



CONCEPT MASTER PLAN - MT IRON JUNCTION, WĀNAKA FOR MT IRON JUNCTION LTD

2 May 2023
Project no. 2023_084
REVISION F



MT IRON JUNCTION, WĀNAKA | CONCEPT MASTER PLAN

Project no: 2023_084
Document title: Greene Mt Junction Wānaka MUD
Revision: F
Date: 2 MAY 2024
Client name: Mt Iron Junction Limited

Author: David Compton-Moen | Anca Belu | Zoe Hughes

File name: 2023_084 Greene Mt Iron Junction Wanaka MUD_F

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	01/06/2023	Issue for Comment	AB	DCM	DCM
B	27/06/2024	Changes following client review	ZH	DCM	DCM
C	22/04/2024	Design changes	AB	DCM	DCM
D	30/04/2024	Minor changes	AB	DCM	DCM
E	01/05/2024	Minor changes	AB	DCM	DCM
F	02/05/2025	Context map added	DCM	DCM	DCM



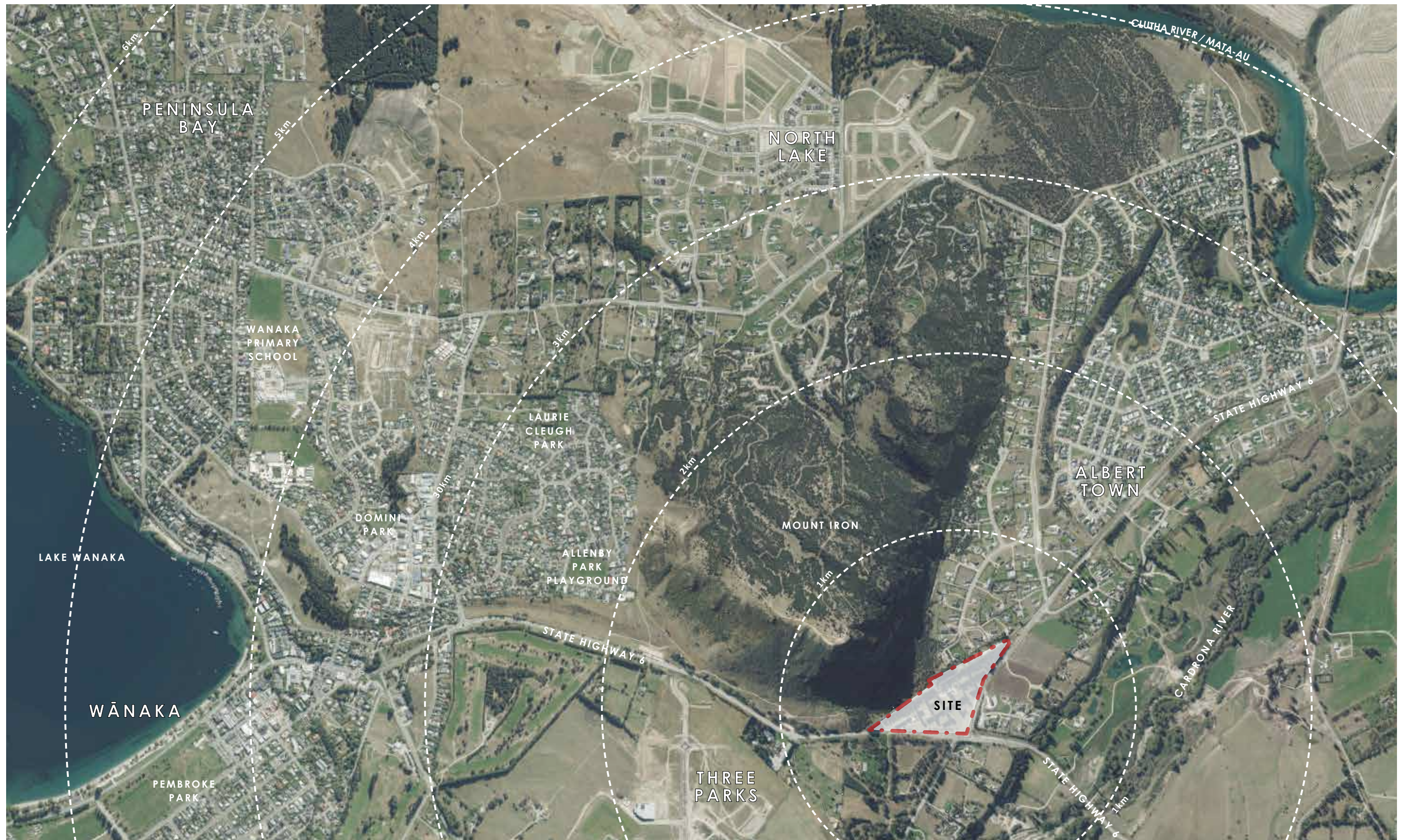
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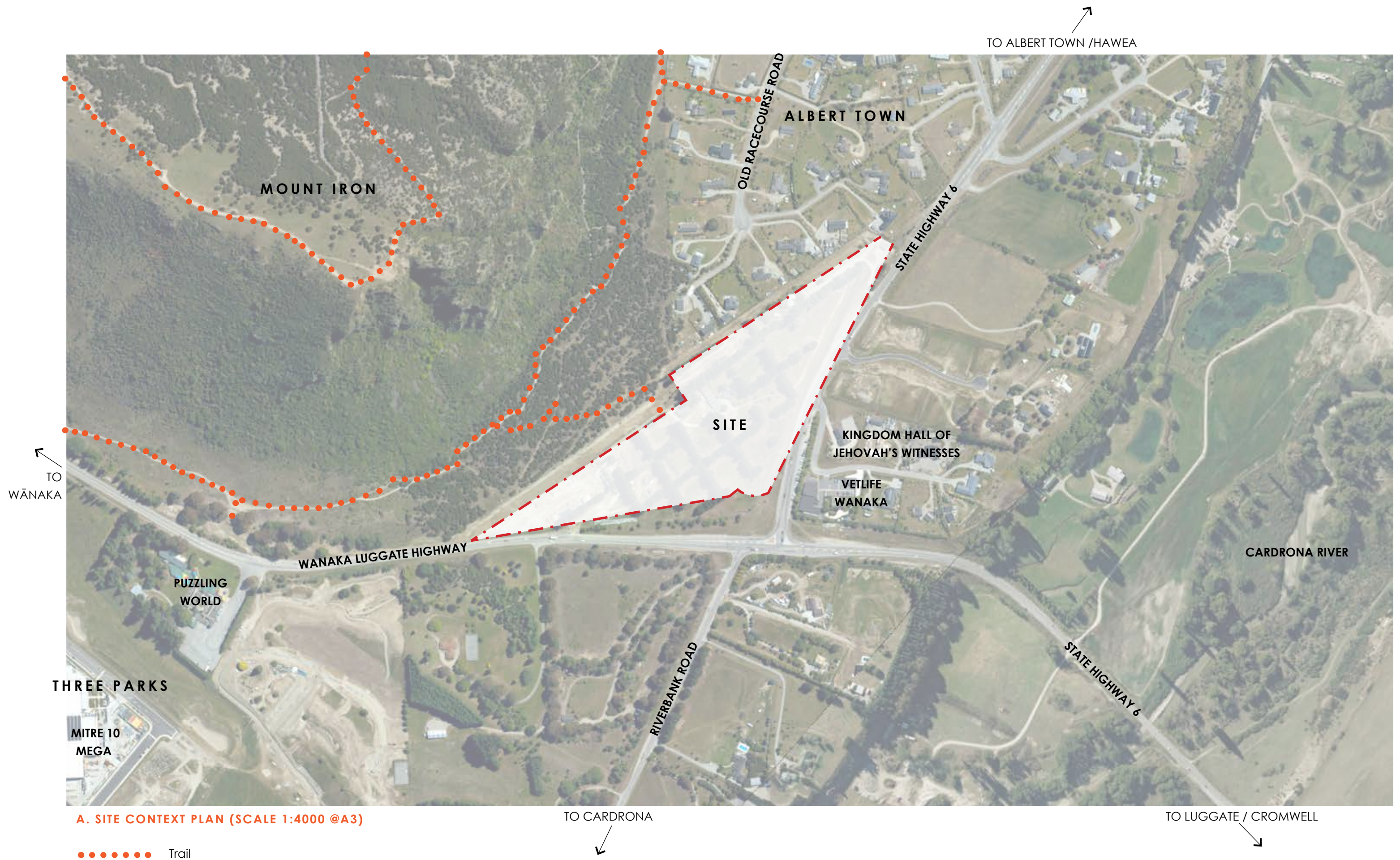
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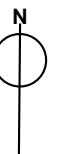
A. LOCATION PLAN (1:20,000 @ A3)

