

Parkburn

Urban Design Memo

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1 INTRODUCTION

This urban design memorandum (memo) is to support the Fast-track substantive application by Fulton Hogan Land Development Ltd (FHLD) for the Parkburn development located at 922 Luggate-Cromwell Road (Site), Mount Pisa, Cromwell.

The Site is located on the western shores of Lake Dunstan, slightly north of Cromwell township, adjacent to the established residential suburb of Pisa Moorings. The Site is 120 hectares in size and is currently operated as a quarry by Fulton Hogan Ltd.

The Proposal is to develop the Site for a comprehensive residential development, including approximately 989 residential units, a number of open spaces, a local retail centre and potential provision for a primary school (subject to decisions by the Ministry of Education 'MoE'). The residential yield has been increased relative to the high-level concept plan included in the earlier Private Plan Change 21, in response to the changing local housing demand.

Currently, the zoning for the Site is a mix of residential, business and industrial zones under the Central Otago District Plan (District Plan).

This memo describes in summary form; an analysis of the Site and its surrounds together with a description of the Proposal and its formulation based on best practice principals. The Proposal has been developed through an iterative design-led process for masterplanning, that integrates movement, housing, facilities, servicing requirements and open spaces with the environment.

This memo includes a summary urban design assessment against the relevant objectives and policies of the Regional Policy Statement and the District Plan, and the Medium Density Residential Design Guide (2024), in Section 4 below.

This report is written by Garth Falconer. Garth is an urban designer and landscape architect and the founder and director of Reset Urban Design Ltd (Reset), a specialist urban design and landscape architecture practise based in Takapuna and in Wānaka. Garth holds a Bachelor of Arts from Auckland University, a Post Graduate Diploma in Landscape Architecture from Lincoln University and a Master's Degree in Urban Design from Oxford Brookes University (UK).

Garth is also a Fellow of the New Zealand Institute of Landscape Architects Tuia Pito Ora and a member of the Urban Design Forum and has been a member of the Auckland and Queenstown Urban Design Panels and a Hearing Commissioner for Auckland Council. Garth has been practising for 36 years, the first twenty years as a founding director of Isthmus Group before forming Reset in 2008 and has masterplanned a wide range of residential and commercial developments across Aotearoa New Zealand. Garth has lectured across many universities and has authored two published books on the history of urban design and landscape architecture in New Zealand.

