MT IRON JUNCTION

Executive Summary

DRAFT CONCEPT ONLY

The Mt Iron Junction Property is located at 237 Wanaka – Luggate Highway at the intersection of State Highways 6 and 84.

It was purchased in February 2017 by the current owners and is 5.830 Hectares, zoned Rural General.

It was noted in the QLDC district plan review 2017 that the planners would object to the proposed re-zoning of the site to Rural Residential as submitted by the previous owner. It was suggested that QLDC would like to see a comprehensive development proposal for the land because of its unique location.

As the new owners we are looking to develop the land in consultation with the council and local stake holders in line with the future growth strategies for the Upper Clutha community.

With this being the entrance to Wanaka and the gateway to the West Coast, we want to showcase an urban design style in keeping with and enhancing the natural surroundings.

Advantages of Mt Iron Junction Master Plan

- Safe traffic intersection for two major tourist routes
- Reduced traffic congestion in the centre of town
- Create arterial connectivity
- Easy access and parking for Mt Iron walk way
- Walking and cycle routes
- Much needed, quality workers accommodation
- Visually enhance the entrance to Wanaka
- A development company with consultative approach

MT IRON JUNCTION

ROUGH & MILNE LANDSCAPE ARCHITECTS LIMITED

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

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ISSUE	DATE	STATUS
0	19/12/17	DRAFT

Legend

1. Terrace housing
   - -18 two-storey apartments
   - (medium density)
2. Mt. Iron Village
   - -10 Accommodation houses
   - (80 beds)
   - -2 Commercial buildings
3. Storage Facilities (boats)
4. Park 'n' Ride and Mt. Iron Parking
5. Commercial and retail
6. Short stay accommodation
7. Future commercial
8. Petrol station and Electric car recharge facility
9. Cafe with Mini golf and storm water retention
10. Child care

External and internal boundaries
Mt Iron Views
No Build Zone

NORTH

draft

rough & milne landscape architects

Level 2, 69 Cambridge Terrace
PO Box 3794, Christchurch 8140
New Zealand

Tel +64 3 365 3268
Fax +64 3 377 8287
info@roughmilne.co.nz

INDICATIVE DEVELOPMENT PLAN
MT IRON JUNCTION DEVELOPMENT
WANAKA-LUGGATE STATE HIGHWAY
WANAKA

JOB No.	17132
SCALE	1:750 @ A1 1:1500 @ A3
DATE	19/12/17
DESIGNED	TM
DRAWN	CD
CHECKED	TM
STATUS	DRAFT
DRAWING No.	REVISION
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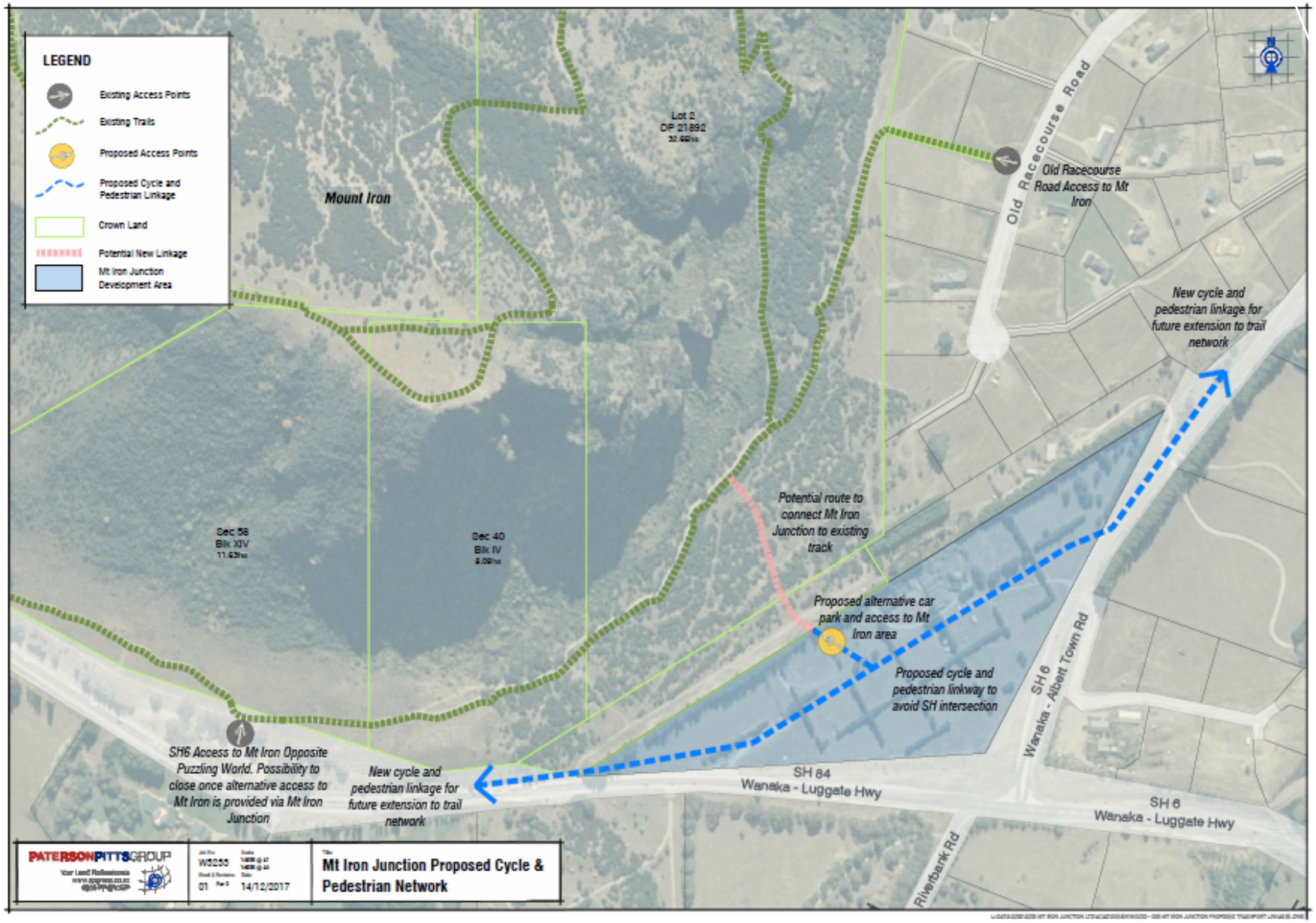
1 of 1	


