
MINUTE 8 OF THE EXPERT PANEL

Site Visit and Hearing

Mt Iron Junction Housing Development Expert Panel [FTAA-2602-1173]

18 August 2026

[1] The Panel has received comments from the Applicant, Queenstown Lakes District Council (Council), and NZTA in response to the Panel's Minute 7 dated 22 July 2026. The Panel has also received comments from a number of Old Racecourse Road neighbours. We found these responses, including the proposed design changes, very helpful. They have provided much of the information required to consider the process ahead and the legal requirements associated with either refusing consent or granting consent subject to conditions. We also understand that progress is being made between the parties on the development of potential consent conditions.

[2] As a result, the Panel considers that it now has sufficient information to reach a determination on the proposal in relation to its effects on the adjoining properties along Old Racecourse Road.

[3] However, the Panel continues to have questions regarding the provision and funding of the proposed all-weather pedestrian and cycle linkages to and from the Site, including the appropriate width of the connection to the Three Parks State Highway 84 underpass and whether any works are required north of the Site. We acknowledge that disagreement remains between the Applicant and the Council on these matters.

[4] The Panel also has several outstanding questions regarding the effects of the proposal on the State Highway 6/84 roundabout.

[5] The Panel considers that these matters would be most effectively addressed through a short, focused, in-person hearing involving the Applicant, Council, and NZTA, using the hearing date already scheduled for 26 August 2026 in Wānaka. The Panel also intends to undertake a further site visit on that date to assess the amended design proposal, gain a detailed understanding of the proposed changes, and inspect the disputed off-site linkage routes before finalising its draft decision.

[6] Accordingly, the Panel will convene a limited hearing commencing at 9.00 am on 26 August 2026 in Wānaka. The hearing will focus on:

- (a) the provision and funding of the all-weather pedestrian and cycle linkages to and from the Site;
- (b) the rationale for the proposed design, width, and location of those linkages; and
- (c) the need for a connection to Aubery Road, and potentially further north.

[7] While the Panel acknowledges that NZTA and the Applicant may have reached agreement regarding the land required to accommodate the proposed second lane at the roundabout, it appears that they have not reached agreement on the effects of the proposal on the operational capacity of the roundabout. The Panel wishes to explore this issue further with the relevant transportation experts to better understand the significance of these effects. In particular, we seek further explanation of the matters raised by the Panel in Minute 6 at paragraphs 3(a), (b), and (c).

[8] The Panel notes that it wishes to discuss these matters directly with the relevant technical experts, including planning, engineering, and transportation witnesses. Legal submissions on these issues are not encouraged. Details of the

hearing venue will be provided separately.

[9] The application may be accessed on the Fast-track website here:
<https://www.fasttrack.govt.nz/projects/mt-iron-junction-housing-scheme>.

[10] The Fast-track website will be updated as information is made available to the Panel.



Dr Lee Beattie

Mt Iron Junction Housing Development Expert Panel Chair