



15 JUN 2026

The Expert Panel – Fast-track Approvals Act application  
Environmental Protection Authority  
Waterloo Quay  
Wellington

To the Expert Panel

Thank you for the opportunity to comment on the substantive application for the [REDACTED]  
[REDACTED] and Iron Junction Housing Scheme (FTAA-2602-1173), under  
section 53(2)(j) of the Fast-track Approvals Act. My comments focus on whether the  
application is likely to deliver economic benefits, based on the information provided by the  
applicant.

[REDACTED]

***Mt Iron Junction Housing Scheme, FTAA-2602-1173***

The proposal is to establish a residential development on 5.98 hectares of land at Wānaka–Luggate Highway, comprising approximately 250 dwellings, a childcare centre, small-scale retail, a café, and associated infrastructure.

According to the economic assessment provided by the applicant, the project is expected to generate approximately \$94 million in total value added to the Otago economy during construction. The construction phase is expected to support approximately 771 full-time equivalent (FTE) years of employment, equivalent to around 142 full-time workers per year over the five-year development period, with a total of \$44 million in wages. These construction phase benefits are regionally concentrated and time limited.

Longer-term economic benefits arise from increasing housing supply in a high-growth area, which may support labour market functioning and contribute to a more efficient urban environment.

On this basis, the proposal may deliver regional economic benefits through construction activity and increased housing supply, consistent with sections 22(2)(a)(iii) and 22(2)(a)(iv) of the Fast-track Approvals Act.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Nicola Willis', with a stylized flourish at the end.

Hon Nicola Willis  
**Minister for Economic Growth**