LEGEND
Existing Access Points
Existing Trails
Proposed Access Points
Proposed Cycle and Pedestrian Linkage
Crown Land
Potential New Linkage
Mt Iron Junction Development Area
Mount Iron
Lot 2 DP 21892
Old Racecourse Road
Old Racecourse Road Access to Mt Iron
New cycle and pedestrian linkage for future extension to trail network
Potential route to connect Mt Iron Junction to existing track
Sec 58 Blk XIV
Sec 40 Blk IV
Proposed alternative car park and access to Mt Iron area
Proposed cycle and pedestrian linkway to avoid SH intersection
SH6 Wanaka - Albert Town Rd
SH6 Access to Mt Iron Opposite Puzzling World. Possibility to close once alternative access to Mt Iron is provided via Mt Iron Junction
New cycle and pedestrian linkage for future extension to trail network
SH 84 Wanaka - Luggate Hwy
SH 6 Wanaka - Luggate Hwy
Riverbank Rd
PATERSONPITTSGROUP
W5055
01
14/12/2017
Mt Iron Junction Proposed Cycle & Pedestrian Network

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Stage 1

- Safe roading and round-about layout
- ‘Full service’ Service station
- Local workers accommodation
- Park & Ride
- Storage facilities
- Mini golf

MT IRON JUNCTION

Site Analysis

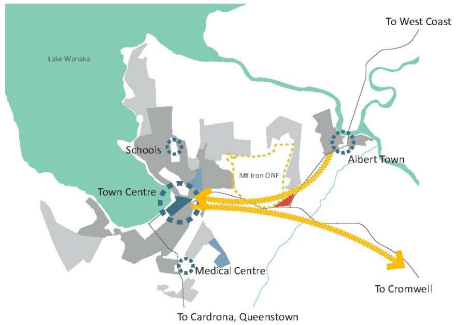
ATTRACTORS / ROUTES
REGIONAL ATTRACTORS / ROUTES

Key

- Mt Iron Junction site
- Minor attractors
- Major attractors
- Key movement routes

The site is located along several regional movement routes, but most signficantly, it is located along the following two key routes: People travelling between the major tourist destinations of Queenstown and the West Coast will pass the site, and people travelling between Cromwell and Wanaka's Town Centre will also pass the site.

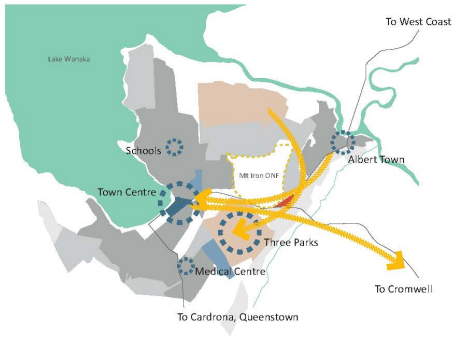
LOCAL ATTRACTORS / ROUTES - CURRENT



The site is located the main route between Albert Town and the town centre of Wanaka. Residents living in the Albert Town or Lake Hawea areas will pass the site to access the everday amenities located in Wanaka, such as the supermarket, the Medical Centre and schools.

Workers who may live in Albert Town or Lake Hawea but commute to Cardrona or Queenstown will also pass the site.

LOCAL ATTRACTORS / ROUTES - FUTURE



The Three Parks development is in close proximity to the Mt Iron Junction site. As such, residents of Albert Town and Lake Hawea will pass by the site on their way to Three Parks.

Future residents who live on eastern side of the Northlake area will likely also pass via the Mt Iron Junction site on their way to Three Parks.

