

Your Comment on the Mt Iron Junction application

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to substantive@fasttrack.govt.nz.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)			
First name	Vida and Luke		
Last name	Laird and Smeets		
Postal address			
Home phone / Mobile phone		Work phone	
Email (a valid email address enables us to communicate efficiently with you)			

2. We will email you draft conditions of consent for your comment			
X	I can receive emails and my email address is correct	☐	I cannot receive emails and my postal address is correct

Please provide your comments below, include additional pages as needed.

All Comments are directed to the EPA: by email to substantive@fasttrack.govt.nz

The submitters of these comments are the registered proprietors of adjacent land to the North-West of the land which is *one* of the subjects of the Mt Iron Junction Housing Scheme Fast Track Application to develop approximately 263 high-density residential dwellings, a childcare centre, a retail building, a restaurant, a service station, and parks.

We wish to record that the first time that the first time we became aware of the development was after purchasing the property in 2023, through media reports. We have never had formal contact from the developer or their representatives to consult on the development.

We are passionate about features of our property and neighbourhood. First and foremost, we object to the parcel of land at [37 Albert Town-Lake Hawea Highway](#) being rezoned to allow housing to be built at higher density than currently allowed within the residential neighbourhood. The development at 237 Wānaka-Luggate Highway needs to be treated separately to this address as different zoning exists there.



The addresses 25A, 27, 29, 29A, 31, 33, 34 and 35 Old Racecourse Road all share a common boundary with and are directly adjacent to the address 37 Albert Town-Lake Hawea Highway. Under the current District Plan, build height restrictions in our neighbourhood sit at 7m high, with a 4m setback, and only 15% of our land may be built on. The application includes plans to build three storey buildings up to 9.5m high against our boundary with a footprint far exceeding 15% of the land mass. The setback is unclear within the plans we have seen, but they show buildings so close to our boundary that they've entirely deleted existing buildings on our Road. We object to any buildings of this height and the proposed density being allowed to be built on this lot. The impact would be more than substantial - our property would be devalued tremendously, and we would be left without privacy, which was one of the main reasons we purchased this property, because of it's rural character and low-density neighbourhood (minimum lot size of 1,500m²) compared with greater Wanaka. Great consideration needs to be given to the existing neighbourhood and wider environment – three storey buildings towering above our houses and blocking our morning sun is not acceptable to us. Respectfully, we don't believe any of the townhouses should be built on the address 37 Albert Town-Lake Hawea Highway.



Mt Iron Junction's previous design did not propose use of this rural land in the development:



Noise is another issue, as we currently wake to the sound of birds. Developing the site will bring construction noise and ongoing human presence that can scare native bird life and wildlife away from breeding or feeding areas at Mt Iron. Karearea are a threatened species that Pest Free Wanaka tells me nests on Mt Iron, and we frequently see them near our property. DOC notes development impacts as one of their biggest threats. Additionally, we regularly see Tui in the area and Pest Free Wanaka has mentioned that Tui have only recently returned to the area. I am told that further monitoring of skinks and geckos is required by Predator Free Wanaka. If residents have cats, this will bring a high-density threat of killing large numbers of native birds, lizards, and invertebrates that call Mt Iron their home.

The potential mass introduction of artificial light pollution from 263 apartments amongst other buildings brings further threat to nocturnal wildlife, disrupting and interfering with birds' natural navigation and feeding patterns. Has the Panel driven past the site at nighttime, along Wanaka-Luggate Highway and along Albert Town-Lake Hawea Highway? I invite them to do this, to see for themselves that there is currently no visible artificial light between the Highways and Mt Iron, from the

vantage point of the roads/ highways. The application proposes to have more than significant adverse effects on the outstanding natural landscape of Mt. Iron.

The development would not promote the sustainable management of natural and physical resources (as defined in Section 5 of the Resource Management Act 1991) and would have significant adverse effects on the outstanding natural landscape, visual amenity of Mt Iron and rural character of the existing neighbourhood. What Mt Iron Junction proposes to do is turn the base of Mt Iron into an industrialized hellscape.

Approving Mt Iron Junction would contradict earlier findings by Independent Commissioners that the landscape requires protection. In 2025, they found that the proposed site for a McDonalds restaurant at 237 Wanaka-Luggate Highway would have a substantial adverse impact on the visual and aesthetic values of this sensitive location. Mt Iron Junction's proposal is arguably worse, and a larger-scale commercial development with greater impacts cannot logically be acceptable. Mt Iron Junction represents a **larger and more permanent urbanisation** and would have a **more substantial and irreversible impact**. We ask that the Panel acknowledges the McDonald's decision as a precedent.

I will add that Mt Iron is a fire risk and particularly vulnerable below the south cliffs, laden with Kanuka. Should the south face become ablaze there would be strong likelihood of rockfall and fire spreading up the entire face.

