



Outlook

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

From janet lang [REDACTED]**Date** Mon 8/06/2026 5:36 PM**To** Substantive <substantive@fasttrack.govt.nz>

The following points are what I consider important, not just for myself, for the whole Wanaka Community and the tourism the area generates.

1. Urban Development in a Rural Residential Zone

The site is located on land historically intended to provide a transition between urban Wānaka and the surrounding rural landscape.

Concerns include:

- The proposal effectively creates a new urban precinct on land not identified for this scale of urban growth.
- It undermines the purpose of rural residential zoning by introducing an intensity of development more akin to a town centre or high-density residential zone.
- Approval could set a precedent for further urbanisation of rural residential land around Wānaka.
- The development is inconsistent with community expectations regarding the character and amenity of the area.

2. Excessive Density

The proposal contains approximately 263 dwellings on less than 6 hectares.

Concerns include:

* Many of the existing properties on the boundary line in Old Racecourse Road were purchased by people not wanting to live in high density areas, choosing to be rural-residential.

- Density substantially exceeds that typically associated with rural residential living.
- Increased building coverage and reduced open space.
- Overcrowding relative to surrounding development patterns.
- Pressure on local infrastructure, services and public facilities.
- Loss of spacious character that residents value.

3. Building Height and Dominance

If height limit breaches or additional height allowances are sought:

- Taller buildings will be visually dominant when viewed from surrounding properties, roads and public areas.
- Increased shading and loss of sunlight.
- Reduced privacy for neighbouring properties.
- Buildings may appear out of scale with existing development.
- Greater visual intrusion into views towards Mt Iron and surrounding landscapes.

4. Boundary Setback Breaches

Where buildings encroach closer to boundaries than normally permitted:

- Reduced separation between buildings.
- Loss of privacy for adjoining landowners.
- Increased visual dominance.
- Creation of a more urban appearance inconsistent with the zone.
- Potential adverse effects on future neighbouring development.

5. Traffic and Road Safety

The development sits at one of Wānaka's key gateways.

Potential concerns include:

- Significant increase in vehicle movements.
- Additional pressure on the SH6/SH84 intersection.
- Increased congestion during peak periods.
- Safety concerns for pedestrians and cyclists.
- Cumulative impacts when combined with other developments occurring in Wānaka.

6. Infrastructure Capacity

Questions should be asked about:

- Water supply capacity.
- Wastewater network capacity.
- Stormwater management.
- Roothing upgrades required.
- Public transport availability, of which currently is non-existent.
- School and health service capacity.

The community should be confident that infrastructure is upgraded before development occurs rather than after.

7. Loss of Rural Character and Landscape Values

Mt Iron is one of Wānaka's most recognised landscape features.

Concerns include:

- Urbanisation of a prominent gateway site.
- Loss of open landscape character.
- Reduced visual connection between Mt Iron and surrounding rural land.
- Adverse effects on the sense of arrival into Wānaka.
- Increased built form competing with natural landscape values.

8. Fast-Track Process Reduces Community Input

Many residents are concerned that:

- The Fast-Track process limits normal public participation opportunities.
- Decisions may be made without the level of scrutiny that would occur through standard Resource Management Act processes.
- Local views could be given less weight than under a traditional consent hearing. The Fast-Track process was specifically created to accelerate approvals for projects considered nationally or regionally significant.

9. Cumulative Effects

The issue is not just this development alone.

Consider:

- Multiple large developments occurring simultaneously.
- Incremental loss of Wānaka's character.
- Increasing pressure on transport networks.
- Infrastructure struggling to keep pace with population growth.
- The combined effect of numerous planning exceptions becoming the new norm.

While additional housing is needed in Wānaka, growth must occur in appropriate locations and at an appropriate scale. The Mt Iron Junction proposal represents an excessive level of development for a rural residential environment. The proposed density, building height, boundary infringements, urban form and associated traffic and infrastructure impacts are inconsistent with the character and expectations of the surrounding community. Approval of this proposal would establish an undesirable precedent for further urbanisation of rural residential land and would permanently alter the gateway character of Wānaka and the Mt Iron landscape.

Regards

Janet Lang

[REDACTED]

[REDACTED]

Sent from my iPad