Residents who live in the small settlements in the direction of Cromwell, such as Luggate and Queensberry, might also choose in future to shop at Three Parks rather than driving to Cromwell. This will further make the Mt Iron Junction a key node in the movement network.

Service Station

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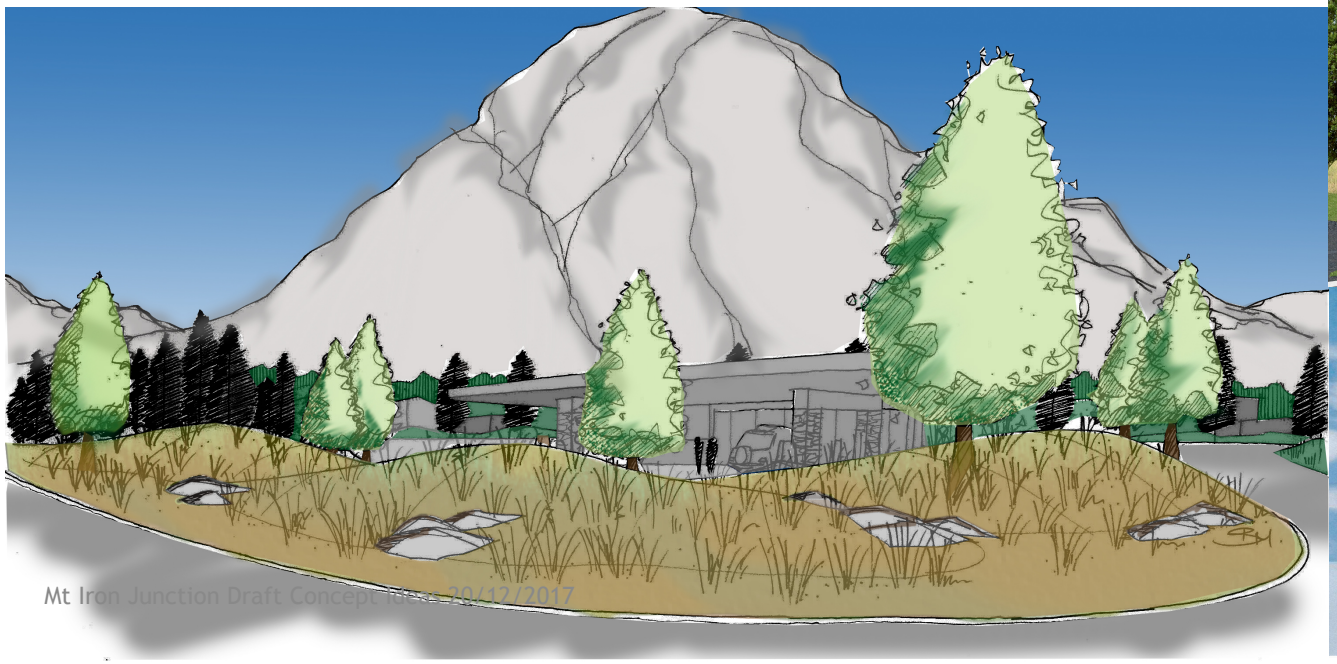
Situated at the junction of two major tourist routes, State Highways 6 and 84, this is an ideal location for a full-service service station.

Large enough to handle vehicles with boats and caravans as well as camper vans. There will be a dumping station for the campers, safe access and good parking. Of course, with an eye to the future, there will be electric car charging.

This will help to alleviate congestion in the town centre and improve the flow of traffic in peak periods.



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Local Worker Accommodation

MT IRON JUNCTION

- At last somewhere for people to live that is warm, affordable and comfortable. We will have accommodation for up to 80 people in our purpose-built dwellings. Each dwelling will be self-contained with it's own kitchen, dining and living room.
- The village will have central laundry and lockable storage areas for bikes, skis, kayaks and other essential items for Wanaka living.
- Mt Iron Village is ideally placed as it is walking distance to the town centre. Being on the main road intersection, it is ideal for transport to and from work.
- This will free up the rental housing stock giving young families more affordable options.

Park & Ride

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An ideal location to park and then bike or walk to town. Or, park here and catch a ride with others to out of town work places. There will be plenty of parking for all and no need for anyone to park on the side of the road as they do now on SH 6.

Mini Golf

Always popular no matter what age or ability. A short bike or walk from the centre and plenty of parking for those who wish to drive. A complimentary addition to Wanaka's fun family activities.

Stage 2 – Future Development

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- This will encompass the following;
  - Childcare centre
  - Terraced housing
  - Visitor accommodation - motels

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Childcare Facilities

With Wanaka growing it makes sense to have a purpose built childcare centre to service the local area.

Terraced Housing

Stylish affordable terraced houses – showcasing the beautiful Mount Iron scenery and large open space that is Mt Iron Junction.

DRAFT
CONCEPT ONLY

Project Team

- Directors & Shareholders
  - Stephen Schikker
  - Peter Greene
  - Hamish Wixon
- Planner/Surveyors
  - Paterson Pitts
- Landscape Architects
  - Rough & Milne
- Traffic Engineer
  - Carriageway Consulting

MT IRON JUNCTION