

16 April 2026

Jane Borthwick

Panel convener for the purpose of the Fast-track
Approvals Act 2024 (FTAA)

Tēnā koe Jane,

MINUTE OF THE PANEL CONVENER

**Advising date for convener conference for Mt Iron Junction Limited
[FTAA-2602-1173] (1 April 2026)**

Thank you for your minute dated 1 April 2026 regarding Mt Iron Junction Limited's proposal.

Otago Regional Council (**ORC**) can confirm that representatives Hannah Goslin (Consultant Planner) and Leah Day (Senior Consents Planner – Public Enquiries), will be attending the convener's conference on **22 April 2026**.

ORC has engaged with Mt Iron Junction Limited (**the Applicant**) and the Queenstown Lakes District Council (**QLDC**) prior to responding to the minute.

Please see below ORC's response to the request in the minute referenced above regarding the two schedules: 'Participants' estimated timeframe' and 'Matters to consider when preparing for conference'.

ORC trust this information will assist the panel convener regarding the decisions under schedule 3 and section 79 of the FTAA.

Please advise if you need any further clarification on any matters raised in this response.

We look forward to working with you at the convener's conference.

Nāku iti noa, nā



Alexandra King

Manager Consents and Environmental Delivery Data & Systems

Under the **FAST-TRACK APPROVALS ACT 2024**

In the matter of an application for approvals by Mt Iron Junction Limited to establish a medium and high-density residential neighbourhood at 237 Wānaka-Luggate Highway, 1 Junction Road and 10 and 21 Mountain Road Wānaka.

**MEMORANDUM FOR OTAGO REGIONAL COUNCIL
REGARDING MATTERS FOR DISCUSSION AT
PANEL CONVENER'S CONFERENCE**

Introduction

1. This memorandum for Otago Regional Council (**ORC**) responds to the Minute of the Panel Convener dated 1 April 2026, helping to inform the decisions to be made in setting up the panel to consider this application.
2. In summary, ORC considers that:
 - (a) the proposal does not raise novel legal issues and exhibits a low level of evidentiary and factual complexity. While there are many technical reports, the scope of the ORC approvals is narrow.
 - (b) the relevant approvals required from the ORC appear to be limited to the activity of earthworks for residential development and associated discharge, which are commonly consented in the Otago region.
 - (c) amendments to relevant technical reports have occurred in response to pre-application engagement between the ORC and the Applicant which, has addressed the ORC's feedback. Discussions on conditions are ongoing at this time, but it is noted that ORC is largely supportive of the conditions proposed by the Applicant.
 - (d) In terms of a timeframe, ORC is happy to rely on the direction of timeframes from the other parties, but suggests consideration could be given to extending the timeframe for the decision to be drafted for the benefit of the Expert Panel. An estimated timeframe reflective of this is attached as Appendix A.

Number and range of approvals sought

3. The applicant seeks resource consent for the activities identified in Appendix T of the substantive application.
4. The ORC agrees with the Applicant's assessment of the relevant provisions of the Regional Plan: Water for Otago (RPW), Regional Plan: Waste for Otago and Regional Plan: Air for Otago.
5. Table 1 below sets out the approvals required from the ORC. The overall activity status in respect of approvals required from ORC is **restricted discretionary**.

Table 1 - Approvals required from the ORC

RMA section / Plan chapter	Activity requiring consent	Relevant rule / provision	Activity status	ORC comment
s9 RMA – Land use consent	Use of land for earthworks for residential development	RPW Rule 14.5.2.1	Restricted discretionary	Earthworks for the proposed development will occur over 5.98 hectares, exceeding the permitted annual maximum of 2,500m ² per landholding in Rule 14.5.1.1(a). The activity therefore requires consent under Rule 14.5.2.1.
s15 RMA – Discharges	Discharge of sediment into water or onto or into land where it may enter water associated with earthworks for residential development.			

Extent of engagement with the applicant

6. ORC acknowledges the Applicant’s engagement with ORC as outlined in Section 2.6.2 of the substantive application has been proactive and constructive. Prior to lodgement of the substantive application, the Applicant provided ORC with draft versions of technical reports and management plans and engaged with ORC in relation to the proposal. ORC’s initial reviews of these technical reports and management plans were provided to the Applicant prior to the lodgement of the substantive application, and the Environmental Management Plan (Appendix L of the application) has been amended to incorporate ORC’s comments.
7. Following lodgement of the substantive application, conditions were provided by the Applicant via email on 25 March 2026 and ORC’s review comments on those were provided to the Applicant on 15 April 2026. Discussions are ongoing, but it is noted that there is a high level of agreement on the proposed conditions.