We and much of the local Wanaka community are passionate about protecting effects on public enjoyment of the area. Resounding community feedback on social media posts, including ODT's news articles is that the area is a natural, magnificent and major gateway to Wanaka and should retain its present status as essentially rural in character with low level housing density, and low-level commercial use. Cheap mass accommodation has degraded the gateway to Queenstown. Wanaka has the opportunity to learn from this and retain the natural beauty of Mt Iron. Any buildings on the site should not exceed the height of any buildings in the existing area and neighbourhood. QLDC has done a reasonable job of protecting Mt Iron under the current District Plan, and in our opinion should be adhered to.

There are no identifiable new benefits to the Wanaka community that aren't already being met elsewhere. Any benefits will be specific to the owners of the relevant property, that will likely end up as Airbnb listings, like the Riverside Residences development. 10 childcare centres exist within 4km radius of the site, two of those centres are located within 1.5km and a further one that is under construction 1km away on Grace Wright Drive. We don't need these by the roundabout and Mt Iron.

The area is a sensitive area due to school traffic, as well as regular workday traffic. Proposing to introduce 263 houses that should each have space for 2-3 cars will mean 526-789 cars parked on the site before we account for visitors. Has sufficient parking allocation been factored into the design? Or will this be like the Riverside Residences development next to 4 Square in Albert Town, where overflow parking consumes street parking on the adjacent road. On behalf of the community, we are concerned that adding this volume of daily vehicle movements through the intersection, not to mention even more vehicle movements from the proposed commercial spaces, will result in

unfavourable traffic congestion for those who commute through the area. This begs the question – is there a better site and location for 263 houses to be built? We think the answer is and can only be, absolutely.

We believe that better sites exist for this development, and the Wanaka community has voiced strong opposition to this density of housing at this site, to protect the natural landscape. Affordable housing and subdivisions exist within areas of Wanaka such as Northlake (kiwi build and Queenstown Housing Trust properties), Orchard Park subdivision, as well as down the Road in Lake Hawea e.g. the Longview subdivision, and more recently and closer to Wanaka [The Links, 257 lot subdivision of medium density housing](#). There is plenty more available land that this kind of subdivision and development would be suited to, especially closer to the Three Parks area of Wanaka where so much undeveloped land exists around many other commercial developments, including a new childcare centre, that are under construction.



Following is evidence of the community's general feeling and consensus that the Mt Iron Junction development does not fit at Mt Iron.

Link to ODT news article: [A major housing development seeking... - Otago Daily Times | Facebook](#) screenshot below with comments also provided from that article and a separate discussion post on the local Wanaka Community Discussion page that linked the article.



Otago Daily Times 

20 Mar • 



A major housing development seeking fast-track approval at the base of Mt Iron is an 'exciting new project that's meeting the changing demands' of Wānaka a community housing chief executive says.



odt.co.nz

Mt Iron housing development welcomed

 Like  Comment  Share

 86 2 shares

Most relevant ▾



Liesbeth Van der Jonckheyd
And that's no eye sore ???   

12w Like Reply 22 



Lyndsay Neill
Will this be where burger king is going?

12w Like Reply 11   

 Write a comment...   

While some 35 people have “liked” the article, we can see that the majority of 51 people have reacted as shocked, sad, laughing or angry about the news.

<

ODT

CO-OP

Otago Daily Times

20 Mar · 🌐

...

A major housing development seeking fast-track approval at the base of Mt Iron is an ‘exciting new project that’s meeting the changing demands’ of Wānaka a community housing chief executive says.



All 86

👍 35

😞 23

😱 17

😂 7

😡 4



Matt Cutter

👍



Rob Smith

👍



Myles Langley

👍



Kristin Boyes

😱



Craig Elliott

😞



Roger Somerville

👍





Otago Daily Times



20 Mar · 🌐



Wilfried Risteyn

And what about the view, hypocrite thinking.

I think it was arranged already. No to Macca, yes to houses, just for the money. Or tell me I was wrong

12w Like Reply

2



Gayle Kitto

Omg not attractive for our entrance to wanaka. Suppose to be a tourist town.

12w Like Reply

1



Paul Richards

It is an eyesore. Poor wanaka

12w Like Reply

1



Eyre Jah

Another maccas

12w Like Reply

1



Vicki Savage

Fine if you are a vampire who shuns the sun, I guess.

12w Like Reply

4



David Tordoff

Looks like soviet era housing in Russia.

12w Like Reply

2



Write a comment...





Otago Daily Times

20 Mar



12w Like Reply

11w



Melita Richards

Is this where they turned down McDonalds? This looks way worse!!

12w Like Reply

9



Nellie McNab

OMG. NO

12w Like Reply

10



Jaimee Whiston

Where can we have a say about this given I stare straight at this iv had no notification of this?

