- Hedging (Griseelinia 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 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
- Note: lighting design to be designed by lighting engineer
- Amelanchier canadensis 'Jeffers' Red'
- Acer x freemanii 'Jeffers' Red'
- Coralyfine australis
- Cornus 'Eddie's White Wonder'
- Corpinus behulus 'Fastigata'
- Fuscopora cliffortioides
- Fagus sylvatica 'Dawyck Green'
- Fagus sylvatica 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua
- Wormbiscan
- Magnolia grandiflora 'Blanchard'
- Malus 'Flamingo'
- Olearia paniculata
- Prunus 'Accolade'
- Pyrus calleryana 'Aristocrati'
- Platanus orientalis 'Autumn Glory'
- Prunus serotina 'Amanogawa'
- Sophora microphylla
- Tilia cordata
- Ulmus hollandica 'Label'



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



JOIN LINE REFER 2023_084/103

JOIN LINE REFER 2023_084/116

*Materials to be confirmed at detailed design

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

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

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

104

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 Sets
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
- Reserve Plant Mix
- Street Plant Mix
- Lawn
- Climber
- Hedging (Griseelinia 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 Post and Triple Rail Timber Fence
- 1.2m high 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
- Note: lighting design to be designed by lighting engineer
- Amelanchier canadensis 'Jaffer's Red'
- Acer x freemanii 'Jaffer's Red'
- Coralyfine australis
- Cornus 'Eddie's White Wonder'
- Corpinus behulius 'Fastigata'
- Fuscopora 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 'Aristocrati'
- Platanus orientalis 'Autumn Glory'
- Prunus serotina 'Amanogawa'
- Sophora microphylla
- Tilia cordata
- Ulmus hollandica 'Label'



JOIN LINE REFER 2023_084/106

JOIN LINE REFER 2023_084/104

JOIN LINE REFER 2023_084/117

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

*Materials to be confirmed at detailed design

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project no / drawing no: **2023_084/105** revision: **0**

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

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

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 Sets
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
- Reserve Plant Mix
- Street Plant Mix
- Lawn
- Climber
- Hedging (Griseelinia littoralis) [Same Height as Adjoining Fence]
- Hedging (Corokia) [Same Height as Adjoining Fence]
- 1.8m high Closeboard Timber Fence
- 1.5m high Closeboard Timber Fence
- 1.5m high Vertical Timber Batten 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
- Note: lighting design to be designed by lighting engineer
- Amelanchier canadensis 'Jeffer's Red'
- Acer x Freemanii 'Jeffer's Red'
- Cordyline australis
- Cornus 'Eddie's White Wonder'
- Corpinus behulus 'Fastigata'
- Fuscospora cliffortioides
- Fagus sylvatica 'Dawyck Green'
- Fagus sylvatica 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua 'Worpleston'
- Tilia cordata
- Ulmus hollandica 'Label'
- Morus 'Flamingo'
- Olearia paniculata
- Prunus 'Accolade'
- Pyrus calleryana 'Aristocrac'
- Platanus orientalis 'Autumn Glory'
- Prunus serotina 'Amanogawa'
- Sophora microphylla
- Amelanchier canadensis
- Acer x Freemanii
- Cordyline australis
- Cornus 'Eddie's White Wonder'
- Corpinus behulus 'Fastigata'
- Fuscospora cliffortioides
- Fagus sylvatica 'Dawyck Green'
- Fagus sylvatica 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua 'Worpleston'
- Tilia cordata
- Ulmus hollandica 'Label'



JOIN LINE REFER 2023_084/105

JOIN LINE REFER 2023_084/118

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

*Materials to be confirmed at detailed design

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

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

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
- Climber
- Hedging (Grisehlinia 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 Roll Timber Fence
- 1.2m high Post and Double Roll Timber Fence
- 1.2m high Existing Post and Double Roll 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
- Note: lighting design to be assigned by lighting engineer
- Amelanchier canadensis
- Acer x Freemanii 'Jeffer's Red'
- Corydalis australis
- Cornus 'Eddie's White Wonder'
- Corpinus behubus 'Fastigata'
- Fuscopora cliffortioides
- Fagus sylvatica 'Dawyck Green'
- Fagus sylvatica 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua 'Worpleston'
- Ulmus hollandica 'Label'
- Maгноllia grandiflora 'Blanchard'
- Malus 'Flamingo'
- Olearia paniculata
- Prunus 'Accolade'
- Pyrus calleryana 'Aristocrat'
- Platanus orientalis 'Autumn Glory'
- Prunus serotina 'Amanogawa'
- Sophora microphylla
- Tilia cordata
- Ulmus hollandica 'Label'



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

*Materials to be confirmed at detailed design

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

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



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project no / drawing no: 2023_084/107 revision: O

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
- Clamber
- 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
- Individual Letter Box
- Rubbish Bin



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

*Materials to be confirmed at detailed design

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

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

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project no / drawing no: 2023_084/108 revision: O

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 (Griseelinia 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
- Note: lighting design to be designed by lighting engineer
- Amelanchier canadensis 'Jeffers' Red'
- Acer x freemanii 'Jeffers' Red'
- Cordyline australis
- Cornus 'Eddie's White Wonder'
- Carpinus betulus 'Fastigata'
- Fuscopora cliffortioides
- Fagus sylvatica 'Dawyck Green'
- Fagus sylvatica 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua
- Worpleisdon
- Malus 'Flamingo'
- Olearia paniculata
- Prunus 'Accolade'
- Pyrus calleryana 'Aristocrat'
- Platanus orientalis 'Autumn Glory'
- Prunus semilata 'Amanogawa'
- Sophora microphylla
- Tilia cordata
- Ulmus hollandica 'Label'



JOIN LINE REFER 2023_084/108

STATE HIGHWAY 84

1500

UNDERGROUND STORMWATER DISPOSAL AREA
Grassed, flush with surroundings, for further details see Paterson's Engineering Plans

JOIN LINE REFER 2023_084/119 INSET A

*Materials to be confirmed at detailed design

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THE ASSOCIATION OF ARCHITECTS
NEW ZEALAND INSTITUTE OF LANDSCAPE ARCHITECTS

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

client / project name: MT IRON JUNCTION, WĀNAKA

drawing name: **LANDSCAPE CONCEPT PLAN 109**

designed by: David Compton-Moore | Anca Belu

drawn by: Anca Belu | Antonio Espinoza Garcia

original issue date: 05 JUNE 2025

scale: 1:200 @A3

project no / drawing no: 2023_084/109 revision: O

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 Sets
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
- Asphalt
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Street Plant Mix
- Lawn
- Climber
- Hedging (Griseelinia 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
- Light pole
- Street Light
- Note: lighting design to be designed by lighting engineer
- Amelanchier canadensis
- Acer x freemanii 'Jeffers' Red'
- Cordyline australis
- Cornus 'Eddie's White Wonder'
- Corpinus betulus 'Fastigata'
- Fuscopora cliffortioides
- Fagus sylvatica 'Dawyck Green'
- Fagus sylvatica 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua
- Wormleisden
- Magnolia grandiflora 'Blanchard'
- Malus 'Flamingo'
- Olearia paniculata
- Prunus 'Accolade'
- Prunus calleryana 'Aristocrat'
- Platanus orientalis 'Autumn Glory'
- Prunus serotina 'Amanogawa'
- Sophora microphylla
- Tilia cordata
- Ulmus hollandica 'Label'



JOIN LINE REFER 2023_084/109

JOIN LINE REFER 2023_084/111

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

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

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

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

110

*Materials to be confirmed at detailed design

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)
- Asphalt
- Concrete pavers on gravel
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Street Plant Mix
- Lawn
- Climber
- Hedging (Griseelinia 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
- Light pole
- Bollard Light
- Note: lighting design to be designed by lighting engineer
- Amelanchier canadensis
- Acer x freemantli 'Jeffer's Red'
- Cordyline australis
- Cornus 'Eddie's White Wonder'
- Carpinus betulus 'Fastigata'
- Fuscospira cliffortioides
- Fagus sylvatica 'Dawycck Green'
- Fagus sylvatica 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua
- 'Worpleston'
- Ulmus hollandica 'Label'
- Tilia cordata
- Malus 'Flamingo'
- Olearia paniculata
- Prunus 'Accolade'
- Pyrus calleryana 'Aristocrat'
- Platanus orientalis 'Autumn Glory'
- Prunus serotina 'Amanogawa'
- Sophora microphylla
- Ulmus hollandica 'Label'



JOIN LINE REFER 2023_084/110

JOIN LINE REFER 2023_084/112

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

client / project name: MT IRON JUNCTION, WĀNAKA

drawing name: **LANDSCAPE CONCEPT PLAN 111**

designed by: David Compton-Moore | Anca Belu

drawn by: Anca Belu | Antonio Espinoza Garcia

original issue date: 05 JUNE 2025

scale: 1:200 @A3

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

*Materials to be confirmed at detailed design

NEW ZEALAND INSTITUTE OF LANDSCAPE ARCHITECTS

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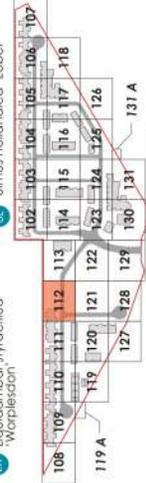
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project no / drawing no: 2023_084/111 revision: O

111

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 (Griseelinia 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
- Note: lighting design to be designed by lighting engineer
- Amelanchier canadensis
- Acer x freemanii 'Jeffers' Red'
- Cordyline australis
- Cornus 'Eddie's White Wonder'
- Carpinus betulus 'Fastigata'
- Fuscospora ciliatoides
- Fagus sylvatica 'Dawycck Green'
- Fragaria vesicaria 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua
- Worpleisdon
- Malus 'Flamingo'
- Olearia paniculata
- Prunus 'Accolade'
- Pyrus calleryana 'Aristocrat'
- Platanus orientalis 'Autumn Glory'
- Prunus serotina 'Amanogawa'
- Sophora microphylla
- Tilia cordata
- Ulmus hollandica 'Label'



JOIN LINE REFER 2023_084/111

Public Carpark
For site / Mount from track visitors

Mountain Road

Underground Stormwater Disposal Area
Grassed, flush with surroundings. for further details see Peterson's Engineering Plans

Playground / Open Space (Lot 201)

Service Station - Consented (RM181471)

JOIN LINE REFER 2023_084/121

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

*Materials to be confirmed at detailed design

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

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

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- ### 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 (Griseelinia 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
 - Note: lighting design to be designed by lighting engineer
 - Amelanchier canadensis
 - Acer x freemanii 'Jeffers Red'
 - Cordyline australis
 - Cornus 'Eddie's White Wonder'
 - Corpinus betulus 'Fastigata'
 - Fuscospira cliffortioides
 - Fagus sylvatica 'Dawyck Green'
 - Fagus sylvatica 'Purpurea'
 - Fraxinus excelsior 'Purple Spire'
 - Kunzea serotina
 - Liquidambar styraciflua
 - Worpleisdon

- Individual Letter Box
- Rubbish Bin
- Light pole
- Bollard Light
- Note: lighting design to be designed by lighting engineer
- Amelanchier canadensis
- Acer x freemanii 'Jeffers Red'
- Cordyline australis
- Cornus 'Eddie's White Wonder'
- Corpinus betulus 'Fastigata'
- Fuscospira cliffortioides
- Fagus sylvatica 'Dawyck Green'
- Fagus sylvatica 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua
- Worpleisdon