Map / image source: QLDC District Plan Maps

CONTEXT - WĀNAKA / ALBERT TOWN



CONTEXT - RECEIVING ENVIRONMENT



B

Planting Schedule L DD 2.00						
Code	Botanical Name	Common Name	Grade	Spacing	Quantity	
Ac p (d)	Acer platanoides	Norway Maple	2.5 m	as shown (deciduous)	34	
Ca b'F (d)	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	2.5 m	as shown (deciduous)	22	
Ca d	Carex dipsacea	Teasal Sedge	RT	0.5	637	
Ca 'S'	Camellia sasangua 'Setsugekka'	White Camellia	5L	1.5	9	
Ch f	Chionochloa flavicans	Miniature Toetoe	2.5L	0.8	510	
Ch r	Chionochloa rigida	Narrow Leaved Snow Tussock	2.5L	0.8	756	
Ch ru	Chionochloa rubra	Red Tussock	RT	1	330	
Ch t	Choisya ternata	Mexican Orange Blossom	2.5L	1.5	20	
Co a	Cordyline australis	Cabbage Tree/Ti Kouka	1.5 - 2m	as shown	6	
Co al 'S'	Cornus alba 'Siberica'	Red-barked Dogwood	2.5L	1.5	105	
Co co	Corkelia cotoneaster	Korokio	2.5L	1.5	177	
Co 'GG' - f	Corkelia 'Geenty's Green'	Green Corkelia	2.5L	0.5	77	
Co pr	Coprosma propinqua	Mimgingi	3L	2	120	
Co 'RR'	Coprosma acerosa 'Red Rocks'	Red Groundcover Coprosma	2L	1	261	
Es 'WP'-H	Escallonia 'White Profusion' Hedge	White Escallonia	2.5L	1.5	62	
Fu c	Fuscospora cliffortioides	Mountain Beech	0.75m	1.5	115	
Fu c 'S'	Fuscospora cliffortioides-Specimen	Mountain Beech	2 - 2.5 m	as shown	98	
Gr l	Griselinia littoralis	Kapuka/Broadleaf	3L	2.5	163	
Gr l - H	Griselinia littoralis - Hedge	Kapuka/Broadleaf	3L	0.8	322	
Ku s	Kunzea serotina	Kanuka	2.5L	1.5	512	
La a	Lavandula angustifolia	English Lavender	3L	0.9	24	
Mu a	Muehlenbeckia axillaris	Creeping Vine Vine	2.5L	1	233	
O l	Olearia lineata	NZ Tree Daisy	3L	2.5	36	
O l od	Olearia odorata	Scented Tree Daisy	3L	2	112	
Pa t	Pachysandra terminalis	Japanese Spurge	2.5L	0.7	172	
Ph c	Phormium cookianum	Wharariki/Mountain Flax	2.5L	1.2	689	
Pi t	Pittosporum tenuifolium	kohuhu	3L	2	146	
Pl 'AG' (d)	Platanus orientalis 'Autumn Glory'	Autumn Glory Plane	2.5 - 3m	as shown	26	
Po cu	Podocarpus laetus	Half's Totara	2 - 2.5m	as shown	18	
Qu p (d)	Quercus palustris	Pin Oak	2 - 2.5 m	as shown (deciduous)	10	
So m	Sophora microphylla	South Island Kowhai	1.8 - 2 m	as shown	29	
Ul l (d)	Ulmus hollandica 'Lobel'	Upright Elm	2 - 2.5 m	as shown (deciduous)	263	
Ve 'WM'	Veronica 'Wiri Mist'	Compact White Hebe	2.5L	0.75	423	

DOUGLAS & MILNE LANDSCAPE ARCHITECTS LIMITED

DO NOT SCALE, ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCING ANY WORK

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REV	DATE	NOTES
F	10/12/2020	MEDIATION RF1
G	21/12/2020	FINAL CONSENT PLANS
H	4/02/2021	FINAL FOR CONSENT

LEGEND

- | | |
|---------|---|
| | Threshold Paving |
| | Footpath 3m width |
| | Exposed Aggregate |
| | Mounding with
Proposed Contours
@ 500mm Intervals |
| ① | Terrace Housing |
| ② | Worker's
Accommodation |
| (A)–(I) | Accommodation Units |
| (J) | Manager
Accommodation &
Office |
| (K)–(M) | Drying Room,
Laundry, Rubbish |
| ③ | Caltex Station |
| ④ | Covered Communal
Bin |
| ⑤ | Shuttle Bus Shelter |
| | Property Boundary |
| | 8m-10m Setback |
| | Post & Rail Fence |
| | Sightline Splays |
| | Protected Landscape
Area |

NORTH

rough & milne landscape architects

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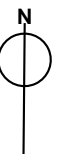
LANDSCAPE MASTER PLAN

Mt Iron Junction
SH 6 corner SH 84
Wanaka, Otago

JOB No.	17132
SCALE	1:750 @ A1, 1:500 @ A3
DATE	27/08/2020
DESIGNED	RMLA
DRAWN	CD, NM, SH, ED
CHECKED	NS
STATUS	FINAL CONSENT PLANS

A. PREVIOUSLY CONSENTED DESIGN

PREVIOUSLY CONSENTED DESIGN (BY OTHERS)



C



A. VIEW OF SITE LOOKING TOWARDS ALBERT TOWN

VIEW OF SITE LOOKING TOWARDS ALBERT TOWN

LEGEND

- - - Site Boundary
- 3m shared path

RESIDENTIAL UNITS

- Typology A - 3Bed terrace (x14 units)
- Typology B - 2Bed terrace (x17 units)
- Typology C - 2Bed terrace (x160 units)
- Typology D - Build To Rent (x48 units)
- Typology E - Apartment (x24 units)

TOTAL NO. OF UNITS 263 Units

UNITS	NO.
1 Bedroom	32
2 Bedroom	217
3 Bedroom	14
TOTAL	263

COMMERCIAL ACTIVITIES

- 1 Childcare centre
- 2 Petrol station (previously consented)
- 3 Market
- 4 Fast food restaurant (currently under consenting application)



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

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

revision no:	amendment:
A	Issue for Comment
B	Changes following client review
C	Design changes
D	Minor changes
E	Minor changes

approved	date
DCM	01/06/2023
DCM	27/06/2023
DCM	22/04/2024
DCM	30/04/2024
DCM	01/05/2024

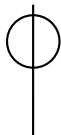


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project no / drawing no: 2023_084/001



revision: **E**



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

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **MASTER PLAN NORTH**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu
original issue date: 1 JUNE 2023
scale: 1:1000

revision no:	amendment:
A	Issue for Comment
B	Changes following client review
C	Design changes
D	Minor changes
E	Minor changes

approved	date
DCM	01/06/2023
DCM	27/06/2023
DCM	22/04/2024
DCM	30/04/2024
DCM	01/05/2024