12w Like Reply

4



Greg Hollands

Maccas with nice landscaping as was planned would have been a far better option. The housing will stuff up the main entry to Wanaka. No,no,no!

12w Like Reply

1



Petra Young

What a shame all of these houses encroaching on all of the beautiful spaces in Wanaka, I hope they respect the paths around that area.

11w Like Reply



Wilfried Ristevn



Write a comment...





Otago Daily Times



20 Mar



Catherine Nicolson

This is a shocker... the buildings are not attractive and how can this be acceptable and not the McDonalds which was at least slightly hidden or shielded! Wanaka has some lovely cheaper builds... this is not one of them and it's not attractive at all! Put this somewhere else on other land not on the major road into Wanaka! My rant and I don't normally post...this should be kept for the 1st April ODT picture!

12w Like Reply

9



Darryll Rogers

There is a reason no one has built here for decades. During winter it is a cold, sunless wasteland. Affordable housing deserves better..

12w Like Reply

11



Andy Wilson

Wanaka does not have the infrastructure for any more population

12w Like Reply

12

"Most relevant" is selected, so some replies may have been filtered out.



Beverley Mclay

Really spoil mt Iron shame

12w Like Reply

11



Write a comment...





Otago Daily Times



20 Mar



Julie Kaye

Looks like a prison

12w

Like

Reply

11



Renata Whitelaw

[Julie Anne Kaye](#) hahah it does

12w

Like

Reply

1



Joshua Down

Nope, nope and nope

12w

Like

Reply

7



Tracey Morrow

Infrastructure in place ?????? 🙄🙄🙄

12w

Like

Reply

5





Andrea Hogan Top contributor
Its hideous

2w Like Reply

4



Helena Moana Hooper Top contributor
Add three cars per building and then re-sketch it

2w Like Reply

3



Otago Daily Times

20 Mar •



Glen Wallace
Leave Mount Iron alone. It's a nice iconic entrance to Wanaka. There is plenty of other land around for "affordable" housing.

11w Like Reply



Tony Fleming
The new pipeline from ville is coming straight past here

11w Like Reply



Trevor Wendy Davey
So no McDonalds as increased traffic volume is unacceptable, but way more residents vehicles is acceptable?

12w Like Reply

5



Otago Daily Times



20 Mar · 🌐



12w Like Reply



Write a reply...



Caleb Slipper

Ruining the entrance to wanaka

12w Like Reply

28



Gordon Anderson

[Caleb Slipper](#) Wanaka was ruined twenty years ago.

12w Like Reply

2

"Most relevant" is selected, so some replies may have been filtered out.



Write a reply...



💎 Top fan

Jay Moore

Fast track to 🦌 town

12w Like Reply

4



Philip Hurring

Well if that's an accurate artist's impression they look like shipping containers and the usual battery-chicken design. How about some true innovation for a change?????.....

12w Like Reply

11



Write a comment...





Wanaka Community Discussion Forum



Anonymous member · 27 May ·



Jacou Vettard Top contributor

Flats are far TOO SMALL, rabbit hutches unfit for human habitat. Why dont developers have any respect and provide decent LIVING spaces?

2w Like Reply

1



Joe Murdie Rising contributor

100% needed. No reason it should look like USSR mass housing from the 60s tho....

2w Like Reply

44



Anonymous member 749
slumsville. gross

2w Like Reply

2



Kerri Lott Jason Winder
Absolutely hideous

2w Like Reply



Helen Carter

The main road into town to Anderson road roundabout is already really slow at some times during the day. Having more houses here will add more cars onto the road.

The picture must be a joke surely? The white buildings are extremely ugly and don't fit with the environment. I'm sure we had to keep to neutral colours when we built and this is the main entrance to town.

Agree with the other comments about lighting, cycle ways, parking etc.

2w Like Reply

1



Lisa Pieri

Traffic already a nightmare at rush hour...with no solutions if more people live there

2w Like Reply

5



Wanaka Community Discussion Forum



Anonymous member · 27 May ·



Lisa Pieri

Looks like a prison camp

2w Like Reply

1



Anonymous member 749
slumsville. gross 🤢

2w Like Reply

2 



Kate Spackman

I am astounded that a housing estate is going on that busy corner. Could the planners consider putting a Welcome to Wanaka Tourist information office incorporating DOC. This will enable tourist as they arrive in Wanaka in theirs cars/ camper vans/caravans to park There isn't enough appropriate parking near the information office in town

2w Like Reply

2 



Iris Abaecherli ★ Rising contributor

Conditions to build: that ratepayers don't have to pay for dodgy bullshit like QLDC paid 100 million for leaky buildings!

2w Like Reply

2 



SnappingTurtle404
Looks awful tbh...

2w Like Reply

1 



OrangeRadish5746
Looks like a trailerpark

2w Like Reply

1 

Comments end.