- Malus 'Flamingo'
- Olearia paniculata
- Prunus 'Accolade'
- Pyrus calleryana 'Aristocrat'
- Platanus orientalis 'Autumn Glory'
- Prunus serotina 'Amanogawa'
- Sophora microphylla
- Tilia cordata
- Ulmus hollandica 'Label'



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



JOIN LINE REFER 2023_084/112

JOIN LINE REFER 2023_084/114

*Materials to be confirmed at detailed design

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THE INSTITUTE OF PROFESSIONAL LANDSCAPE ARCHITECTS

project no / drawing no: 2023_084/113 revision: 0

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

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

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
- Asphalt
- Reserve Plant Mix
- Internal Lot Plant Mix A
- Street Plant Mix
- Internal Lot Plant Mix B
- Lawn
- Boundary Plant Mix
- Climber
- Hedging (Griseolina 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
- Note: lighting design to be designed by lighting engineer
- Amelanchier canadensis
- Acer x freemanii 'Jeffers' Red'
- Cordyline australis
- Cornus 'Eddie's White Wonder'
- Carpinus betulus 'Fastigiata'
- Fuscopora cliffortioides
- Fagus sylvatica 'Dawyck Green'
- Fagus sylvatica 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua
- Worpleston
- Individual Letter Box
- Rubbish Bin
- Amelanchier canadensis
- Acer x freemanii 'Jeffers' Red'
- Cordyline australis
- Cornus 'Eddie's White Wonder'
- Carpinus betulus 'Fastigiata'
- Fuscopora cliffortioides
- Fagus sylvatica 'Dawyck Green'
- Fagus sylvatica 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua
- Worpleston



JOIN LINE REFER 2023_084/117

JOIN LINE REFER 2023_084/115

JOIN LINE REFER 2023_084/125

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

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

revision no: A
K
L
M
N
O

amendment:
Issue for Comment
Concept Update
Concept Update
Concept Update
Fast Track Application
Minor Updates

approved
DCM
DCM
DCM
DCM
DCM

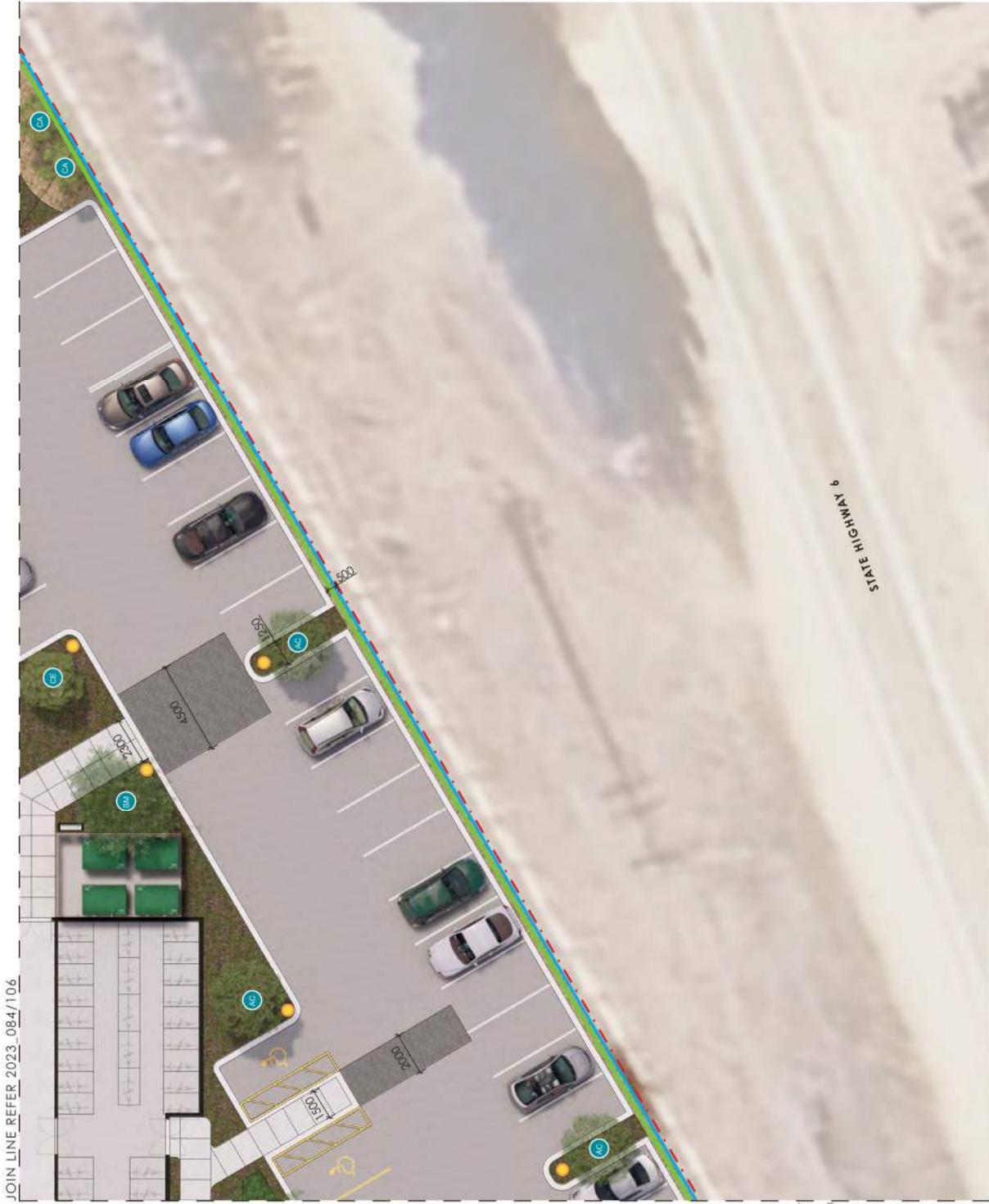
date
05/06/2025
10/10/2025
15/11/2025
06/11/2025
21/11/2025
17/12/2025

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project no / drawing no: 2023_084/116 revision: O

*Materials to be confirmed at detailed design

JOIN LINE REFER 2023_084/106



- 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
 - F Individual Screened Bin Storage
 - G Concrete No Oxide
 - H Concrete 4% Oxide with decorative sawcuts at 1m centres
 - I Concrete 6% Oxide
 - J Concrete 7% Oxide Exposed Aggregate Finish
 - K Paver Setts
 - L Raised timber deck (or concrete patio)
 - M Concrete pavers on gravel
 - N Asphalt
 - O Reserve Plant Mix
 - P Internal Lot Plant Mix A
 - Q Street Plant Mix
 - R Internal Lot Plant Mix B
 - S Lawn
 - T Boundary Plant Mix
 - U Climber
 - V Hedging (Grisebina littoralis) [Same Height as Adjoining Fence]
 - W Hedging (Corokia) [Same Height as Adjoining Fence]
 - X 1.8m high Closeboard Timber Fence
 - Y 1.8m high Vertical Timber Batten Fence
 - Z 1.5m high Closeboard Timber Fence
 - AA 1.5m high Post and Triple Rail Timber Fence
 - AB 1.2m high Post and Double Rail Timber Fence
 - AC 0.75m high Schist Solid Feature Wall
 - AD Open Style Gate (Same Height as Adjoining Fence)
 - AE Bollard
 - AF Letter Box Wall
 - AG Light pole
 - AH Individual Letter Box
 - AI Street Light
 - AJ *Note lighting design to be designed by lighting engineer
 - AK Amelanchier canadensis
 - AL Magnolia grandiflora
 - AM 'Blanchard'
 - AN Malus 'Flamingo'
 - AO Olearia paniculata
 - AP Prunus 'Accolade'
 - AQ Cornus 'Eddie's White Wonder'
 - AR Cornus 'Fastigata'
 - AS Fuscopora cliffortioides
 - AT Fagus sylvatica 'Dawycck Green'
 - AU Fagus sylvatica 'Purpurea'
 - AV Prunus sibirica 'Amanogawa'
 - AW Fraxinus excelsior 'Purple Spire'
 - AX Kunzea serotina
 - AY Liquidambar styraciflua
 - AZ 'Worpleston'

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

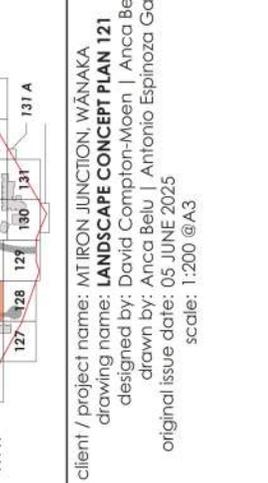
revision no:	amendment:	approved:	date:
A	Issue for Comment	DCM	05/06/2025
K	Concept Update	DCM	10/10/2025
L	Concept Update	DCM	15/10/2025
M	Concept Update	DCM	06/11/2025
N	Fast Track Application	DCM	21/11/2025
O	Minor Updates	DCM	17/12/2025

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 118**
designed by: David Compton-Moore | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

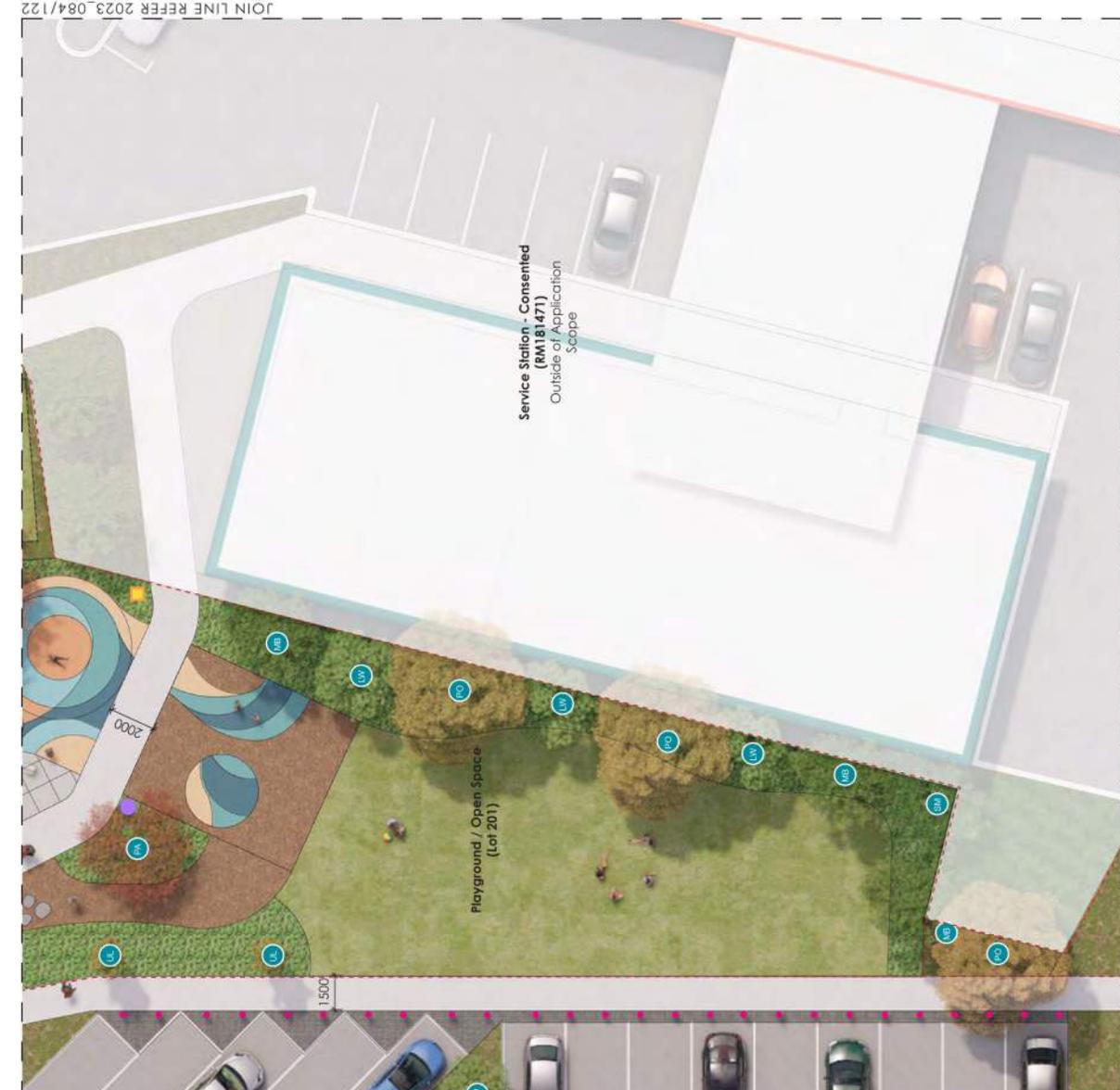
*Materials to be confirmed at detailed design

