



Outlook

Mt Iron Junction Housing Scheme

From [REDACTED]
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 1 attachment (1 MB)

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Submission:

Comment from Adjacent Neighbours (FTAA-2602-1173)

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Thank you for the opportunity to comment on the Mt Iron Junction Housing Scheme. We are not opposed to development on the adjacent site; however, we do not support the proposal in its current form for the following reasons:

1. Inconsistencies and Lack of Clarity

- The Fast-Track description states the development will include **approximately 263 high-density dwellings**, whereas specialist reports refer to **250 units** — a discrepancy of 13 units.
- The application refers to the proposal as **medium density**, while the Fast-Track description labels it **high density**. This inconsistency makes it difficult to understand the true scale and intent of the proposal.

2. Northwest Boundary Setback

- The proposed **1.74 m setback** from the northwest boundary does not meet the PDP's desired outcomes for residential amenity.
- Surrounding zones require **substantially greater setbacks**, starting at **6 m**.
- The minimal setback appears driven by maximising unit yield rather than achieving appropriate amenity, privacy, or transition between zones.

3. Scale and Visual Dominance

- The development is significantly out of scale with the surrounding environment and will be **highly visible well beyond adjacent neighbours**.
- The resulting **loss of privacy, visual dominance**, and **erosion of semi-rural character** is inconsistent with any existing development in Wānaka.
- No comparable high-density development exists within a rural or large-lot residential context in the district.

4. Zoning Context and Urban Form

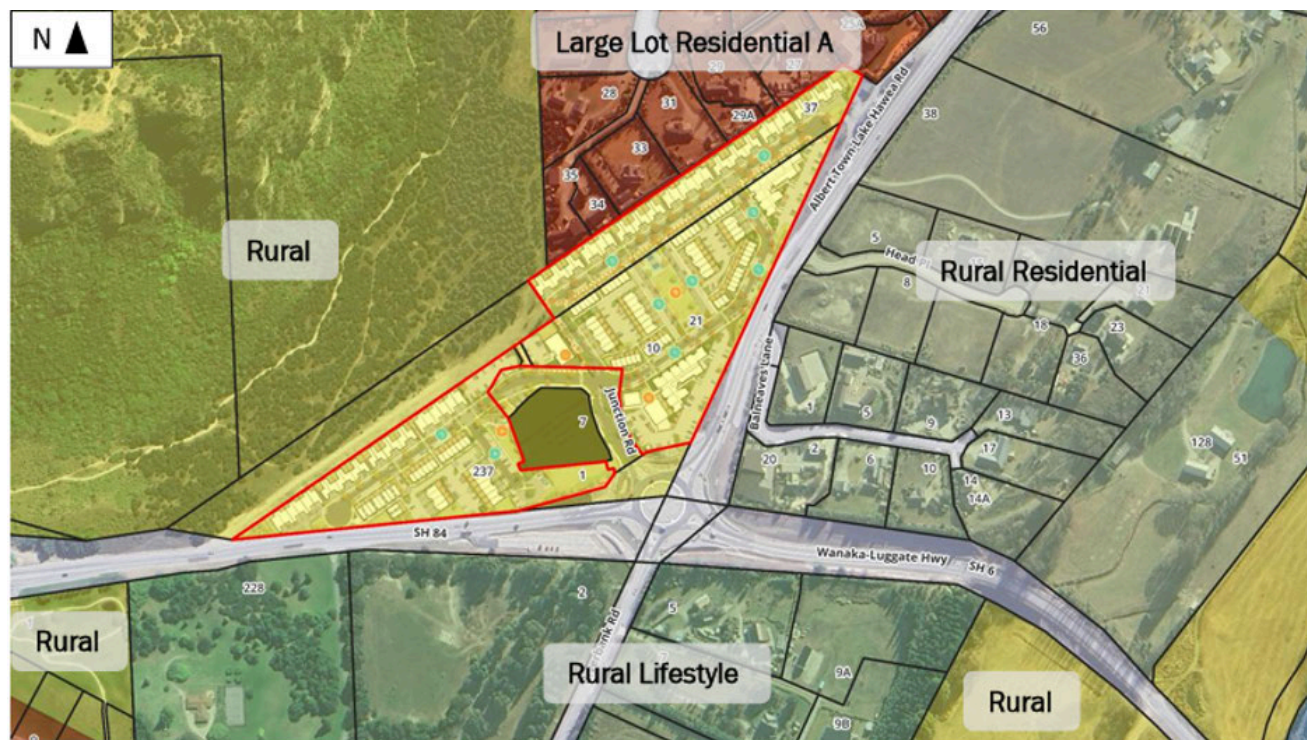


Figure 1.1 – Site and surrounding area

As shown in Appendix U, Figure 1.1, the site is surrounded by:

- Large Lot Residential A

- Rural Residential
- Rural Lifestyle
- Rural Zones

Placing a **high-density development in the middle of rural zones** is inconsistent with:

- The **National Policy Statement on Urban Development (NPS-UD)**, which seeks intensification **within existing urban environments**, not outward sprawl.
- The likely future intensification enabled within the **CBD and Three Parks**, where infrastructure and zoning already support higher density.

Commercial Zoning Concerns

- Wanaka already has commercial zones in the CBD, Three Parks, Anderson Road, and Ballantyne Road.
- Adding further commercial activity in a rural context contributes to **urban sprawl** and undermines the existing planning framework.

Lack of Buffering

- No transition or buffer is provided between the high-density development and the adjacent large-lot residential zone.
- This is despite **12 breaches of rural zone rules, 3 subdivision rule breaches, 10 traffic rule breaches**, and **one noise rule breach**.

Recent Government Changes

- The new provisions enabling **70 m² second dwellings** already allow appropriate, small-scale intensification within rural-edge zones.
- These changes support growth **without compromising the existing character**, unlike the current proposal.

5. Outstanding Natural Landscape (ONL) Effects

- The applicant acknowledges the site's strong relationship with **Mount Iron**, an Outstanding Natural Landscape.
- A recent resource consent for a **single commercial building** in this area was declined due to adverse visual effects.

- The current proposal is **far larger**, yet the mitigation offered is insufficient.
- The application provides **no street-level renders**, only elevated perspectives that understate the true visual impact. Street-level visual simulations from multiple public viewpoints should be a minimum requirement.

6. Fire Risk

- Section 6 of the application states “no hazardous installations are proposed,” yet the site is adjacent to an **extreme wildfire risk area**.
- High-density housing **increases fire load**, as demonstrated by the Lake Ōhau fire where 48 homes were lost.
- We strongly disagree with the statement that the development “does not alter the wildfire risk.”
- Input from **Fire and Emergency New Zealand (FENZ)** should be mandatory.

7. Traffic and Safety

- The Mt Iron and Three Parks roundabouts already experience significant congestion between **8–9 am** and **5–6 pm**.
- An additional **~500 vehicle movements per day** will worsen delays and reduce safety.
- The proposed childcare centre will add concentrated peak-hour traffic at the most congested times.
- The majority of affected road users — including residents of Wānaka, Albert Town, and Hāwea — have **no opportunity to comment**, despite being the most impacted.

Conclusion

If we, as adjacent neighbours, can clearly foresee the significant adverse effects of this proposal, we trust that the review panel — with its expertise and understanding of planning principles — will conclude that the **scale and intensity of this development are inappropriate for a rural-zoned environment**.

The proposal, in its current form, presents **too many disadvantages**, too many unresolved effects, and too great a departure from the established planning framework to be supported.