MINUTE 4 OF THE PANEL CONVENER
Advising of the Expert Panel Appointments and Decision Timeframe

Parkburn Subdivision [FTAA-2607-1271]

16 October 2026

---

[1] Fulton Hogan Land Development Ltd seeks to approvals to authorise the staged subdivision of land to provide for 1,000 dwellings together with a local commercial centre, reserve areas and (potentially) a primary school.

[2] A conference was held on Monday 12 October 2026. I am grateful for the consideration given to this application in the detailed memoranda filed. A list of persons who attended the conference is attached to this minute Schedule "A".

Principal issues in contention

[3] Fulton Hogan Land Development Limited's pre- and post-lodgement engagement is commendable. That engagement has extended over six months. Conference participants reported a detailed understanding of the project and indicated that all information gaps had either been resolved or would be addressed by the date of the panel's appointment. Discussions to narrow or resolve issues are continuing. By the date on which the panel is appointed, the applicant anticipates filing an updated application and supporting technical reports together with new sets of conditions. This approach is efficient, as the panel will not read documents that the applicant knows will be superseded in the immediate future.

Timeframe for a decision

[4] The participants proposed a timeframe of 55 working days for issuing a

decision. I regard that timeframe as insufficient having regard to:

(a) the availability of participants and their experts over the intervening Christmas and Easter periods. Schedule B (attached) sets out the dates on which participants and experts are unavailable over the summer holiday period;
(b) the number of reports expected from internal and external experts, together with the participants' comments;
(c) the time required to manage expert conferencing[1] and a workshop on conditions[2] (if required);
(d) the potential for reverse sensitivity effects arising in relation to the existing industrial activities and proposed dwellings; and
(e) the integration of the development with adjacent land intended for residential development.

[5] Having considered the matters in s 79(2), I have set the timeframe for the decision at 70 working days. But for the summer holidays, a shorter timeframe would have been appropriate.

[6] That said, the proposed development of 1,000 dwellings and business area, is not insignificant. The development is to take place in 15 stages over 15 years. The applicant accepts that evidential complexity arises from the large volume of technical documents it has filed (currently 94 documents totalling more than 2,660 pages). Technical complexity arises because the panel will need to assess each stage of the development as well as the development as a whole. While the application contains a level of detail commensurate with the scale of the proposed development and may not give rise to any special or unusual effects, it will nevertheless require careful evaluation. For that, the panel must be adequately

[1] The proposed timetable did not allow the panel time to consider the comments filed, identify topics and issues for expert conferencing, and determine the sequence of any multiple conferences (if required).
[2] If a panel is participating in a workshop on conditions, this is a hearing and a minimum of 5 working days' notice is required.

resourced with time.

[7] The panel will be appointed on 30 October 2026. For the purposes of section 53 of the Act, the panel will commence its consideration of the application on 6 November 2026. The panel will invite comments from participants by 20 November 2026; comments will be due by 18 December 2026. The applicant's response will be due on 15 January 2027. Subject to the processing of the application being suspended for any of the reasons outlined in section 60 of the Act, the decision on the application will be due on 21 April 2027.

The panel

[8] The following persons will be appointed to the panel:

(a) Matthew Allan (Chair);
(b) Liza Mein; and
(c) Tom Grandiek (local authority nominee).

[9] All panel members have the knowledge, skills, and expertise relevant to the approvals sought in the substantive application. I am satisfied that, collectively, the expert panel will hold appropriate understanding and experience in relation to te ao Māori and Māori development. I have also satisfied myself as to their availability and capacity, and that no conflicts of interest are disclosed.

Jane Borthwick
Panel convener for the purpose of the Fast-track Approvals Act 2024

Schedule A: List of attendees at the panel convener's conference on 12 October 2026.

Applicant (Fulton Hogan Land Development Limited)	Greg Dewe (Fulton Hogan Land Development Limited)
	Melanie Foote (Town Planning Group (NZ) Limited)
	Shannon Darroch (Jeremy Brabant Barrister)
Central Otago District Council	Louise Taylor
	Fiona Garrett
	Jayne Macdonald
Otago Regional Council	Martina Courtier
	Andrew Maclennan
Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Hokonui Rūnanga and Aukaha	Rachel Robilliard
Department of Conservation	Ellieda Komene
	Amelia Wilkinson

Memorandum filed in advance of the conference can be found here: Conferences, workshops and hearings

Schedule B – Availability of participants, counsel and experts over the 2027 summer holiday

The following persons have indicated that they are either unavailable or have constraints on their availability over the 2027 summer holiday period

Organisation	Expert	Dates unavailable
Applicant (Fulton Hogan Land Development Limited)	Lead Planner	15-29 January
	Acoustics Engineer	15-21 January and 8 February
	Traffic Engineer	15 January
Central Otago District Council	Louise Taylor (Planner)	22-29 January
	Julie Muir (3 Waters)	Week beginning 8 February
	Ecology Expert	13 February onwards
	Economist	15-17 January
	Noise Expert	Throughout January
Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Hokonui Rūnanga and Aukaha	Dr Gail Tipa	22 January
Department of Conservation (DOC)	DOC Planner	15-17 January
	DOC Concessions Advisor	15-17 January
	Herpetologist	6-15 February