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- 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
 - Asphalt
 - Reserve Plant Mix
 - Internal Lot Plant Mix A
 - Street Plant Mix
 - Internal Lot Plant Mix B
 - Lawn
 - Boundary Plant Mix
 - Climber
 - Hedging (Grisebina 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
 - Note: lighting design to be designed by lighting engineer
 - Amelanchier canadensis
 - Magnolia grandiflora
 - Acer x freemanii 'Jeffers Red'
 - Cordyline australis
 - Cornus 'Eddie's White Wonder'
 - Carpinus betulus 'Fastigata'
 - Fuscopora cliffortioides
 - Fagus sylvatica 'Dawyck Green'
 - Fagus sylvatica 'Purpurea'
 - Fraxinus excelsior 'Purple Spire'
 - Kunzea serotina
 - Liquidambar styraciflua
 - Worpleston
 - Malus 'Flamingo'
 - Olearia paniculata
 - Prunus 'Accolade'
 - Pyrus calleryana 'Aristocrat'
 - Platanus orientalis 'Autumn Glory'
 - Prunus serotina 'Amanogawa'
 - Sophora microphylla
 - Tilia cordata
 - Ulmus hollandica 'Label'



client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 121**
designed by: David Compton-Moore | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3



JOIN LINE REFER 2023_084/120

JOIN LINE REFER 2023_084/121

JOIN LINE REFER 2023_084/122

A. LANDSCAPE CONCEPT PLAN 121 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

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

project no / drawing no: 2023_084/121 revision: O

- 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
 - Asphalt
 - Reserve Plant Mix
 - Internal Lot Plant Mix A
 - Street Plant Mix
 - Internal Lot Plant Mix B
 - Lawn
 - Boundary Plant Mix
 - 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
 - Individual Letter Box
 - Rubbish Bin
- *Note lighting design to be designed by lighting engineer
- Amelanchier canadensis
 - Acer x freemanii 'Jeffer's Red'
 - Cordyline australis
 - Cornus 'Eddie's White Wonder'
 - Carpinus betulus 'Fastigiata'
 - Fuscospora ciliatoides
 - Fagus sylvatica 'Dawycck Green'
 - Fraxinus excelsior 'Purple Spire'
 - Kunzea serotina
 - Liquidambar styraciflua
 - Worpleston
 - 102 103 104 105 106 107
 - 108 109 110 111 112 113 114 115 116 117 118
 - 119 A 119 120 121 122 123 124 125 126
 - 127 128 129 130 131 131 A



A. LANDSCAPE CONCEPT PLAN 122 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA	approved	date
drawing name: LANDSCAPE CONCEPT PLAN 122	DCM	05/06/2025
designed by: David Compton-Moem Anca Belu	DCM	10/10/2025
drawn by: Anca Belu Antonio Espinoza Garcia	DCM	15/10/2025
original issue date: 05 JUNE 2025	DCM	06/11/2025
scale: 1:200 @A3	DCM	21/11/2025
	DCM	17/12/2025

revision no:	amendment:	issue for comment:
A	Issue for Comment	
K	Concept Update	
L	Concept Update	
M	Concept Update	
N	Fast Track Application	
O	Minor Updates	

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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 Sefts
- Raised timber deck (for 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
- 1.5m 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
- Individual Letter Box
- Bollard Light
- Rubbish Bin
- Amelanchier canadensis
- Acer x freemanii 'Jeffer's Red'
- Cordyline australis
- Cornus 'Eddie's White Wonder'
- Cornus 'Eddie's White Wonder'
- Cornus 'Eddie's White Wonder'
- Carpinus betulus 'Fastigiata'
- Fuscopora cliffortioides
- Fagus sylvatica 'Dawyck Green'
- Fagus sylvatica 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua
- Worpleston
- Magnolia grandiflora 'Blanchard'
- Malus 'Flamingo'
- Olearia paniculata
- Prunus 'Accolade'
- Pyrus calleryana 'Westcrat'
- Platanus orientalis 'Autumn Glory'
- Prunus serotina 'Amanogawa'
- Sophora microphylla
- Tilia cordata
- Ulmus hollandica 'Label'



A. LANDSCAPE CONCEPT PLAN 123 (SCALE 1:200 @ A3)

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

client / project name: MTIRON JUNCTION, WĀNAKA
 drawing name: LANDSCAPE CONCEPT PLAN 123
 designed by: David Compton-Moore | Anca Belu
 drawn by: Anca Belu | Antonio Espinoza Garcia
 original issue date: 05 JUNE 2025
 scale: 1:200 @A3

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PROJECT no / drawing no: 2023_084/123 revision: O

123

*Materials to be confirmed at detailed design

- 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
 - Asphalt
 - Reserve Plant Mix
 - Internal Lot Plant Mix A
 - Internal Lot Plant Mix B
 - Street Plant Mix
 - Lawn
 - Boundary Plant Mix
 - Climber
 - Hedging (Griseelinia 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 Roll Timber Fence
 - 1.2m high Post and Double Roll Timber Fence
 - 1.2m high Existing Post and Double Roll Timber Fence
 - 0.75m high Schist Solid Feature Wall
 - Open Style Gate [Same Height as Adjoining Fence]
 - Bollard
 - Letter Box Wall
 - Light pole
 - Bollard Light
 - Note: lighting design to be designed by lighting engineer
 - Amelanchier canadensis 'Blanchard'
 - Acer x freemanii 'Jeffer's Red'
 - Cordyline australis
 - Cornus 'Eddie's White Wonder'
 - Carpinus betulus 'Fastigiata'
 - Fuscopora cliffortioides
 - Fagus sylvatica 'Dawycck Green'
 - Fagus sylvatica 'Purpurea'
 - Fraxinus excelsior 'Purple Spire'
 - Kunzea serotina
 - Liquidambar styraciflua
 - Worpleston
 - Ulmus hollandica 'Label'
 - Tilia cordata
 - Sophora microphylla
 - Prunus semilata 'Amanogawa'
 - Platanus orientalis 'Autumn Glory'
 - Pyrus calleryana 'Aristocrat'
 - Prunus 'Accolade'
 - Olearia paniculata
 - Malus 'Flamingo'
 - Magnolia grandiflora
 - Maunichia
 - Individual Letter Box
 - Rubbish Bin
 - Open Style Gate [Same Height as Adjoining Fence]
 - 0.75m high Schist Solid Feature Wall
 - 1.2m high Existing Post and Double Roll Timber Fence
 - 1.5m high Post and Triple Roll Timber Fence
 - 1.8m high Vertical Timber Batten Fence
 - 1.8m high Closeboard Timber Fence
 - Hedging (Corokia) [Same Height as Adjoining Fence]
 - Hedging (Griseelinia littoralis) [Same Height as Adjoining Fence]
 - Climber
 - Lawn
 - Street Plant Mix
 - Internal Lot Plant Mix B
 - Internal Lot Plant Mix A
 - Asphalt
 - Concrete pavers on gravel
 - Raised timber deck (or concrete patio)
 - Paver Setts
 - Concrete 7% Oxide Exposed Aggregate Finish
 - Concrete 6% Oxide
 - Concrete 4% Oxide with decorative sawcuts at 1m centres
 - Concrete No Oxide
 - Individual Screened Bin Storage
 - Communal Screened Bin Storage
 - Bicycle Parking
 - Bench Seating
 - Threshold Crossing (Refer 2023_084/077 for crossing detail)
 - Typical Crossing (Refer 2023_084/076 for crossing detail)
 - Road Reserve Boundary
 - Site Boundary

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 124**
designed by: David Compton-Moore | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

JOIN LINE REFER 2023_084/115



JOIN LINE REFER 2023_084/123

A. LANDSCAPE CONCEPT PLAN 124 (SCALE 1:200 @ A3)

revision no:	amendment:	date
A	Issue for Comment	05/06/2025
K	Concept Update	10/10/2025
L	Concept Update	15/10/2025
M	Concept Update	06/11/2025
N	Fast Track Application	21/11/2025
O	Minor Updates	17/12/2025

APPROVED FOR CONSTRUCTION

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*Materials to be confirmed at detailed design

project no / drawing no: 2023_084/124 revision: O

- LEGEND**
- Site Boundary
 - Road Reserve Boundary
 - Typical Crossing (Refer 2023_084/076 for crossing detail)
 - Threshold Crossing (Refer 2023_084/077 for crossing detail)
 - Bicycle Parking
 - Communal Screened Bin Storage
 - Individual Screened Bin Storage
 - 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 (Griseelinia 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
 - 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
 - Note: lighting design to be designed by lighting engineer
 - Amelanchier canadensis
 - Acer x freemanii 'Jeffers' Red'
 - Cordyline australis
 - Cornus 'Eddie's White Wonder'
 - Carpinus betulus 'Fastigata'
 - Fuscopora cliffortioides
 - Fagus sylvatica 'Dawyck Green'
 - Fraxinus excelsior 'Purple Spire'
 - Kunzea serotina
 - Liquidambar styraciflua
 - Worpleisdon
 - Magnolia grandiflora 'Blanchard'
 - Malus 'Flamingo'
 - Olearia paniculata
 - Prunus 'Accolade'
 - Pyrus calleryana 'Aristocrat'
 - Platanus orientalis 'Autumn Glory'
 - Prunus serotina 'Amanogawa'
 - Sophora microphylla
 - Tilia cordata
 - Ulmus hollandica 'Label'
 - Worpleisdon



A. LANDSCAPE CONCEPT PLAN 125 (SCALE 1:200 @ A3)

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

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: LANDSCAPE CONCEPT PLAN 125
designed by: David Compton-Moore | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

*Materials to be confirmed at detailed design

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project no / drawing no: 2023_084/125 revision: O

