



My Iron Junction Limited - Invitation to comment under the Fast-track Approvals Act 2024

From Gordon Lang [REDACTED]
Date Mon 8/06/2026 5:51 PM
To Substantive <substantive@fasttrack.govt.nz>

Submission in Opposition to the Mt Iron Junction Limited Fast-Track Development Proposal

I strongly oppose the Mt Iron Junction Limited proposal and request that the decision makers decline the application or substantially reduce the scale, density, and height of the development.

1. Incompatible with the Existing Rural Residential Environment

The proposed development represents a significant departure from the established character of the surrounding rural residential area. The scale, density, and intensity of development are inconsistent with the spacious, low density environment that existing residents reasonably expected when investing in this community.

The proposal effectively introduces urban-scale development into a rural residential setting, undermining the character, amenity values, and open landscape qualities that define the area.

2. Excessive Residential Density

The number of dwellings proposed is excessive for the site and surrounding environment. Such density may be appropriate within designated urban growth areas but is not appropriate within a rural residential zone where larger allotments, open space, and lower population concentrations are anticipated.

The proposal appears to prioritise development yield over good planning outcomes and risks setting a precedent for further intensification of rural residential land throughout Wānaka.

3. Building Height and Bulk Effects

The proposed building heights exceed what would normally be expected in a rural residential environment. Increased height creates visual dominance, reduces openness, and detracts from the landscape values that residents and visitors associate with Wānaka.

The height allowances would result in greater shading, loss of privacy, and an increased sense of enclosure for neighbouring properties.

4. Boundary Setback Breaches

The proposal includes breaches of standard boundary setbacks that have been established to protect neighbouring properties from adverse effects. Setback requirements exist to preserve privacy, maintain visual separation between properties, and reduce the perception of overdevelopment.

Reducing these setbacks further intensifies the development and increases adverse effects on adjoining landowners.

5. Loss of Privacy and Residential Amenity

The scale and density of the development will result in increased overlooking of neighbouring properties, reducing privacy and enjoyment of outdoor living areas.

Residents should not be required to sacrifice established amenity values because of a development that significantly exceeds the character and expectations of the zone.

6. Traffic and Road Safety Concerns

The development will generate a substantial increase in vehicle movements, placing additional pressure on local roads and intersections.

Concerns include:

- Increased traffic congestion.
- Reduced road safety for pedestrians and cyclists.
- Additional pressure on already busy transport corridors.
- Increased noise and vehicle emissions.

The transport effects appear disproportionate to the existing capacity and character of the surrounding road network.

7. Infrastructure Capacity

Questions remain regarding the capacity of existing infrastructure to accommodate the proposed development, including:

- Water supply.
- Wastewater systems.
- Stormwater management.
- Roads and transport infrastructure.
- Community services and facilities.

Growth should occur only where infrastructure can adequately support it without imposing costs or service reductions on existing residents.

8. Stormwater and Flooding Risks

Increasing the amount of hard surfaces and built form can significantly alter stormwater runoff patterns.

Given the intensity of development proposed, there is concern that stormwater management systems may not adequately address increased runoff volumes, creating risks for neighbouring properties and downstream environments.

9. Adverse Landscape and Visual Effects

Wānaka's landscape values are central to the area's identity, economy, and quality of life.

The proposed development would urbanise a prominent location and diminish the visual openness that contributes to the area's rural-residential character. The cumulative effect of high-density housing, increased building heights, and reduced setbacks would fundamentally alter the appearance of the area.

10. Fast-Track Process Limits Community Participation

The fast-track process reduces opportunities for meaningful public participation and scrutiny.

A proposal of this scale and significance deserves a full and transparent assessment through the normal planning process. The community should have the opportunity to fully understand the proposal, review expert evidence, and have concerns properly considered.

Conclusion

The Mt Iron Junction proposal is inconsistent with the established rural residential character of the area and would result in unacceptable adverse effects on landscape values, amenity, privacy, traffic, infrastructure, and community character.

The proposal's excessive density, over-height buildings, and boundary setback breaches collectively represent overdevelopment of the site and should not be approved through the fast-track process.

I respectfully request that the application be declined or, alternatively, substantially redesigned to reduce density, comply with standard height and setback requirements, protect neighbouring amenity values, and better reflect the character of the surrounding rural residential environment.

Regards

Gordon Lang

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Wanaka

Sent from my iPhone