



---

# Mt Iron Junction Housing Scheme

Project Overview Conference

Peter Greene, Steve Schikker,     18 May 2026  
Joshua Leckie and  
Duncan White





---

## Introductions

*Joshua Leckie*

**Peter Greene**  
Director

---

**Steve Schikker**  
Director

---

**Joshua Leckie**  
Legal Counsel – Lane  
Neave

---

**Duncan White**  
Planning Consultant –  
Patersons Land  
Professionals

---



---

## Outline of Project Overview Conference

*Joshua Leckie*

- Background and existing environment
- Mt Iron Junction Housing Scheme
- Key matters for the Expert Panel's consideration
- Relevant legal tests
- Benefits
- Structure and content of application documentation
- Approvals sought
- Conditions
- Update on regulator engagement
- Questions



---



## Background and existing environment

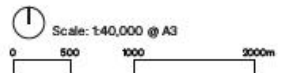
*Joshua Leckie*

- Rural zone.
- The site is already consented for a mixed-use development under RM181471 which was approved by a consent order issued by the Environment Court on 19 April 2021.
- RM181471 authorised workers' accommodation, residential units, a service station, associated earthworks, roading, landscaping, servicing and infrastructure and a protected landscape area.
- In approving RM181471, the Environment Court acknowledged the obvious disconnect between the rural zoning and the actual character of the site.
- Completed upgrade to the State Highway 6 and 84 intersection to a five-way roundabout to address traffic congestion concerns.
- In November 2023, subdivision consent RM230506 was obtained to create individual lots for the consented development. Infrastructure works for this including internal roading have been completed and titles issued.

# The Receiving Environment

## Legend

	The Site
	The Receiving Environment

















---

## Mt Iron Junction Housing Scheme

*Peter Greene*

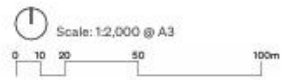
- Medium to high density residential housing scheme.
- 250 dwellings, a childcare centre, café, and retail building.
- Located within three kilometres of the Wānaka Town Centre and approximately one kilometre from the Three Parks mixed use commercial centre.
- Project will deliver significant regional benefits in providing 250 residential dwellings at a more attainable price point that will contribute to addressing the significant housing shortfall in Wānaka.

# Overall Masterplan

Legend	
	The Site
	Parcel Boundaries
	Typology A - T1 & T2 (Single-level)
	Typology B - T3 (Two-level)
	Typology C - T4, T5 & T6 (Two-level)
	Typology D - T9, T10, T11 (Two-level)
	Typology E - T7 & T8 (Three-level)
	Typology APT 1/2/3/4 (Three-level)
	Mt Iron 5km Loop Track
	Secondary Tracks



Design Revision 0





# Example Housing Typologies



Townhouses – one storey

Townhouses – two storey

Townhouses – two and three storey

Apartments



---

## Key matters for the Expert Panel's consideration

*Joshua Leckie*

- Rural zoning
- Transport effects
- Variation of RM181471
- Cancellation of consent notice 1305935.9



---

## Relevant legal tests – decision making framework

*Joshua Leckie*

- The purpose of the Fast-track Approvals Act 2024 is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.
- The Mt Iron Junction Housing Scheme seeks approvals under the Resource Management Act 1991.
- The Panel is required to assess the approvals sought in accordance with Schedule 5 which sets out the decision making framework for Resource Management Act 1991 approvals.
- The decision-making framework requires the Panel to take into account specific matters but in all instances to give the greatest weight to the purpose of the Fast-track Approvals Act 2024.



---

## Relevant legal tests

*Joshua Leckie*

### **Weighting**

The purpose of the Fast-track Approvals Act 2024, to facilitate the delivery of projects with significant regional or national benefits, is required to be given the greatest weight in all instances.

The Fast-track Approvals Act 2024 decision making and weighting framework ultimately requires the Panel to undertake a “*overall balancing*” or “*overall judgement*” approach

### **When a Panel may decline approvals**

Under Section 85 the Expert Panel may decline an approval if the adverse impacts of a project are sufficiently significant to be out of proportion to the project’s regional or national benefits.

When the significant regional and national benefits of the Mt Iron Junction Housing Scheme are considered, the sufficiently significant threshold for decline is not met.



---

## Benefits

*Joshua Leckie*

- Alignment with the National Policy Statement on Urban Development 2020.
- Deliver 11% of the projected demand for additional residential housing in the Wānaka urban area over the medium term and 8% of the Wānaka ward.
- Enable the Queenstown Lakes Community Housing Trust to provide 13 affordable homes in the Wānaka urban area for low income resident households.
- Contribute to sustaining the construction workforce which is estimated to generate \$86 million in total direct, indirect and induced value added.
- Attract up to 125 full time equivalent individuals to reside in the homes who will contribute to other areas of employment in the Wānaka ward and wider region that are estimated to generate approximately \$41 million in total household incomes.
- Provision of a new childcare centre which is a service that experiences significant demand in Wānaka and the wider region.



---

## Structure and content of application documentation

*Duncan White*

- Substantive Application
- Legal Overview
- Appendices include:
  - District Plan Rule Triggers
  - Objectives and Policies
  - Regional Plan Matters
  - Draft Conditions of Consent
  - Draft Environmental Management Plan
  - Technical Reports and Plans
  - Iwi Consultation Correspondence
  - Affected Party Approvals
  - Queenstown Lakes Community Housing Trust Agreement
  - Replacement Service Station Masterplan



---

## Approvals sought

*Duncan White*

### **Approvals that would otherwise be applied for under the Resource Management Act 1991:**

- Land use resource consents from Otago Regional Council and Queenstown Lakes District Council.
- Subdivision resource consent from Queenstown Lakes District Council.
- Variation of RM181471.
- Cancellation of consent notice regarding engineering matters for RM181471.
- Discharge permits from Otago Regional Council.



---

## Conditions

### *Duncan White*

Draft conditions are in three parts:

- **Part A** - Land use conditions – cover the buildings, landscaping, conditions relevant to the operation of the various activities.
- **Part B** - Subdivision conditions – cover earthworks (for Queenstown Lakes District Council), engineering approval, conditions for the management of effects of works, earthworks completion, infrastructure, landscaping on roads, reserves and along the highways, maintenance, management entities for commonly owned properties and ongoing consent notices.
- **Part C** – Amended conditions of RM181471 to remove all conditions except those relevant for the service station.
- Otago Regional Council would like to include a separate set of conditions essentially repeating the EMP/ESCP conditions for the residential earthworks and discharge consent. This is to enable monitoring of their component of the approval.



---

## Regulator Engagement

*Duncan White*

- Since the Convener Conference, Mt Iron Junction has responded to Queenstown Lakes District Council on information gaps and questions.
- Queenstown Lakes District Council has commissioned external peer reviews of the landscape, acoustic and transport components. Initial feedback was provided to these peer reviewers through the response to the above information request.
- These peer reviews were scheduled to be received by Queenstown Lakes District Council on 11 May.



---

# Questions

*All presenters*