JOIN LINE REFER 2023_084/126

JOIN LINE REFER 2023_084/116

JOIN LINE REFER 2023_084/124

JOIN LINE REFER 2023_084/131 INSET A

JOIN LINE REFER 2023_084/117



JOIN LINE REFER 2023_084/126

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
- F Individual Screened Bin Storage
- G Concrete No Oxide
- H Concrete 4% Oxide with decorative sawcuts at 1m centres
- I Concrete 6% Oxide
- J Concrete 7% Oxide Exposed Aggregate Finish
- K Paver Setts
- L Raised timber deck (or concrete patio)
- M Concrete pavers on gravel
- N Asphalt
- O Reserve Plant Mix
- P Internal Lot Plant Mix A
- Q Street Plant Mix
- R Internal Lot Plant Mix B
- S Lawn
- T Boundary Plant Mix
- U Climber
- V Hedging (Griselinia littoralis) [Same Height as Adjoining Fence]
- W Hedging (Corokia) [Same Height as Adjoining Fence]
- X 1.8m high Closeboard Timber Fence
- Y 1.8m high Vertical Timber Batten Fence
- Z 1.5m high Closeboard Timber Fence
- AA 1.5m high Post and Triple Rail Timber Fence
- AB 1.2m high Post and Double Rail Timber Fence
- AC 1.2m high Existing Post and Double Rail Timber Fence
- AD 0.75m high Schist Solid Feature Wall
- AE Open Style Gate [Same Height as Adjoining Fence]
- AF Bollard
- AG Letter Box Wall
- AH Light pole
- AI Bollard Light
- AI Note: lighting design to be designed by lighting engineer
- AA Amelanchier canadensis
- AB Acer x freemanii 'Jeffers Red'
- AC Cordyline australis
- AD Cornus 'Eddie's White Wonder'
- AE Carpinus betulus 'Fastigata'
- AF Fuscopora cliffortioides
- AG Fagus sylvatica 'Dawycck Green'
- AH Fagus sylvatica 'Purpurea'
- AI Fraxinus excelsior 'Purple Spire'
- AJ Kunzea serotina
- AK Liquidambar styraciflua
- AL 'Worpleston'
- AM Malus 'Flamingo'
- AN Oleaia paniculata
- AO Prunus 'Accolade'
- AP Pyrus calleryana 'Aristocrat'
- AQ Platanus orientalis 'Autumn Glory'
- AR Prunus serotina 'Amanogawa'
- AS Sophora microphylla
- AT Tilia cordata
- AU Ulmus hollandica 'Label'
- AV 'Worpleston'

A. LANDSCAPE CONCEPT PLAN 126 (SCALE 1:200 @ A3)

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

client / project name: MT IRON JUNCTION, WĀNAKA
 drawing name: **LANDSCAPE CONCEPT PLAN 126**
 designed by: David Compton-Moore | Anca Belu
 drawn by: Anca Belu | Antonio Espinoza Garcia
 original issue date: 05 JUNE 2025
 scale: 1:200 @A3

*Materials to be confirmed at detailed design

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project no / drawing no: **2023_084/126** revision: **O**



A. LANDSCAPE CONCEPT PLAN 127 (SCALE 1:200 @ A3)

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
- Asphalt
- Reserve Plant Mix
- Internal Lot Plant Mix A
- Street Plant Mix
- Internal Lot Plant Mix B
- Lawn
- Boundary Plant Mix
- 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
- Note: lighting design to be designed by lighting engineer
- Amelanchier canadensis
- Acer x freemanii 'Jeffers Red'
- Cordyline australis
- Cornus 'Eddie's White Wonder'
- Carpinus betulus 'Fastigiata'
- Fuscopora cliffortioides
- Fagus sylvatica 'Dawyck Green'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua
- Worpleston
- Malus 'Flamingo'
- Olearia paniculata
- Prunus 'Accolade'
- Prunus calleryana 'Aristocrat'
- Platanus orientalis 'Autumn Glory'
- Prunus serotina 'Amanogawa'
- Sophora microphylla
- Tilia cordata
- Ulmus hollandica 'Label'
- Worpleston

client / project name: MT IRON JUNCTION, WĀNAKA
 drawing name: **LANDSCAPE CONCEPT PLAN 127**
 designed by: David Compton-Moem | Anca Belu
 drawn by: Anca Belu | Antonio Espinoza Garcia
 original issue date: 05 JUNE 2025
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revision no:	amendment:	issue for comment:	approved:	date:
A			DCM	05/06/2025
K	Concept Update		DCM	10/10/2025
L	Concept Update		DCM	15/10/2025
M	Concept Update		DCM	06/11/2025
N	Fast Track Application		DCM	21/11/2025
O	Minor Updates		DCM	17/12/2025

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project no / drawing no: **2023_084/127** revision: **O**

*Materials to be confirmed at detailed design



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
- Asphalt
- Reserve Plant Mix
- Internal Lot Plant Mix A
- Street Plant Mix
- Internal Lot Plant Mix B
- Lawn
- Boundary Plant Mix
- Climber
- Hedging (Griseolina 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 Roll Timber Fence
- 1.2m high Post and Double Roll Timber Fence
- 0.75m high Schist Solid Feature Wall
- Open Style Gate [Same Height as Adjoining Fence]
- Bollard
- Letter Box Wall
- Light pole
- Bollard Light
- Note: lighting design to be designed by lighting engineer
- Amelanchier canadensis
- Acer x freemanii 'Jeffers Red'
- Cordyline australis
- Cornus 'Eddie's White Wonder'
- Carpinus betulus 'Fastigata'
- Fuscopora cliffortioides
- Fagus sylvatica 'Dawycck Green'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua
- Worpleisdon
- Malus 'Flamingo'
- Olearia paniculata
- Prunus 'Accolade'
- Prunus calleryana 'Aristocrat'
- Platanus orientalis 'Autumn Glory'
- Prunus serotina 'Amanogawa'
- Sophora microphylla
- Tilia cordata
- Ulmus hollandica 'Label'

A. LANDSCAPE CONCEPT PLAN 128 (SCALE 1:200 @ A3)

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

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: LANDSCAPE CONCEPT PLAN 128
designed by: David Compton-Moore | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3

*Materials to be confirmed at detailed design

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project no / drawing no: 2023_084/128 revision: O

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
 - F Individual Screened Bin Storage
 - G Concrete No Oxide
 - H Concrete 4% Oxide with decorative sawcuts at 1m centres
 - I Concrete 6% Oxide
 - J Concrete 7% Oxide Exposed Aggregate Finish
 - K Paver Setts
 - L Raised timber deck (or concrete patio)
 - M Concrete pavers on gravel
 - N Asphalt
 - O Reserve Plant Mix
 - P Internal Lot Plant Mix A
 - Q Street Plant Mix
 - R Internal Lot Plant Mix B
 - S Lawn
 - T Boundary Plant Mix
 - U Climber
 - V Hedging (Griselinia littoralis) [Same Height as Adjoining Fence]
 - W Hedging (Corokia) [Same Height as Adjoining Fence]
 - X 1.8m high Closeboard Timber Fence
 - Y 1.8m high Vertical Timber Batten Fence
 - Z 1.5m high Closeboard Timber Fence
 - AA 1.5m high Post and Triple Rail Timber Fence
 - AB 1.2m high Post and Double Rail Timber Fence
 - AC 1.2m high Existing Post and Double Rail Timber Fence
 - AD 0.75m high Schist Solid Feature Wall
 - AE Open Style Gate [Same Height as Adjoining Fence]
 - AF Bollard
 - AG Letter Box Wall
 - AH Light pole
 - AI Individual Letter Box
 - AJ Street Light
- Note: Lighting design to be designed by lighting engineer*
- AA Amelanchier canadensis
 - AB Acer x freemanii 'Jeffers Red'
 - AC Cordyline australis
 - AD Cornus 'Eddie's White Wonder'
 - AE Carpinus betulus 'Fastigata'
 - AF Fuscopora cliffortioides
 - AG Fagus sylvatica 'Dawycck Green'
 - AH Fraxinus excelsior 'Purple Spire'
 - AI Kunzea serotina
 - AJ Liquidambar styraciflua
 - AK 'Worpleston'
 - AL Malus 'Flamingo'
 - AM Oleaia paniculata
 - AN Prunus 'Accolade'
 - AO Pyrus calleryana 'Aristocrat'
 - AP Platanus orientalis 'Autumn Glory'
 - AQ Prunus serotina 'Amanogawa'
 - AR Sophora microphylla
 - AS Tilia cordata
 - AT Ulmus hollandica 'Label'
 - AU 'Worpleston'



JOIN LINE REFER 2023_084/122



A. LANDSCAPE CONCEPT PLAN 129 (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

client / project name: MT IRON JUNCTION, WĀNAKA
 drawing name: **LANDSCAPE CONCEPT PLAN 129**
 designed by: David Compton-Moens | Anca Belu
 drawn by: Anca Belu | Antonio Espinoza Garcia
 original issue date: 05 JUNE 2025
 scale: 1:200 @A3

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



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project no / drawing no: 2023_084/129 revision: O

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 Sefts
- Raised timber deck (or concrete patio)
- Concrete pavers on gravel
- Asphalt
- Internal Lot Plant Mix A
- Internal Lot Plant Mix B
- Street Plant Mix
- Lawn
- Boundary Plant Mix
- Climber
- Hedging (Griselinia littoralis) [Same Height as Adjoining Fence]
- Hedging (Corokia) [Same Height as Adjoining Fence]
- 1.8m high Closeboard Timber 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
- Note: lighting design to be designed by lighting engineer
- Amelanchier canadensis
- Acer x freemanii 'Jeffer's Red'
- Cardinalis australis
- Cornus 'Eddie's White Wonder'
- Carpinus betulus 'Fastigiata'
- Fuscopora cliffortioides
- Fagus sylvatica 'Dawyck Green'
- Fagus sylvatica 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua
- Worpleston
- Magnolia grandiflora 'Blanchard'
- Malus 'Flamingo'
- Olearia paniculata
- Prunus 'Accolade'
- Pyrus calleryana 'Westcarat'
- Platanus orientalis 'Autumn Glory'
- Prunus serotina 'Amanogawa'
- Sophora microphylla
- Tilia cordata
- Ulmus hollandica 'Label'



JOIN LINE REFER 2023_084/123



JOIN LINE REFER 2023_084/131 INSET B

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

*Materials to be confirmed at detailed design

client / project name: MTIRON JUNCTION, WĀNAKA
 drawing name: LANDSCAPE CONCEPT PLAN 130
 designed by: David Compton-Moore | Anca Belu
 drawn by: Anca Belu | Antonio Espinoza Garcia
 original issue date: 05 JUNE 2025
 scale: 1:200 @A3

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

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project no / drawing no: 2023_084/130 revision: O

JOIN LINE REFER 2023_084/124

- ### 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

- Note lighting design to be designed by lighting engineer
- Amelanchier canadensis
- Acer x freemanii 'Jeffers Red'
- Cordyline australis
- Cornus 'Eddie's White Wonder'
- Carpinus betulus 'Fastigata'
- Fuscopora cliffortioides
- Fagus sylvatica 'Dawyck Green'
- Fagus sylvatica 'Purpurea'
- Fraxinus excelsior 'Purple Spire'
- Kunzea serotina
- Liquidambar styraciflua
- Worpleston
- Malus 'Flamingo'
- Olearia paniculata
- Prunus 'Accolade'
- Prunus calleryana 'Aristocrat'
- Platanus orientalis 'Autumn Glory'
- Prunus semulata 'Amanogawa'
- Sophora microphylla
- Tilia cordata
- Ulmus hollandica 'Label'
- Worpleston



client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **LANDSCAPE CONCEPT PLAN 131**
designed by: David Compton-Moore | Anca Belu
drawn by: Anca Belu | Antonio Espinoza Garcia
original issue date: 05 JUNE 2025
scale: 1:200 @A3