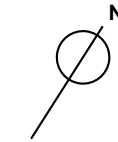


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project no / drawing no: **2023_084/002**



revision: **E**



LEGEND

- (A) Typology A - 3Bed Terrace
- (B) Typology B - 2Bed Terrace
- (C) Typology C - 2Bed Terrace
- (D) Typology D - Build To Rent Block
- (E) Typology E - Apartment units
- (I) Petrol station (previously consented)

5m wide landscape strip with bund and planting

- Site Boundary
- 3m shared path

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

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **MASTER PLAN SOUTH**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu
original issue date: 1 JUNE 2023
scale: 1:1000

revision no:	amendment:
A	Issue for Comment
B	Changes following client review
C	Design changes
D	Minor changes
E	Minor changes

approved	date
DCM	01/06/2023
DCM	27/06/2023
DCM	22/04/2024
DCM	30/04/2024
DCM	01/05/2024

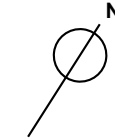


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project no / drawing no: **2023_084/003**



revision: **E**



A. ELEVATED PERSPECTIVE

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **Elevated Perspective**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu
original issue date: 1 JUNE 2023
scale: NTS

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



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

revision: **E**



A. PERSPECTIVE INTERSECTION

client / project name: MT IRON JUNCTION, WĀNAKA
drawing name: **Perspective Intersection**
designed by: David Compton-Moen | Anca Belu
drawn by: Anca Belu
original issue date: 1 JUNE 2023
scale: NTS