Complexity

8. Table 2 below, provides consideration of these specific matters.

Table 2: Consideration of complexity.

Level of complexity	Specific provision	ORC comment
(a) Legal Complexity: novel or difficult legal issues	(i) involve untested law or interpretation of statute;	ORC does not consider that there is any legal complexity relating to untested law or interpretation of statute (as relevant to its regional consenting functions).

	(ii) involve application for multiple approvals;	Two approvals are required under sections 9 and 15 of the RMA for activities regulated by ORC. ORC notes that the types of approvals sought are common to other development projects in the region. Additional approvals are required for matters regulated by QLDC.
	(iii) interface with two or more statutes; and	Setting aside FTAA, all other approvals are required under the RMA. ORC considers that the following statutory documents are of relevance to this proposal: 1) National Policy Statement for Freshwater Management 2020; 2) National Policy Statement on Urban Development 2020; 3) Operative Otago Regional Policy Statement 2019; 4) Proposed Otago Regional Policy Statement 2021 ¹ ; 5) Regional Plan: Water for Otago; 6) Regional Plan: Waste for Otago; and 7) Regional Plan: Air for Otago.
	(iv) engage constitutional law and public law.	The activities have a restricted discretionary activity status in respect of authorisations sought from ORC. As such, constitutional and public law is not anticipated to apply.
(b) Evidentiary Complexity: stemming from the volume, type, or technical nature of evidence	(i) include challenges like managing expert reports or dealing with conflicting factual or opinion evidence; and (ii) often involve technical or scientific analysis.	The application contains an Assessment of Environmental Effects supported by 31 appendices which are technical in nature. Many of the appended technical reports refer to or rely on other technical reports. However, most of these are not relevant to the ORC approvals sought.
(c) Factual Complexity: arises from the volume and nature of evidence -	(i) requires careful management of extensive information or reports, including expert opinion in specialised fields; and (ii) necessitates analysis if technical, scientific, or	The level of information is consistent with the scale of the proposal. Although not considered complex, careful assessment (and adequate time) is required to ensure that all information is understood and that any inaccuracies, inconsistencies, or issues are identified and interrogated.

¹ Although the Proposed Otago Regional Policy Statement 2021 is not yet operative, as at 20 March 2026 all appeals have been resolved and its provisions are therefore beyond challenge.

	highly specialised subject matter are involved.	<p>ORC notes that the Applicant has provided draft copies of the documents relevant to ORC approvals sought as part of the pre-application consultation. Amendments to the relevant technical reports have occurred in response to pre-application engagement with ORC which has fully addressed the ORC's feedback provided to date. ORC is engaging a more specialised earthworks expert to assist in providing comments under Section 53 and 54 of the FTAA.</p> <p>ORC notes that regional council approvals are limited to residential earthworks and associated discharge.</p>
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9. Overall, ORC considers that the proposal does not raise novel legal issues and exhibits a moderately low level of evidentiary and factual complexity. Although there are many technical reports, the scope of the approvals sought that relate to ORC's functions is narrow. Amendments to relevant technical reports have occurred in response to pre-application engagement with ORC, which has fully addressed the ORC's feedback provided to date.
10. We note that there is greater complexity in the approvals sought from QLDC, including more technical reports and interactions between those reports. ORC has taken this into account when proposing its timetable for the consideration of the application. See Appendix A for a draft timetable.

Principal issues in contention / disputed matters

11. ORC has not identified any significant concerns. As noted earlier, the approvals sought, relevant to ORC's functions, are limited.
12. ORC has reviewed the draft conditions of consent and provided this review to the Applicant. Discussions on conditions are ongoing, but it is noted that there is a high level of agreement on the proposed conditions.
13. ORC is in the process of engaging an earthworks expert with experience in providing technical audits for similar activities in the region to provide comments under Section 53 and 54 of the FTAA.
14. ORC is willing to engage with the Applicant to further refine the proposed consent conditions and will continue discussions in advance of an Expert Panel being appointed.