A. LANDSCAPE CONCEPT PLAN 039 (SCALE 1:200 @ A3)

B. LANDSCAPE CONCEPT PLAN 131 INSET B (SCALE 1:200 @ A3)

C. LANDSCAPE CONCEPT PLAN 131 INSET A (SCALE 1:200 @ A3)

*Materials to be confirmed at detailed design

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

APARTMENT
TYPOLOGY 2
 2 beds, carpet, GFA 17.4 m²

STATE HIGHWAY 8

STATE HIGHWAY 8

STATE HIGHWAY 8

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 CHRISTCHURCH 8011
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THE ASSOCIATION OF ARCHITECTS
 REGISTERED ARCHITECT

SECTION H **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

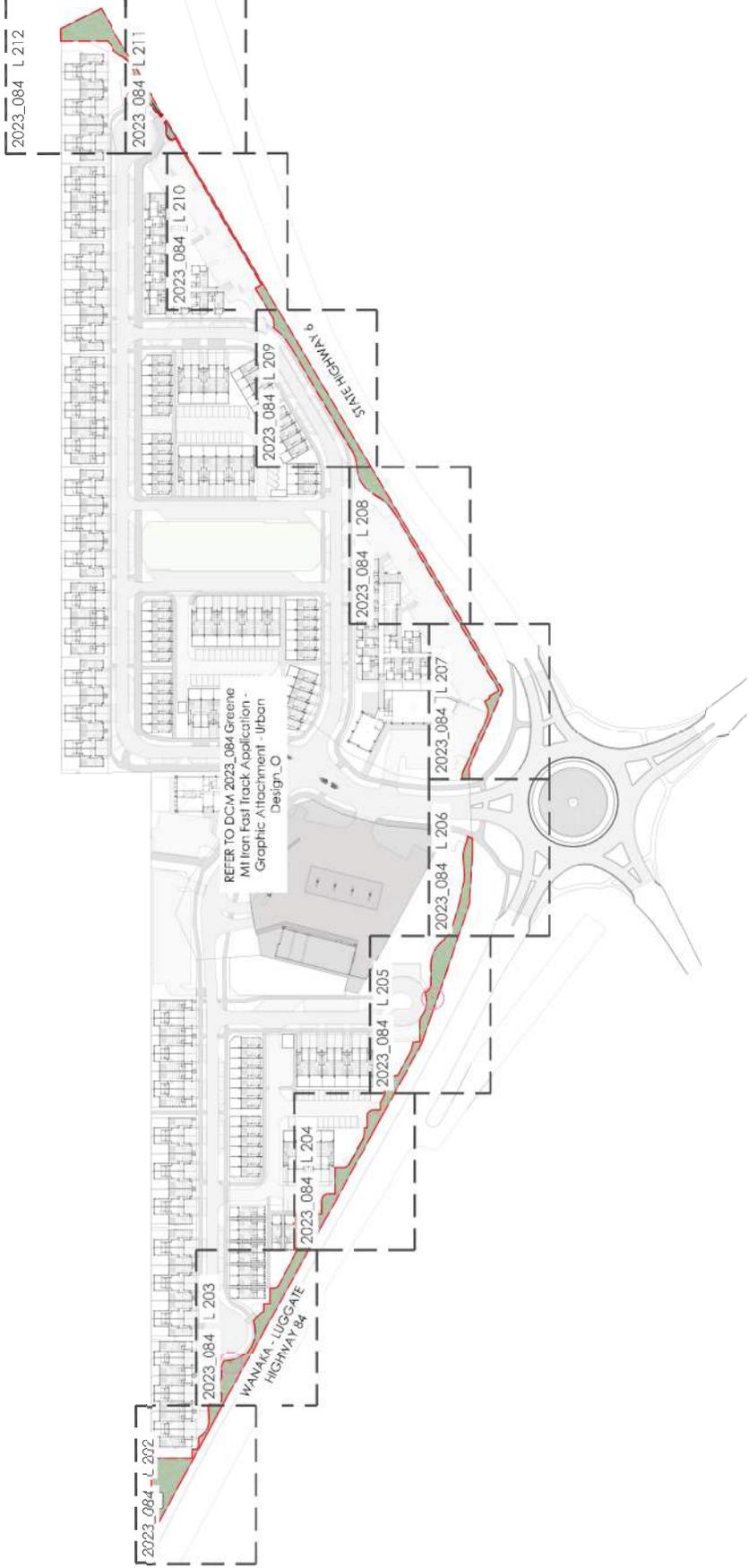
Sheet	Amendments
2023_084 L 201 Cover Sheet	-
2023_084 L 202 LA end Planning Plan	-
2023_084 L 203 LA end Planning Plan	-
2023_084 L 204 LA end Planning Plan	-
2023_084 L 205 LA end Planning Plan	-
2023_084 L 206 LA end Planning Plan	-
2023_084 L 207 LA end Planning Plan	-
2023_084 L 208 LA end Planning Plan	-
2023_084 L 209 LA end Planning Plan	-
2023_084 L 210 LA end Planning Plan	-
2023_084 L 211 LA end Planning Plan	-
2023_084 L 212 LA end Planning Plan	-

Sheet	Amendments
2023_084 L 210 LA end Planning Plan	-
2023_084 L 211 LA end Planning Plan	-
2023_084 L 212 LA end Planning Plan	-
2023_084 L 213 Planning Schedule	-
2023_084 L 214 Detail	-

DRAWING SET REVISIONS TO DATE

Revision	Description	Date
A	Landscape Boundary Treatment Detailed Planning Plan Revisory A - Refer to 2023_084 Graphic Attachment - Urban Design	03/10/2025
B	Landscape Boundary Treatment Detailed Planning Plan Revisory B - Refer to 2023_084 Graphic Attachment - Urban Design	10/10/2025
C	Landscape Boundary Treatment Detailed Planning Plan Revisory C - Refer to 2023_084 Graphic Attachment - Urban Design	14/10/2025
D	Landscape Boundary Treatment Detailed Planning Plan Revisory D - Refer to 2023_084 Graphic Attachment - Urban Design	06/11/2025

Revision	Description	Date
E	Landscape Boundary Treatment Detailed Planning Plan Revisory A - Refer to 2023_084 Graphic Attachment - Urban Design	21/11/2025
F	Landscape Boundary Treatment Detailed Planning Plan Revisory A - Refer to 2023_084 Graphic Attachment - Urban Design	17/12/2025



Legend:
--- EXTENT OF WORKS

- notes:
- Contractors to verify all dimensions on site prior to commencing work. Contractors are responsible for the accuracy of all underground services on site prior to commencing work. figured dimensions to be taken from the centre of the dimension line. Dimensions may vary to complete with the Specification and BOQ.
 - All works to be in accordance with the submittal and approved drawings. All plants to be offset 300mm from edge of paths and base of cutts.
 - Shop drawings to be signed off prior to construction.
 - Plans to be printed in colour.



Client / Project Name:
MT IRON JUNCTION LTD.
MT IRON JUNCTION, WĀNAKA
FAST TRACK APPLICATION - GRAPHIC
ATTACHMENT - URBAN DESIGN

PLANS LAYOUT SHEET

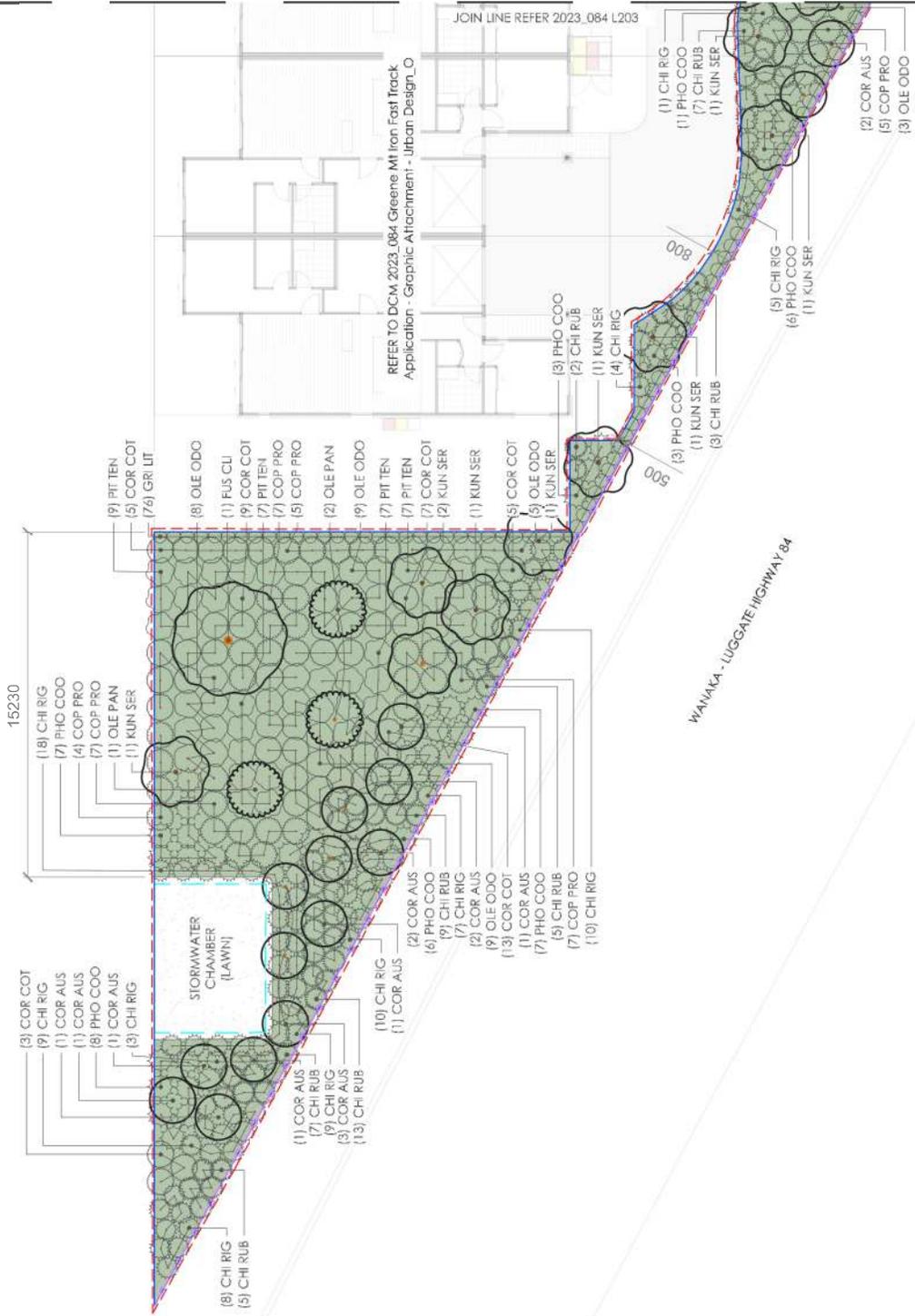
Drawing sheet:
Sheet 1 / 14

Date designed by : 17/12/25
Date drawn by : ASG
Reviewed by : DCM
Scale (@ A3) : 1:2000
Project no / drawing no / revision:
2023_084 / L 201 / F

FAST TRACK APPLICATION

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 SEBACK



notes:

- Contractors to verify all dimensions on site prior to commencing work. Contractors are responsible for the location of all underground services on the site to be commencing work, figured dimensions to be shown in plan to be in accordance with the Specification and BQ.
- All works to be in accordance with the relevant plans and notes, all works to be at least 500mm from edge of pits and holes, all works to be in accordance with the relevant plans and notes, all works to be in accordance with the relevant plans and notes.
- Shop drawings to be signed off prior to these to be printed in colour.