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



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

revision: **E**

A. PERSPECTIVE - STREET VIEW



THREE BEDROOM, TWO BATHROOM, TWO STOREY, ONE GARAGE

House size: 147.48m²
House length: 13.4m
House width: 6.13m

B. ELEVATIONS

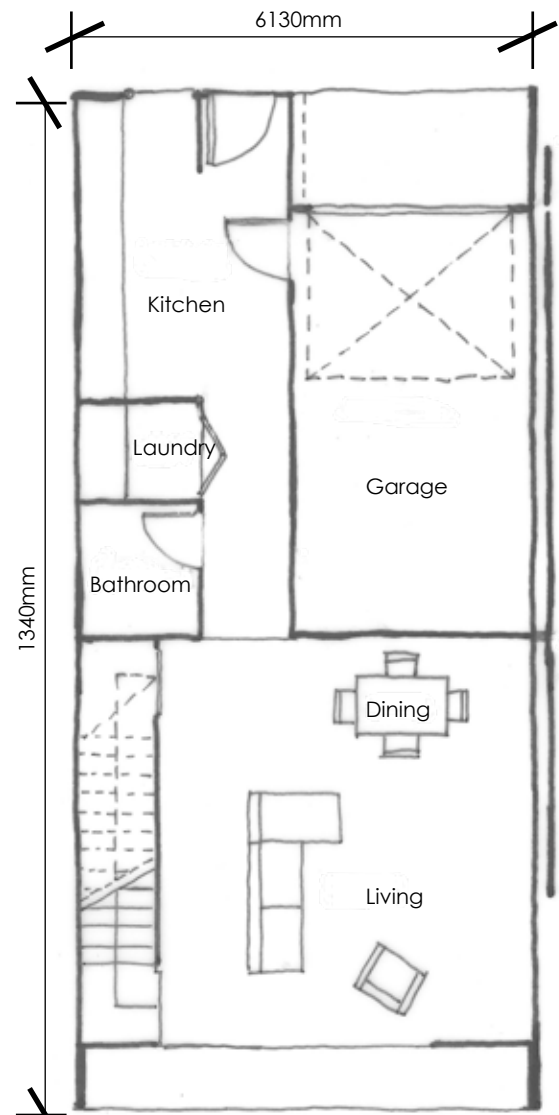


1. FRONT ELEVATION
Scale. 1: 100

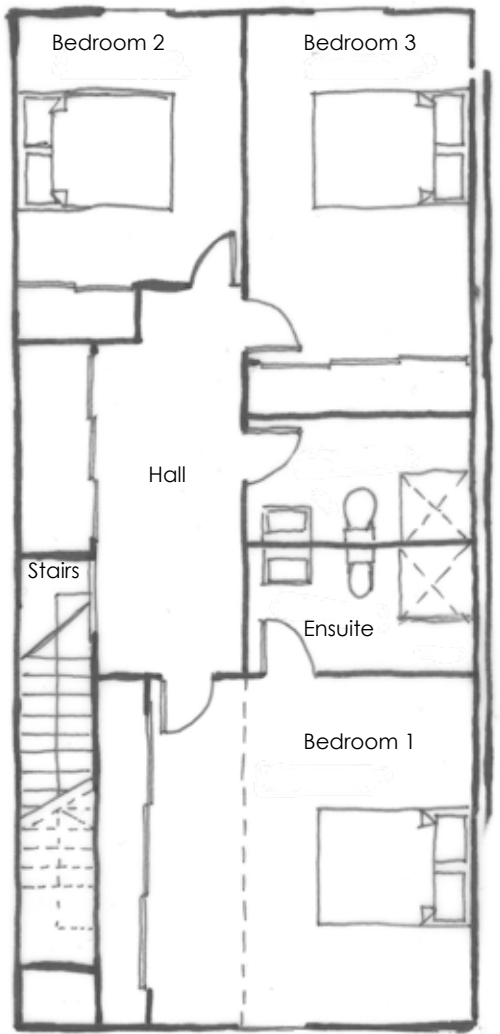


2. REAR ELEVATION
Scale. 1: 100

C. FLOOR PLANS



3. GROUND FLOOR
Scale. 1: 100



4. FIRST FLOOR
Scale. 1: 100

TYPOLOGY A - 3 BEDROOMS

A. PERSPECTIVE - STREET VIEW



TWO BEDROOM, ONE BATHROOM, TWO STOREY, NO GARAGE

House size: 90m²
House length: 10m
House width: 4.5m

TPOLOGY B - 2 BEDROOMS

B. ELEVATIONS



1. FRONT ELEVATION
Scale. 1: 100

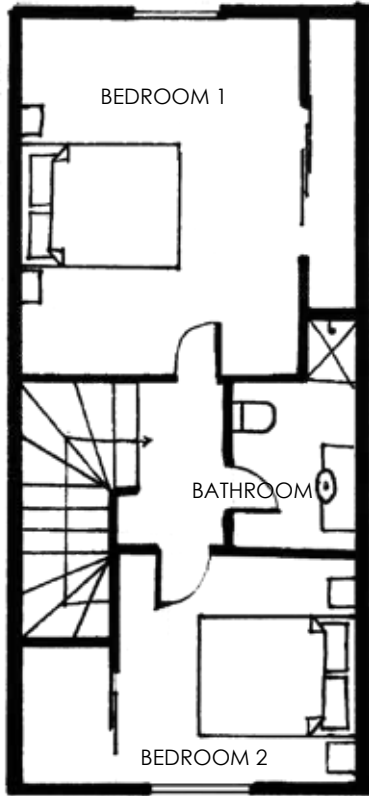


