

FTAA-2510-1122

BRF-00309

17 February 2026

Fulton Hogan Land Development Limited
C/- Daniel Thorne
Town Planning Group

email: s 9(2)(a)

Dear Daniel

Notice of Decisions on application for referral of the Parkburn project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Fulton Hogan Land Development Limited for referral of the Parkburn project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project is described as being to subdivide land and develop a mixed-use urban development at 922 Luggate-Cromwell Road (State Highway 6), Cromwell, located approximately 8 kilometres to the north of the Cromwell township and adjacent to Lake Dunstan / Te Wairere. The project will include works to backfill and rehabilitate part of the existing Parkburn quarry site and works within the State Highway 6 (SH6) road reserve.

The project will be applied for as a single substantive application but will be delivered in multiple stages. The project will include:

- (a) bulk earthworks to backfill and rehabilitate a quarry
- (b) subdivision to create approximately 1,000 allotments and enable construction of approximately 1,000 residential units across a range of densities (which may be constructed by a person or persons other than the applicant)
- (c) subdivision to create allotments and enable construction of a neighbourhood centre (which may include retail, commercial, medical and early childhood education activities) and a primary school (all of which may be constructed by a person or persons other than the applicant)

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- (d) landscaping and development of an open space network including recreation and esplanade reserves, and restoration along the margins of Parkburn Stream and Lake Dunstan / Te Wairere
- (e) formation of two coves extending into Lake Dunstan / Te Wairere
- (f) associated infrastructure, including for three waters services and transport (including external site access works).

The project will require the proposed approvals:

- (a) resource consents under the Resource Management Act 1991
- (b) a concession under the Conservation Act 1987
- (c) approval under the Wildlife Act 1953.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Decision on referral application

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

Reasons for accepting referral application

The Minister is satisfied the project:

- (a) is an infrastructure or development project that would have significant regional or national benefits; and
- (b) referring the project to the fast-track approvals process –
 - (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- (a) will increase the supply of housing through the provision of approximately 1,000 residential units (s22(2)(a)(iii));
- (b) will deliver significant economic benefits by:

- (i) providing approximately 60 full-time equivalent (FTE) jobs and contributing approximately \$91 million to GDP associated with design, infrastructure and civil construction over a 10-year period;
- (ii) providing or enabling approximately 271 FTE jobs and contributing approximately \$381 million to GDP associated with building construction over a 10-year delivery period; and
- (iii) enabling approximately 147 ongoing FTE jobs and approximately \$14 million annually to GDP through the operation of non-residential activities after construction is complete (s22(2)(a)(iv)).

The Minister is satisfied there is no reason he must decline the project under section 21(3) of the Act.

Specified matters for accepted referral application

1. The following persons who lodged the referral application are the persons authorised to lodge a substantive application for the project (s27(2)): Fulton Hogan Land Development Limited
2. In relation to a substantive application for the project:
 - (a) The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii)):
 - (i) Aukaha
 - (ii) Te Ao Mārama Incorporated

The deadline for lodging the application is 2 years after notice is given to the applicant (s28(3)(d)(ii)).

If you have any queries about this notice of decisions, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Jess Hollis or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Ilana Miller
General Manager, Delivery and Operations

cc: Written notice (s28(1)) for accepted project:

the applicant – Fulton Hogan Land Development Limited

any person invited to comment (s17(1)):

- relevant local authorities: Central Otago District Council and Otago Regional Council
- Minister for the Environment and other relevant portfolio Ministers: Minister of Conservation, Minister for Land Information, Associate Minister of Housing, Associate Minister of Transport and Minister for Education
- Ministry for the Environment
- relevant administering agency: Department of Conservation
- Māori groups identified in the list provided to the Minister: Te Rūnanga o Ngāi Tahu, Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Hokonui Rūnanga, Waihōpai Rūnaka, Te Rūnanga o Awarua, Te Rūnanga o Ōraka-Aparima, Aukaha and Te Ao Mārama Incorporated
- owners of Māori land in the project area: N/A
- any other person: the Minister for Regional Development, Minister for Economic Growth, Chief Executive of the New Zealand Transport Agency Waka Kotahi, Chief Executive of Land Information New Zealand and Chief Executive of Contact Energy Limited

cc: Written notice where the Minister accepts the application and refers the project (s28(2)):

the Panel Convener (including all the related information received by the Minister)

any iwi authorities or Treaty settlement entities (other than those that must be notified under subsection (1)(b)) that the Minister considers have an interest in the matter: N/A

the EPA (including all the related information received by the Minister)

the relevant administering agency – Department of Conservation