Client / Project name:
MT IRON JUNCTION LTD.
MT IRON JUNCTION, WAIKAKA
FAST TRACK APPLICATION - GRAPHIC ATTACHMENT - URBAN DESIGN
Drawing name:
LAYOUT AND PLANTING PLAN
Drawing sheet:
Sheet 2 / 14
date : 17/12/25
designed by : AEG
drawn by : AEG
reviewed by : GDA
scale (@ A3) : 1:200
project no / drawing no / revision:
2023_084 / L 202 / F

FAST TRACK APPLICATION

- Legend:
- EXTENT OF WORKS
 - PLANTING AREA - MULCHED
 - LAWN
 - STORMWATER CHAMBER
 - 1.2M HIGH EXISTING POST AND RAIL TIMBER FENCE
 - TIMBER BATTEN EDGE
 - LIGHT POLE- REFER TO LIGHTING PLAN
 - 3M LIGHT POLE SETBACK

- Notes:
- Contractor to verify all dimensions on site prior to commencing work. Contractor please refer to the location of all underground services on site prior to commencing work. Figured dimensions to be shown in parentheses to avoid dimensioning Specification and BoQ.
 - Draw in perspective to avoid dimensioning.
 - All works to be in accordance with the relevant plans and notes of the relevant drawings. All plants to be offset 300mm from edge of paths and bays off kerbs.
 - Planting to be in accordance with the relevant drawings. All plants to be offset 300mm from edge of paths and bays off kerbs.
 - Stop drawings to be signed off prior to printing.
 - Plant to be printed in colour.

Client / project name:
 MT IRON JUNCTION LTD.
 MT IRON JUNCTION, WANAKA
 FAST TRACK APPLICATION - GRAPHIC ATTACHMENT - URBAN DESIGN

Drawing name:
 LAYOUT AND PLANTING PLAN
 Drawing sheet:
 Sheet 4 / 14

Date: 17/12/25
 Designed by: AEG
 Drawn by: AEG
 Reviewed by: GAI
 Scale: @ A3: 1:200
 Project no / drawing no / revision: 2023_084 / L 204 / F

JOIN LINE REFER 2023_084 L 205

REFER TO DCM 2023_084 Greene Mt Iron Fast Track Application - Graphic Attachment - Urban Design_O



WANAKA - LUGGATE HIGHWAY 84



JOIN LINE REFER 2023_084 L203

FAST TRACK APPLICATION

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

note:

- Contractor to verify all dimensions on site prior to construction. Contractor is responsible for confirming the location of all underground services on site prior to construction. All works to be taken in accordance with the relevant standards and codes of practice.
- Drawings to be read in conjunction with the relevant standards and codes of practice.
- All materials to be of a minimum 50mm from edge of excavation.
- Any driveway/paths are indicative only and may vary with construction.
- Supplementary drawings to be signed off prior to construction.
- Plans to be printed in colour.



Client / project name:
MT IRON JUNCTION, WANAKA

FAST TRACK APPLICATION - GRAPHIC ATTACHMENT - URBAN DESIGN

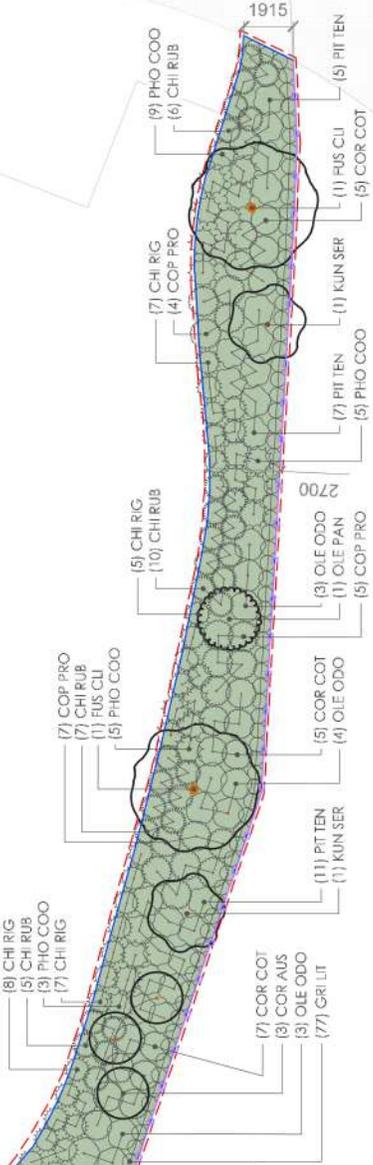
Drawing name:
LAYOUT AND PLANTING PLAN

Drawing sheet:
Sheet 6 / 14

date : 17/10/25
designed by : AEG
drawn by : AEG
reviewed by : DCM
scale (@ A3) : 1:200
project no / drawing no / revision:
2023_084 / L 206 / F

REFER TO DCM 2023_084 Greene Mt Iron Fast Track Application - Graphic Attachment - Urban Design_O

JOIN LINE REFER 2023_084 L 207

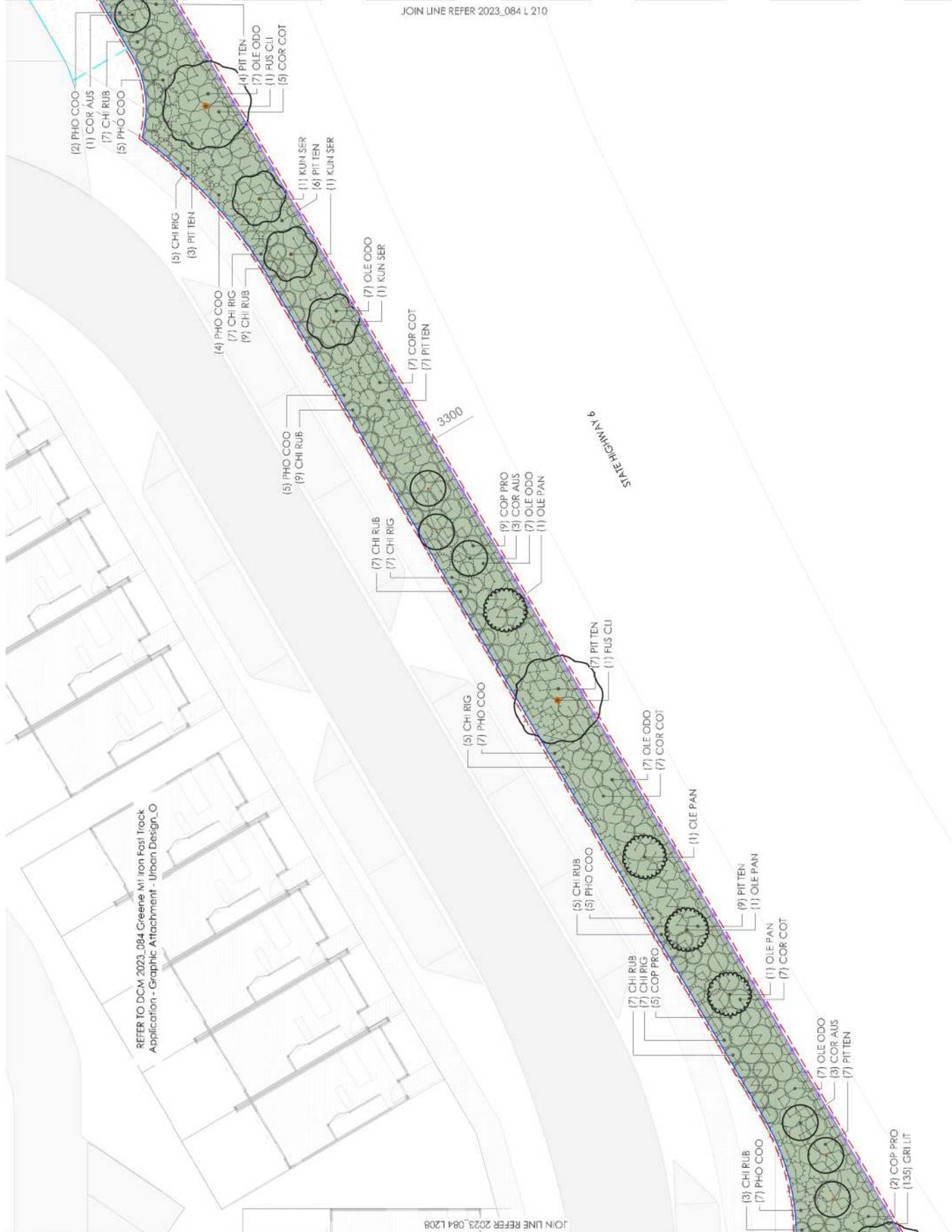


WANAKA - LUGGAGE HIGHWAY 84

FAST TRACK APPLICATION

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



JOIN LINE REFER 2023_084 L 210

JOIN LINE REFER 2023_084 L 208

REFER TO DCM 2023_084 Greene M7 Iron Fast Track Application - Graphic Attachment - Urban Design_O

note:
 1. Contractors to verify all dimensions on site prior to commencing works. The designer is not responsible for confirming the location of all underground services on site prior to construction. The contractor is responsible for taking any necessary precautions to be taken in preference to scaled dimensions.
 2. Drawings to be read in conjunction with the specification and BOQ.
 3. All dimensions are to be in accordance with the relevant engineering standards / Code of Practice.
 4. All plants to be at least 500mm from edge of planting area.
 5. Any driveway positions are indicative only and may vary with construction.
 6. All dimensions to be signed off prior to construction.
 7. Plans to be printed in colour.



client / project name:
 MT IRON JUNCTION, WANAKA
 FAST TRACK APPLICATION - GRAPHIC ATTACHMENT - URBAN DESIGN
 drawing name:
 LAYOUT AND PLANTING PLAN
 drawing sheet:
 Sheet 9 / 14
 date : 17/10/25
 designed by : AEG
 drawn by : AEG
 reviewed by : DCM
 scale (@ A3) : 1:200
 project no. / drawing no. / revision:
 2023_084 / L 209 / F

FAST TRACK APPLICATION

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



note:
 1. Contractors to verify all dimensions on site prior to construction. The contractor is responsible for confirming the location of all underground services on site prior to construction. The contractor is to be taken in preference to scaled dimensions.
 2. Drawings to be read in conjunction with the specification and BOQ.
 3. All dimensions are to be in accordance with the engineering standards / Code of Practice.
 4. All fabric to be 0.150mm from edge of.
 5. Any driveway positions are indicative only and may vary with construction.
 6. All dimensions to be signed off prior to construction.
 7. Plans to be printed in colour.