Mātauranga Māori and tikanga

15. ORC will take direction from iwi authorities, treaty settlement entities, and / or the panel regarding mātauranga Māori and tikanga.

Panel membership

16. The key knowledge, skills, and expertise that the ORC expects to be beneficial to be included within the panel are legal, RMA knowledge and understanding/experience in the drafting of consent conditions and knowledge of large-scale residential development and earthworks.
17. ORC does not have a view on whether more than four panel members should be appointed.

Procedural requirements and proposed processes

18. ORC is willing to engage directly with the Panel and to continue discussions relating to proposed conditions with the Applicant and any other relevant parties.
19. ORC does not expect any expert conferencing, mediation or a hearing will be required for the ORC approvals required, but is very willing to participate as the Panel directs.

Timeframes / other information

20. As ORC considers that the outstanding issues are minor in nature, it is happy to rely on the direction of timeframes from other parties.
21. ORC have had the opportunity to review the estimated timeframe for a decision proposed by the Applicant and considers it is reasonable. However, for the benefit of the Expert Panel, ORC suggests that consideration could be given to extending the timeframe for a decision from 10 working days to 20 working days. This would result in a total timeframe of 65 working days. An estimated timeframe reflective of this is set out in Appendix A.
22. ORC is willing to participate in any briefings, conferencing, wānanga, or mediation with the applicant or any other participant as requested or directed by the panel.

Administrative and contact details

23. Please direct all correspondence relating to this application to:

(a) Hannah Goslin: [REDACTED]; and

(b) ORC Fast Track Team: [REDACTED]

16 April 2026



Hannah Goslin

Consultant Planner

Appendix A: Estimated timeframe

Step	Working Days – Panel Convenor	Date (indicative)
1. Panel commencement.	N/A	5 May 2026 (nominal)
2. Invite comment from relevant parties	10 working days after Step 1 <i>(Set timeframe)</i>	19 May 2026
3. Comments close (ss 53 & 54)	20 working days after Step 2 <i>(Set timeframe)</i>	17 June 2026
4. Comments close for applicant (s 55)	5 working days after Step 3 <i>(Set timeframe)</i>	24 June 2026
5A. Expert conferencing, mediation or other processes to resolve any matters of contention.²	10 working days after Step 4 <i>(This is an assumption and is not a set timeframe)</i>	8 July 2026
5B. Any other procedural steps, evaluation and decision writing	20 working days after Step 5A <i>(Not a set timeframe)</i>	6 August 2026
Draft decision is to approve		
6. Draft decision and conditions to Ministers (s 72)	5 working days after Step 5B <i>(Not a set timeframe)</i>	13 August 2026
7. Response from Ministers (s 72)	10 working days after Step 6 <i>(Set timeframe)</i>	27 August 2026
8. Applicant response to Ministers comments (if any)	10 working days after Step 7 <i>(Not a set timeframe)</i>	10 September 2026
9. Draft conditions and decision to participants (s 70(1))	5 working days after Step 6 <i>(Not a set timeframe)</i>	20 August 2026
10. Participant comments on draft conditions (s70(2))	5 working days after Step 9 <i>(Not a set timeframe)</i>	27 August 2026
11. Applicant response to participants on conditions (s 70(4))	5 working days after Step 10 <i>(Set timeframe)</i>	3 September 2026
12. If not agreed, procedural step (including any	5 working days after Step 11	10 September 2026

² Fast-Track Approvals Act 2024, Panel Conveners' Practice and Procedure Guidance, 22 July 2025, ss 2.3, 6.6(e), 13.2, 15 and 16.

Step	Working Days – Panel Convenor	Date (indicative)
<i>expert conferencing, conditions workshops or mediation) in relation to draft conditions³</i>	<i>(This is an assumption and is not a set timeframe)</i>	
13. Evaluate and finalise decision	5 working days after Step 12 <i>(Not a set timeframe)</i>	17 September 2026
14. Decision release (s 79(1)(b))	65 working days after the date specified for receiving comments under s 53. <i>(Not a set timeframe)</i>	17 September 2026

³ Fast-Track Approvals Act 2024, Panel Conveners' Practice and Procedure Guidance, 22 July 2025, s 19.2(d).