2. REAR ELEVATION
Scale. 1: 100

C. FLOOR PLANS



3. GROUND FLOOR
Scale. 1: 100



4. FIRST FLOOR
Scale. 1: 100

A. PERSPECTIVE - STREET VIEW



TWO BEDROOM, TWO BATHROOM, THREE STOREY, GARAGE

House size: 96.32m²
House length: 11m
House width: 4.2m

TPOLOGY C - 2 BEDROOMS

B. ELEVATIONS

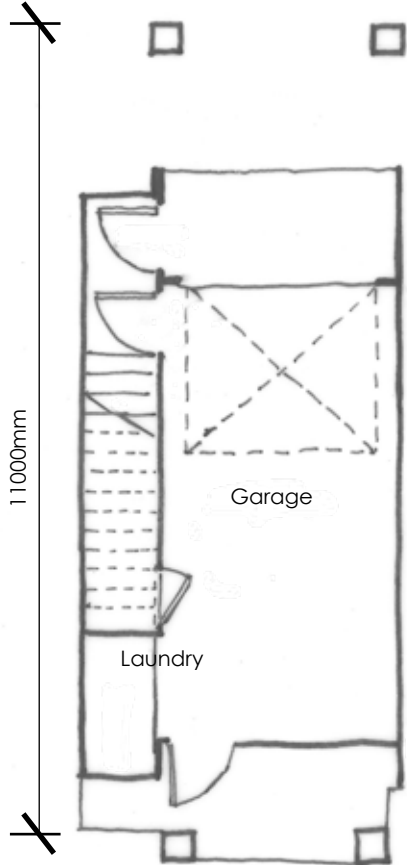


1. FRONT ELEVATION
Scale. 1: 100

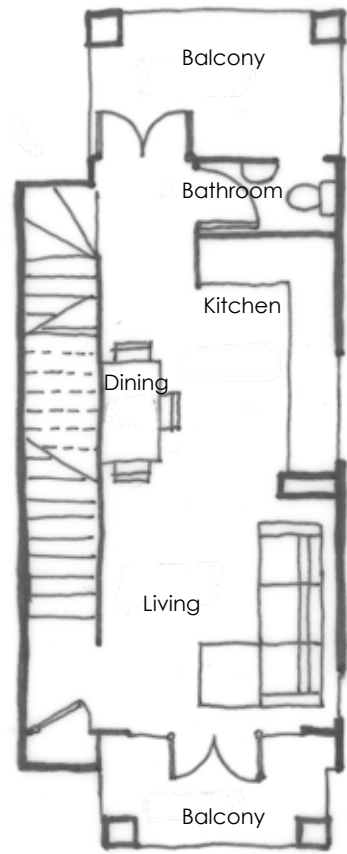


2. REAR ELEVATION
Scale. 1: 100

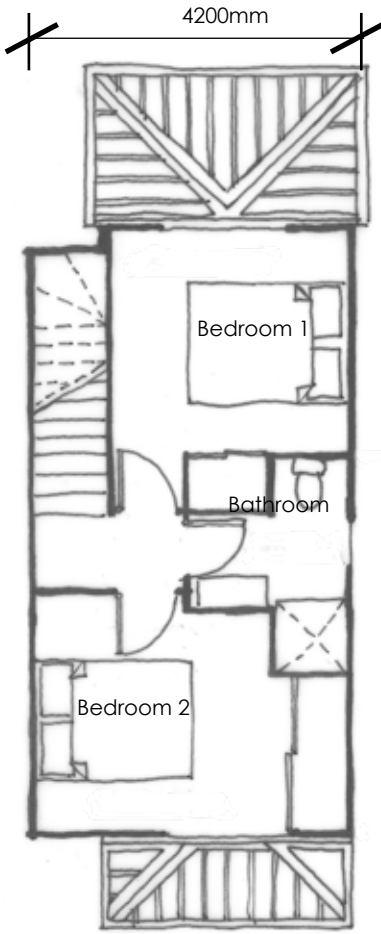
C. FLOOR PLANS



3. GROUND FLOOR
Scale. 1: 100



4. FIRST FLOOR
Scale. 1: 100



5. SECOND FLOOR
Scale. 1: 100

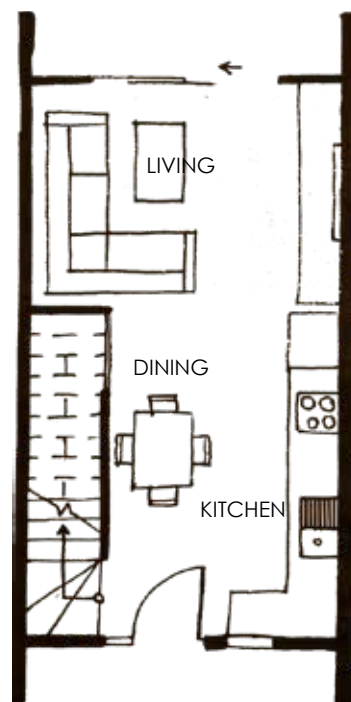


4 x 1 BEDROOM APARTMENTS
20 x 2 BEDROOM APARTMENTS

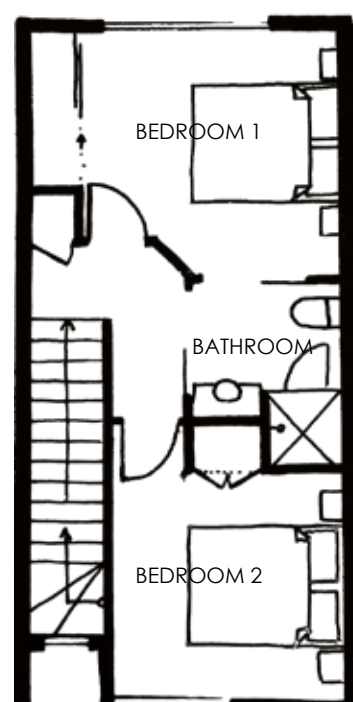
Total lot size: 2,821.5m²
 Total lot length: 49.5m
 Total lot width: 57.0m

