

15 June 2026

Ian & Lois Miles

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We can receive emails and our email addresses are correct.

Submission: Mt Iron Junction Housing Scheme project

Thank you for the opportunity to comment on this proposal.

We have the following concerns:

Its most concerning the first submission to council for this proposed development was rejected by council and Mt Iron Junction Limited was asked to scale the 90 unit accommodation, Kindergarten, Pub, Service Station and retail area back. The current proposal holds total disregard to these institutions and over rides any sense of democracy. At the time of the original submission Mt Iron Junction Limited did not own Lot 3 DP359869 but has somehow become incorporated into the proposed development, including a "paper road" along the North West Boundary of Lot 3.

Fire:

A report completed by Scion – Dec 2022 – "Fire technology transfer note" shows in figure 4 the area on the leeward side of Mt Iron to be susceptible to Ember Attack during a North West Fire event. Not if but when Mt Iron has another fire event as happened as recently as January and December 2012. The proposed development would be susceptible to Ember Attack and the likely hood of a Structural/Property fire within this high density development including a Service Station cannot be dismissed and must be taken into consideration.

Even if the existing reticulation infrastructure is moved from the North West Boundary of Lot 3 DP359869 – Ref Paterson's Infrastructure assessment report 2026 (3.4.3) and the proposed construction completed. Firefighting access to the rear of these properties would have to be via each individual existing property along the boundary of lot 3.

The proposed road network is designed for a "trickle" of vehicle movements and does not consider a mass evacuation scenario including emergency services trying to enter the development at the same time.

By reducing the total number of units by 2/3rds, installing a fixed sprinkler system in each unit/dwelling, ensuring roads can cater for such scenarios, increase the build set back to 6 meters and reduce all structures along the North West boundary to single story will help mitigate some of these issues and a full report from FENZ would be strongly recommended.

The plus side of these improvements would mean the creation of a more natural open living environment that would be more in keeping of the Rural/Residential zoning.

Spring Water

The previous owners of Lot 3 DP359869 water supply for their home was from spring water. Our concern is this spring water being eventually contaminated by the proposed soak pits. Perhaps local environmental water groups should be involved, such as Wai Wanaka and also the Guardian of Lake Wanaka. To possibly monitor and mitigate such an event at the developers expense.

Conclusion:

Currently we live in a Rural/Residential zoned area of which we bought into some 11 years ago and enjoy the dark night skies, quiet neighbours and have a sense of being in our own sanctuary. Now we are being confronted with a proposed high density housing development less than 2m from our Boundary. It's hard not to get and be emotive on such a dominating proposal. As seems to be often the case none of the developers live anywhere near the affected area and therefore don't understand or comprehend the personal effect on each and every one within the proximity of the proposal.

We realise some development is inevitable but our preference is to preserve the privacy and quiet lifestyle we lead here. Creating more rural/residential sized sections with no commercial area or service station would be more in keeping with the existing area and be more appealing and inviting to the travelling public entering our town. Three parks Supermarkets, Service Stations and Shopping centres are 3.3km away and the Albert Town Four Square is only 2.5km from the proposed development. These current and local retail areas negate the need for further retail development within the proposed development.

It's hard to fully and properly comment on a proposal that has been developed over some months/years. All this with vast fiscal, professional and technical backing. We on the other hand have only had a few days, very limited fiscal resources and lack the technical knowhow to comment on a project that will inevitably affect our current lifestyles, semi-rural feel and property values.

For these reasons and many more full and proper due diligence must be exhausted before this proposal proceeds any further.

We would like to extend an invitation to the panel and fellow neighbours to a site meeting (31 Old Racecourse Rd) to further discuss our concerns and experience the full realisation of the impact this proposal has on us all.

Thank you for taking the time to read and consider our concerns and thoughts.

Sincerely

Ian and Lois Miles