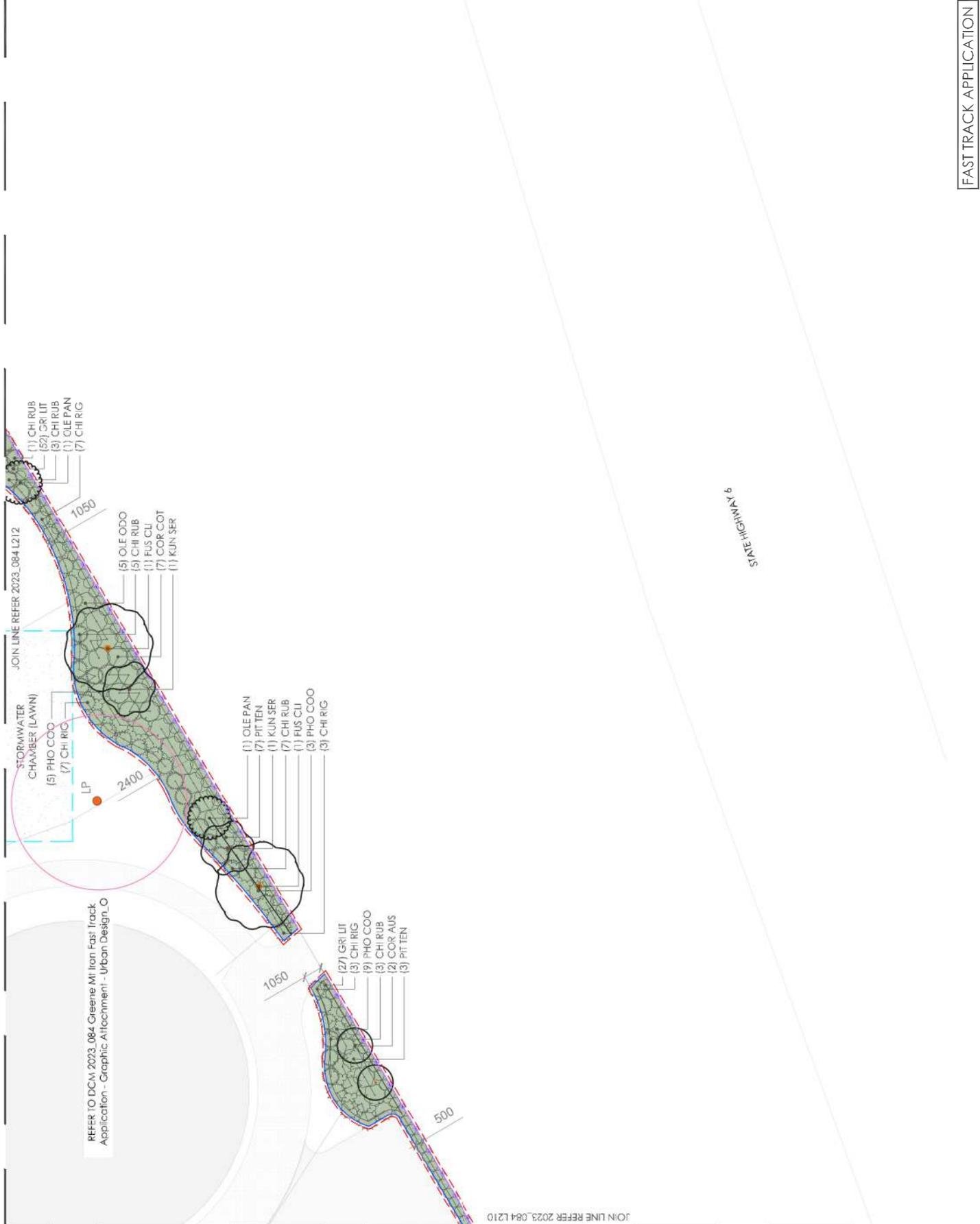


Client / project name:
 MT IRON JUNCTION LTD.
 MT IRON JUNCTION, WANAKA
 FAST TRACK APPLICATION - GRAPHIC ATTACHMENT - URBAN DESIGN
 Drawing name:
 LAYOUT AND PLANTING PLAN

Drawing sheet:
 Sheet 10 / 14

date : 17/10/25
 designed by : AEG
 drawn by : AEG
 reviewed by : DCM
 scale: (A3) : 1:200
 project no. / drawing no. / revision:
 2023_084 / L 210 / F

FAST TRACK APPLICATION



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

note:

- Contractors to verify all dimensions on site prior to commencing works and responsible for confirming the location of all underground services on site prior to excavation. All works to be undertaken in accordance with the relevant standards and codes of practice.
- Drawings to be read in conjunction with the relevant standards and codes of practice.
- All plants to be of a minimum of 100mm from edge of all hard surfaces.
- Any driveway positions are indicative only and may vary with construction.
- Lighting poles to be signed off prior to construction.
- Plans to be printed in colour.



DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CANTON, CHRISTCHURCH
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client / project name:
MT IRON JUNCTION LTD.
MT IRON JUNCTION, WANAKA
FAST TRACK APPLICATION - GRAPHIC ATTACHMENT - URBAN DESIGN

drawing sheet:
Sheet 11 / 14

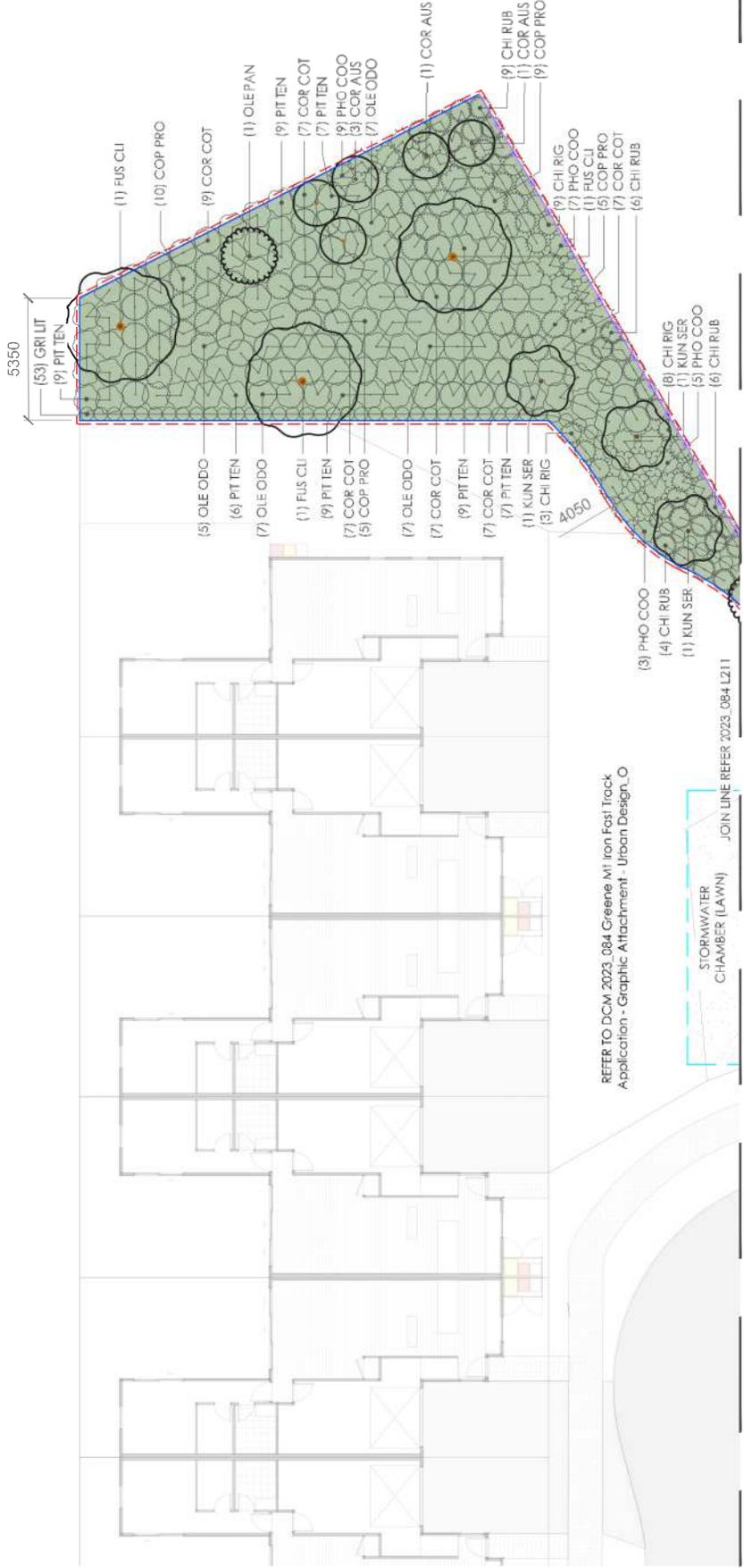
date : 17/10/25
designed by : AEG
drawn by : AEG
reviewed by : DCM
scale: (at A3) : 1:200

project no. / drawing no. / revision:
2023_084 / L 211 / F

FAST TRACK APPLICATION

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



REFER TO DCM 2023_084 Greene Mt Iron Fast Track Application - Graphic Attachment - Urban Design_0



JOIN LINE REFER 2023_084 L211

note:
 1. Contractors to verify all dimensions on site prior to commencing works. The contractor is responsible for confirming the location of all underground services on site prior to excavation. The contractor is to take all necessary precautions to be taken in preference to scaled dimensions.
 2. Drawings to be read in conjunction with the specification and BOQ.
 3. All dimensions are to be in accordance with the relevant engineering standards / Codes of Practice.
 4. All depths to be a minimum 50mm from edge of slab.
 5. Any driveway positions are indicative only and may vary with construction.
 6. All dimensions to be signed off prior to construction.
 7. Plans to be printed in colour.



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

drawing name:
 LAYOUT AND PLANTING PLAN

drawing sheet:
 Sheet 12 / 14

date : 17/10/25
 designed by : AEG
 drawn by : AEG
 reviewed by : DCM
 scale (@ A3) : 1:200
 project no. / drawing no. / revision:
 2023_084 / L 212 / F

FAST TRACK APPLICATION

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
STATE HIGHWAY BOUNDARY TREES				
COR AUS	65	Cordyline australis / Ti Kāuka	25L	Tree Pit and Staking Refer to Detail 01/L 214
FAG DG	23	Fagus sylvatica 'Dawycck Green' / Columnar Beech	45L	Tree Pit and Staking Refer to Detail 01/L 214
FUS CLI	21	Fuscospora cliffortioides / Mountain Beech	45L	Tree Pit and Staking Refer to Detail 01/L 214
KUN SER	40	Kunzea serotina / Kānuka	35L	Tree Pit and Staking Refer to Detail 01/L 214
OLE PAN	23	Olearia paniculata / Akiraho	35L	Tree Pit and Staking Refer to Detail 01/L 214
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
STATE HIGHWAY BOUNDARY HEDGE				
GRI LIT	1,226	Griselinia littoralis / Kapuka	6L	0.6 m
STATE HIGHWAY BOUNDARY PLANT MIX				
CHI RIG	466	Chionochloa rigida / Narrow-leaved Snow Tussock	1.5L	1 m
CHI RUB	411	Chionochloa rubra / Red Tussock	1.5L	1 m
COP PRO	216	Coprosma propinqua / Mingimingi	2.5L	1.2 m
COR COT	266	Corokia cotoneaster / Korokio	2.5L	1.2 m
OLE ODO	266	Olearia odorata / Scented Tree Daisy	1.5L	1.2 m
PHO COO	328	Phormium cookianum / Mountain Flax	1.5L	1.2 m
PIT TEN	292	Pittosporum tenuifolium / Kohuhu	2L	1.2 m

- note:
- Contractor to verify all dimensions on site prior to construction and to be responsible for confirming the location of underground services on site prior to excavation. All dimensions to be taken in preference to scaled dimensions.
 - Drawings to be read in conjunction with the Specification and BOQ.
 - All plants to be offset 300mm from edge of any driveway.
 - Any driveway positions are indicative only and may vary with construction.
 - Plantings to be signed off prior to construction.
 - Plans to be printed in colour.