TYPOLOGY D - BUILD TO RENT

A. FLOOR PLANS - 2 BEDROOM UNIT



1. GROUND FLOOR
SCALE: 1:100



2. FIRST FLOOR
SCALE: 1:100

B. PERSPECTIVE



4 x TWO BEDROOM, ONE BATHROOM, TWO STOREY, NO GARAGE

House size: 81m²
House length: 9m
House width: 4.5m

Total size: 781.92m²

Total lot width: 27.2m

Total Lot Length: 11.8m

4 x ONE BEDROOM, ONE BATHROOM, ONE STOREY, NO GARAGE

House size: 56.4m²
House length: 11.5m
House width: 4.9m

C. ELEVATIONS

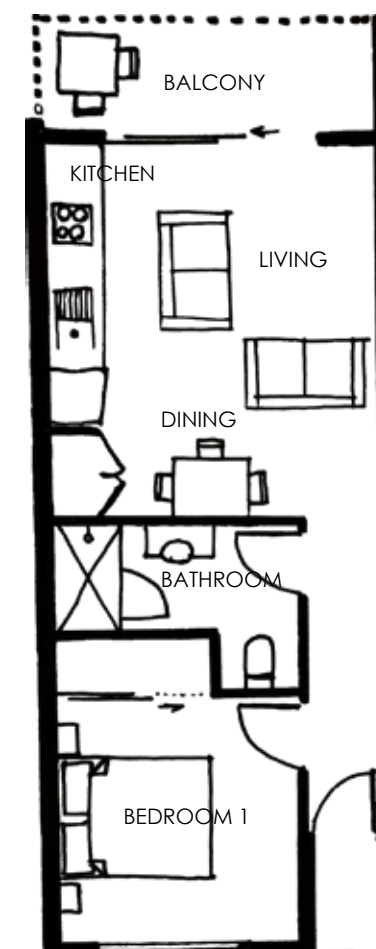


3. FRONT ELEVATION
SCALE: 1:100



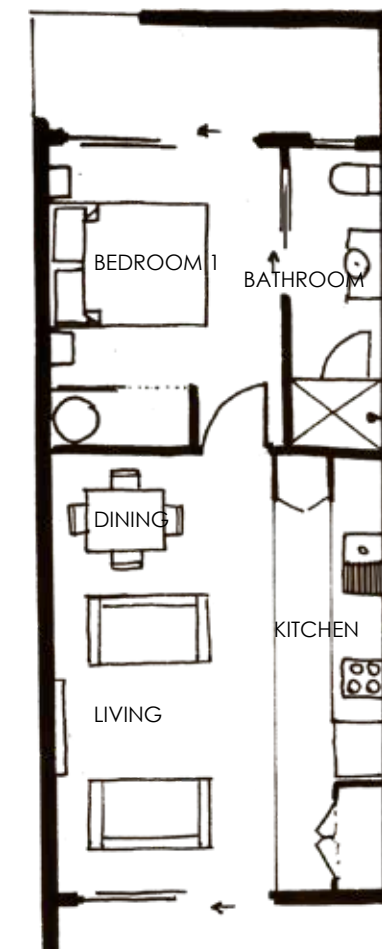
4. REAR ELEVATION
SCALE: 1:100

D. FLOOR PLANS - 1 BEDROOM UNIT (GROUND)



5. GROUND FLOOR
SCALE: 1:100

E. FLOOR PLANS - 1 BEDROOM UNIT (LEVEL 1)



6. FIRST FLOOR
SCALE: 1:100

TPOLOGY D - BUILD TO RENT
Block A

B. ELEVATIONS



1. FRONT ELEVATION
SCALE. 1:100



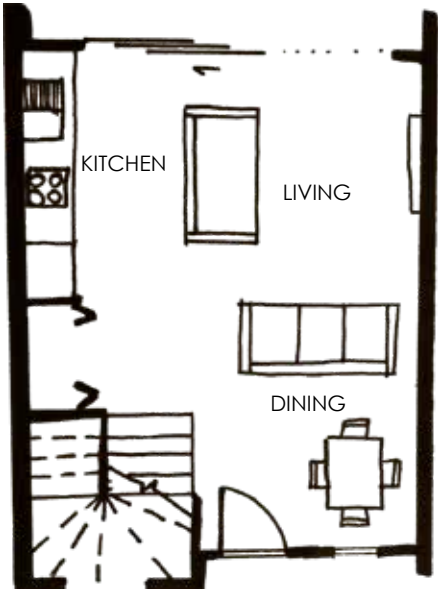
2. RIGHT ELEVATION
SCALE. 1:100

A. PERSPECTIVE

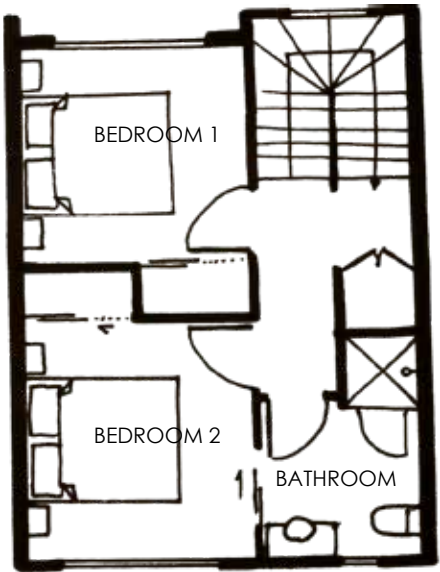


3. REAR ELEVATION
SCALE. 1:100

C. FLOOR PLANS



4. GROUND FLOOR
SCALE. 1:100



5. FIRST FLOOR
SCALE. 1:100

3 x TWO BEDROOM, ONE BATHROOM, TWO STOREY, NO GARAGE

House size:	80m ²	Total size:	240m ²
House length:	7.3m	Total length:	7.3m
House width:	5.5m	Total width:	16.5m

TPOLOGY D - BUILD TO RENT
Block B

B. ELEVATIONS



1. FRONT ELEVATION
SCALE. 1:100



2. REAR ELEVATION
SCALE. 1:100

A. PERSPECTIVE

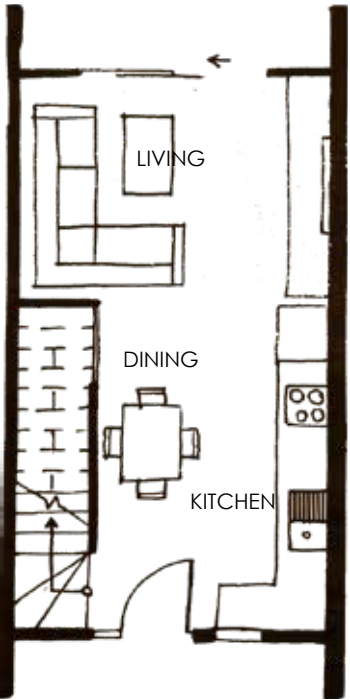


7 x TWO BEDROOM, ONE BATHROOM, TWO STOREY, NO GARAGE

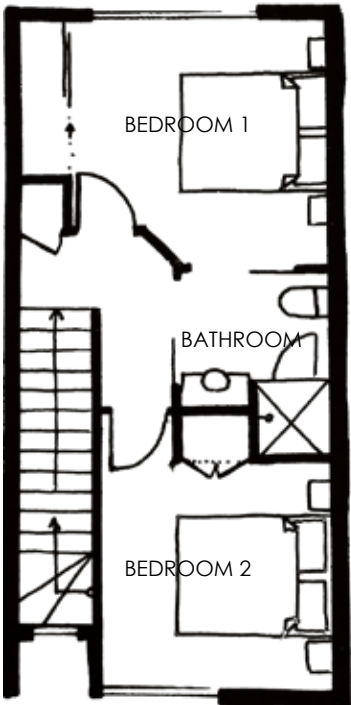
House size:	81m ²	Total size:	567m ²
House length:	9m	Total length:	9.8m
House width:	4.5m	Total width:	31.5m

