
MINUTE 7 OF THE EXPERT PANEL

Conferencing and Potential Hearing

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

22 July 2026

[1] The Panel has received comments from the Applicant and NZTA in response to our request for further information under section 67(2) of the Act. We found these responses very helpful.

[2] As a result, we do not need any more information from the Applicant or the other parties on the issues related to:

- Urban Design (excluding in relation to an ongoing query relating to adjoining Old Racecourse Road neighbours);
- Landscape treatments SH6 and SH84;
- Hazardous substances;
- Economics; and
- Fire Risk

[3] However, the Panel still has potential concerns surrounding:

- (a) The Effects on Old Racecourse Road neighbours
- (b) The provision and/or funding of all-weather pedestrian / cycle linkages

to and from the Site relating to Aubrey Road and SH84 (Three Parks underpass); and

(c) The Roundabout

Effects on Old Racecourse Road neighbours

[4] We confirm that our inquiry relates solely to the landscaping and built-form response on the common boundaries with these properties and not the Old Racecourse Road invited parties' views on the overall development.

[5] We thank the applicant for the proposed changes to address this issue. We note Mr Joshua Leckie's (Council for the Applicant) comment at his paragraph 49 of his legal submission dated 20 July 2026, that the Applicant has been in discussions with these parties regarding proposal and the impacts upon them. However, the Panel is unclear whether the changes proposed have addressed their concerns, or what were the outcome from these discussions.

[6] The Panel believe it is appropriate for us to gain an understanding of the outcomes from these discussions, or if they are still going what the likely outcomes could be.

[7] We are conscious that we have contrary landscape evidence from Ms Anne Stevens (Landscape Architect) on behalf of the CM and JC Morgan family Trust over these matters. The Panel is unclear if the amended proposal has formed part of the ongoing discussions between the Applicant and the invited parties within Old Racecourse Road and whether or not these changes have addressed their concerns.

[8] As a result, we wish to provide the Applicant with the opportunity to provide us with outcome of these discussions and to see if these amended changes have addressed Old Racecourse Road invited parties' views on this discrete matter. Consequently, we direct the Applicant to provide us with the outcomes of these discussions by 2.00pm 14 August 2026, including if agreement has been reached or not.

[9] As we will outline below, if agreement cannot be reached between the Applicant and the Old Racecourse Road invited parties, we will consider this matter as part of limited and discrete hearing to be held on the 26 August 2026.

Pedestrian / cycle linkages to and from the Site

[10] We confirm that our inquiry relates solely to connections from the Site to Aubrey Road (north), and from the Site to the SH84 underpass to Three Parks (west). We are not persuaded that an additional potential crossing and path connection along SH6 (east) as identified by NZTA is relevant to the proposal or its effects.

[11] The Panel thanks the Applicant and NZTA for their involvement in this process and suggested outcomes. Again, we note Mr Leckie's comment at his paragraph 33 of his legal submission dated 20 July 2026, that the Applicant and NZTA are involved in ongoing discussion/conferencing over the actual location and design detail with suggested conditions consent. However, agreement has not be reached at this stage.

[12] It is regrettable that the Queenstown Lakes District Council (Council) was not part of these discussions.

[13] The Panel would like to advise that transportation, including the provision of active travel options, is a significant issue before the Panel. A workable and deliverable proposition for the active travel options should be developed as part of this process and form the basis of any conditions we may choose to impose.

[14] Consequently, we believe it is appropriate that the parties, preferably including the Council, continue these discussions to see if an appropriate outcome can be achieved. If not, this would also become part of a limited hearing process. As a result, we direct that the Applicant updates the Panel of the outcome from these discussions/conferencing and whether or not an appropriate outcome can be achieved by 2.00pm 14 August 2026.

[15] As part of this we would encourage the Applicant to reflect on the short

timeframes involved in the process, and if more time is needed to address these matters to consider suspending the statutory timeframe for a limited period of time to enable these discussions to take place.

Roundabout

[16] It is not clear to the Panel whether or to what extent there may be disagreement regarding the land required to accommodate a future roundabout upgrade. NZTA's comments referred to additional land that may be required that should, in the opinion of NZTA, be vested in NZTA. The Applicant's information does not refer to any additional land being required but instead refers to detail design earthworks solutions to manage land gradients.

[17] The Panel requests the Applicant and NZTA to confirm on a scaled plan what additional land, if any, is potentially required, and otherwise more information as to what detail design works the Applicant says could be implemented to appropriately tie it in with, or integrate with an upgraded roundabout. We direct that the Applicant updates the Panel on this matter by 2.00pm 14 August 2026.

Hearing

[18] The Panel suggested a potential hearing date of 6 August 2026 to resolve any outstanding matters in our Minute dated 6 July 2026. As we have considered above, significant progress has been made on a number of matters of concern to the Panel. With this, the Applicant has advised that discussions are ongoing. We support this approach. However, as the Panel has signaled above, if these matters cannot be addressed by 14 August 2026 we will hold a discrete and limited hearing to enable us to be a position to make a decision on these issues.

[19] Consequently, if needed a in person hearing will be held in Wanaka on 26 August 2026, beginning at 9.00am. Should this be required further details will follow.

[20] Please provide the further information required by this Minute to the EPA at

info@fasttrack.govt.nz by 2.00pm 14 August 2026.



Dr Lee Beattie

Mt Iron Junction Housing Development Expert Panel Chair

22 July 2026