Client / project name:
MT IRON JUNCTION LTD.
MT IRON JUNCTION, WAIKANA
FAST TRACK APPLICATION - GRAPHIC
ATTACHMENT - URBAN DESIGN

Drawing name:
DETAILS

Drawing sheet:
Sheet 13 / 14

date : 17/10/25
designed by : AEG
drawn by : AEG
reviewed by : DOM
scale (@ A3) : NTS

Project no. / drawing no. / revision:
2023_084 / L 213 / F

FAST TRACK APPLICATION

SECTION I

SHADE STUDY

301-304

SHADE STUDY



Summer Solstice 22nd December, 8:00am



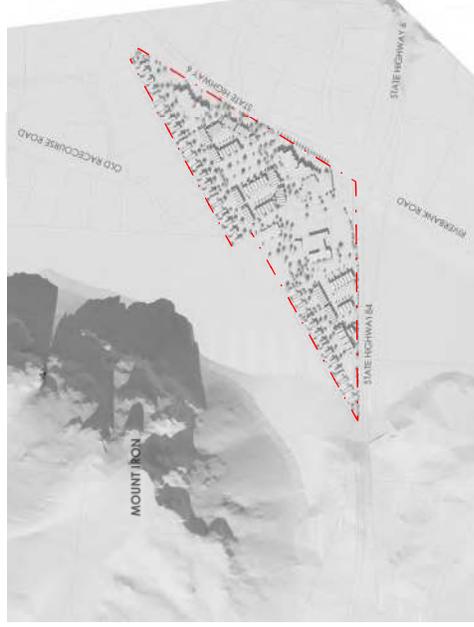
Summer Solstice 22nd December, 10:00am



Summer Solstice 22nd December, 12:00pm



Summer Solstice 22nd December, 2:00pm



Summer Solstice 22nd December, 4:00pm



Summer Solstice 22nd December, 6:00pm

SHADE STUDY - SUMMER SOLSTICE 2nd DECEMBER

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





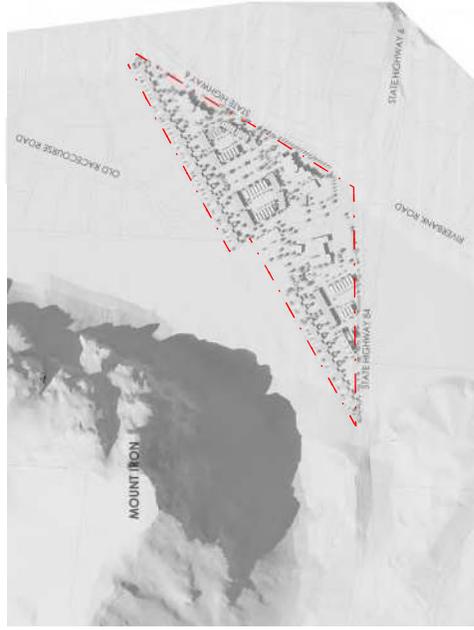
Autumn Equinox 21st March, 8:00am



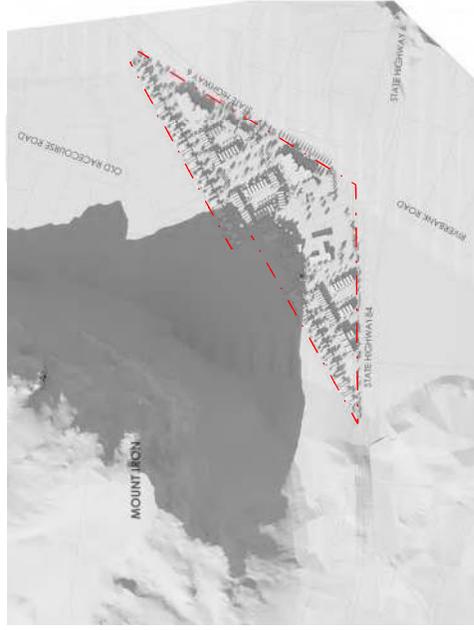
Autumn Equinox 21st March, 10:00am



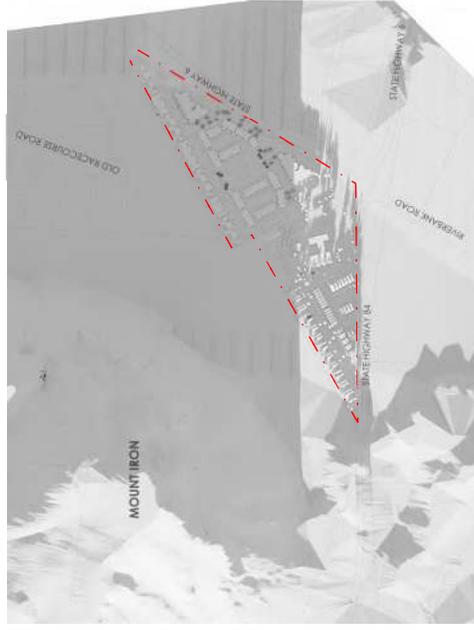
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Autumn Equinox 21st March, 2:00pm



Autumn Equinox 21st March, 4:00pm



Autumn Equinox 21st March, 6:00pm

SHADE STUDY - AUTUMN EQUINOX 21st MARCH

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





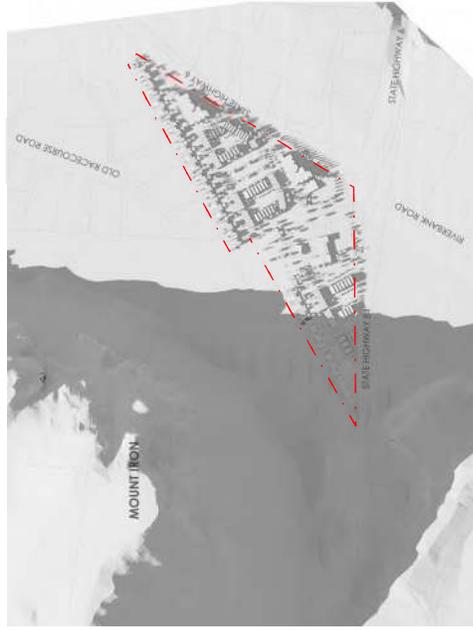
Winter Solstice 21st June, 8:00am



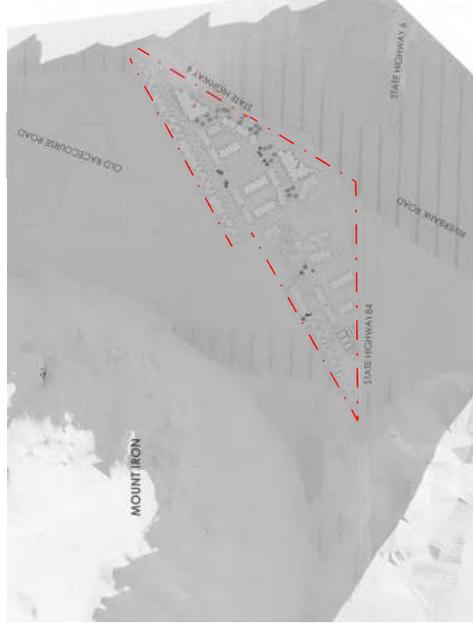
Winter Solstice 21st June, 10:00am



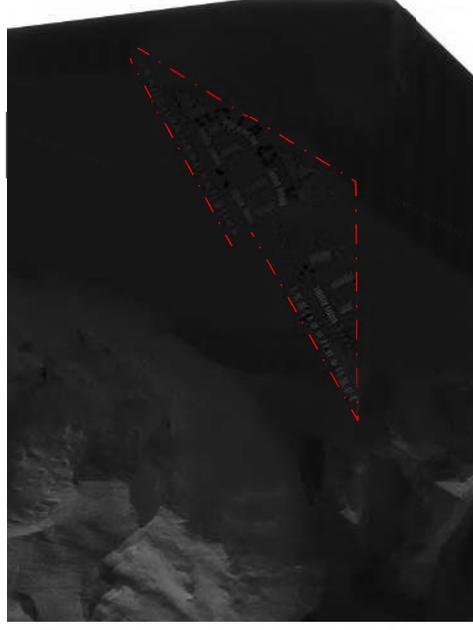
Winter Solstice 21st June, 12:00pm



Winter Solstice 21st June, 2:00pm



Winter Solstice 21st June, 4:00pm



Winter Solstice 21st June, 6:00pm

SHADE STUDY - WINTER SOLSTICE 21st JUNE

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





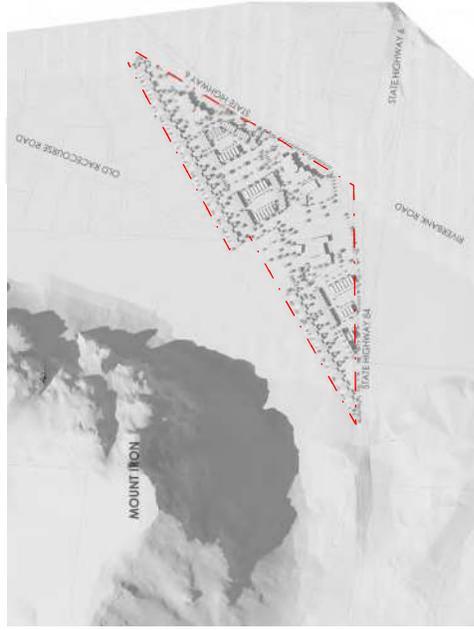
Spring Equinox 23rd September, 8:00am



Spring Equinox 23rd September, 10:00am



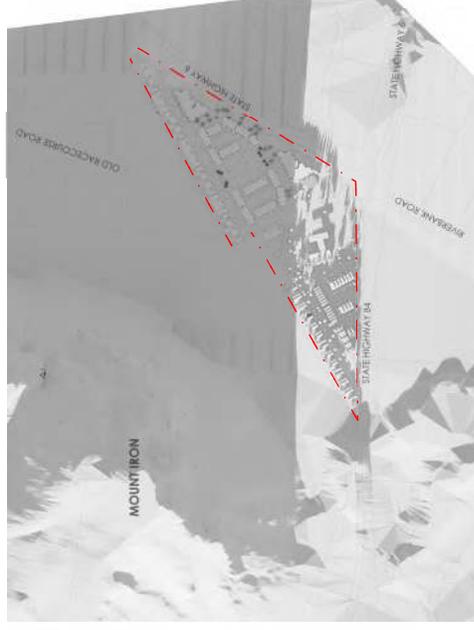
Spring Equinox 23rd September, 12:00pm



Spring Equinox 23rd September, 2:00pm



Spring Equinox 23rd September, 4:00pm



Spring Equinox 23rd September, 6:00pm

SHADE STUDY - SPRING EQUINOX 23rd SEPTEMBER

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 DCM URBAN DESIGN LIMITED | 17.12.2023 | 2023_084 Greene Mt Iron Fast Track Application - Graphic Attachment - Urban Design_0

Note: Shadows indicate 3D buildings. Topography (Source: Lintz) and trees at 10 years or growth.