TPOLOGY D - BUILD TO RENT
Block C

C. FLOOR PLANS



3. GROUND FLOOR
SCALE. 1:100



4. FIRST FLOOR
SCALE. 1:100

B. ELEVATIONS



1. FRONT ELEVATION
SCALE. 1:100



2. REAR ELEVATION
SCALE. 1:100

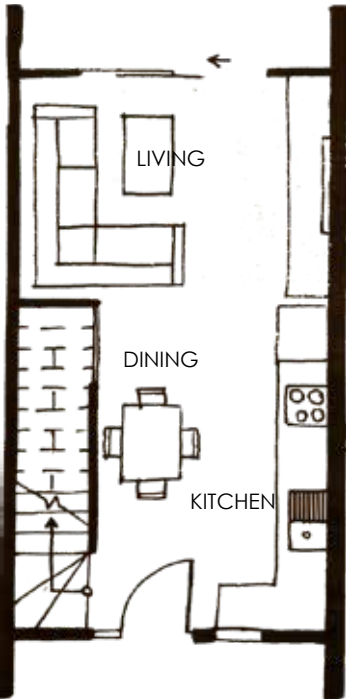
A. PERSPECTIVE



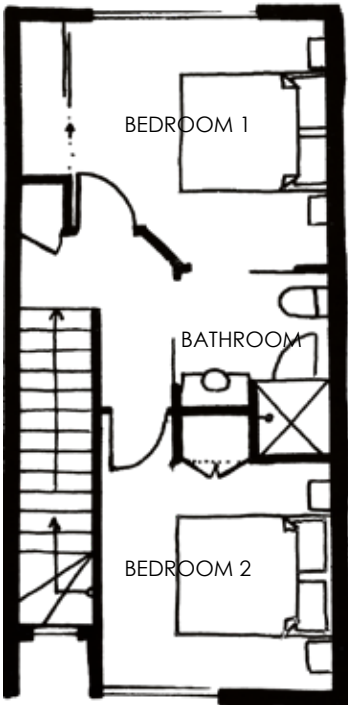
6 x TWO BEDROOM, ONE BATHROOM, TWO STOREY, NO GARAGE

House size:	81m ²	Total size:	486m ²
House length:	9m	Total length:	10.3m
House width:	4.5m	Total width:	27m

TPOLOGY D - BUILD TO RENT
Block D



3. GROUND FLOOR
SCALE. 1:100



4. FIRST FLOOR
SCALE. 1:100

A. PERSPECTIVE



24 x STUDIO APARTMENTS, 1 BATHROOM

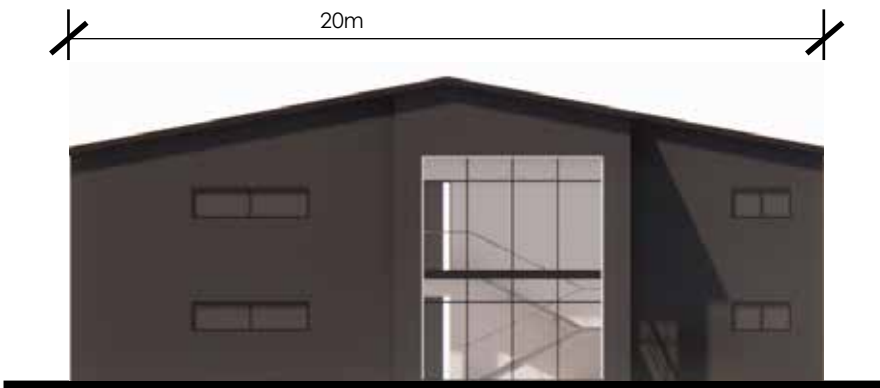
Apartment size:	45m ²	Total size (inc circulation):	1620m ²
Apartment length:	9m	Total length (inc circulation):	35m
Apartment width:	5m	Total width (inc circulation):	20m

TPOLOGY E - STUDIO APARTMENT
Block D

B. ELEVATIONS

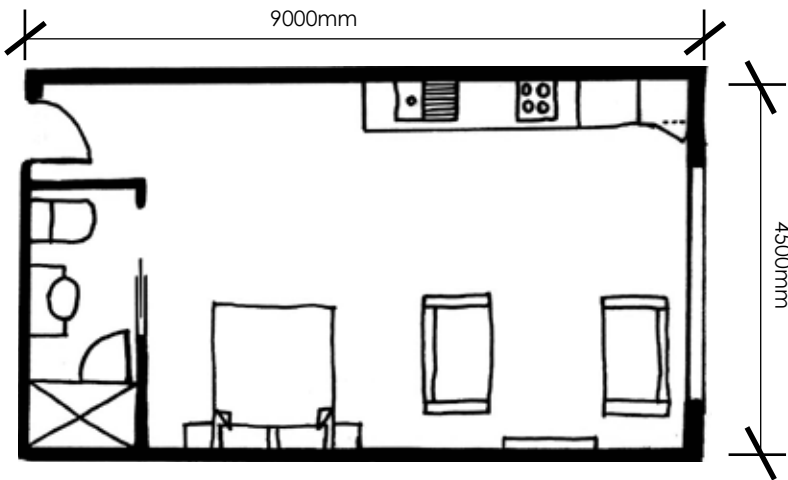


1. SIDE ELEVATION
Scale. 1: 200



2. FRONT ELEVATION
Scale. 1: 200

C. FLOOR PLAN



3. GROUND FLOOR
Scale. 1: 100