2 LOCATION AND CONTEXT

2.1 Location and Context

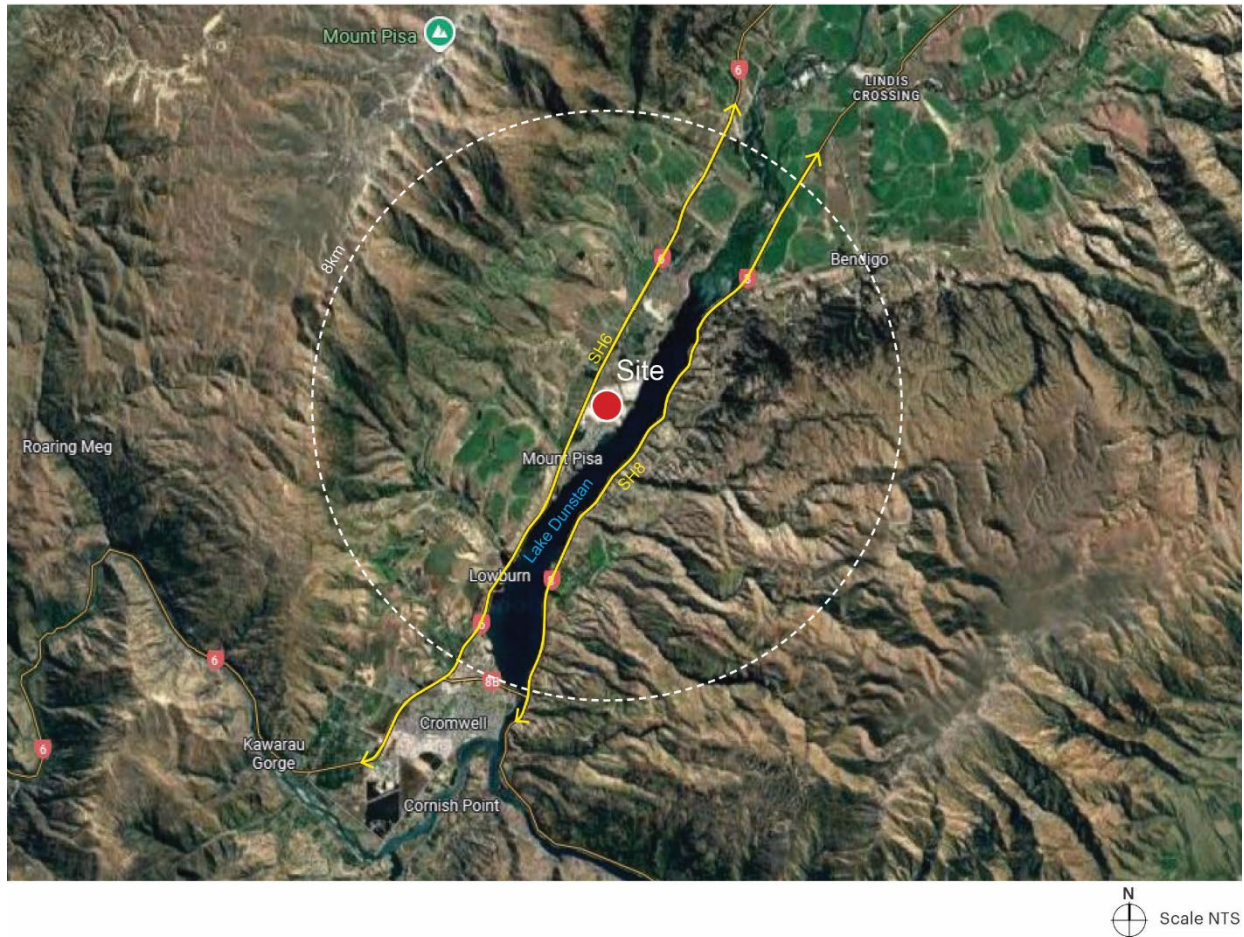


Figure 1 - Location plan showing Site and 8km distance circle

The location of the site is 8km north of Cromwell on the western shores of Lake Dunstan and is directly adjacent to Pisa Moorings, a sizeable (approximately 0.9km²) residential development that commenced in the 1990's and is now well established with around 450 homes and a population of approximately 980.

The Site is framed by the Pisa Range to the west and bounded by State Highway 6 (8km to Cromwell and 45km to Wanaka). The surrounding neighbourhood to the west lies in horticultural vineyards, and to the north is another quarry. Immediately to the east is a large lake edge reserve with a shared walking and cycling path that continues along the western edge of Lake Dunstan. Pisa Moorings, directly adjacent to the south, is a low density suburban residential area laid out in winding roads and several cul-de-sacs. There are no schools, retail or medical facilities within Pisa Moorings.

2.2 Site and Surrounds

The site is a sizeable property of approximately 118 hectares, generally square in shape, with long boundaries of around 800 to 1,000m and an irregular edge along the lake shoreline.



Figure 2 - The Site and surrounding context

It is very open to the north and east across the lake, with surrounding hills providing some shelter to the south and west.

The western boundary features a wide setback (approximately 40m) from the highway, together with an established shelterbelt and earth bund that effectively screens views into the Site.

The southern boundary, adjoining with Pisa Moorings, includes a 6m wide unformed linear strip of land and is edged by the rear of low-density housing.

The northern boundary provides vehicle access to the quarry and another neighbouring quarry.

The eastern boundary is a lake edge with elevated setbacks and a shared path. The southern end has two small coves. At the northern end there is a wide wetted area and a creek (the Parkburn watercourse) that issues from the north, with a mix of taller shrubs and trees. Apart from this area, there are no ponds or flowing watercourses on the site.

The overall site is relatively flat, with a slight slope of approximately 6m falling from west to east **toward the lake. The central portion of the site has been excavated for quarry operations.**

The Site has been heavily modified initially for pastoral farming and horticulture, before being quarried over many years. There are no permanent buildings (the buildings that do exist are relocatable including an administration cabin and asphalt plant and glass recycling building) or other features on the site. In addition, there do not appear to be any significant cultural features.

2.3 Opportunities and Constraints

The Site presents several positive opportunities for residential development. It is close to Cromwell township, with good access from the main road and features a large lake edge. The Site is relatively level and highly modified, with few physical constraints. It is adjacent to an established residential neighbourhood with well connected walking and cycling paths around the Site. The Site also offers expansive views of the lake and surrounding mountains.

In terms of constraints, the State Highway is on a long straight and busy section with high traffic volumes, which limits safe entry points. The existing quarry excavations have created a series of terraces, which will require careful design to achieve balanced earthworks. The majority of the Site has highly modified and limited ecological values.

The lake edge itself is steep in places, with elevated embankments that restrict access to the shoreline.

3 THE PROPOSAL

3.1 The Proposal

The Proposal aims to provide residential housing in an area of high demand and amenity, along with supporting services such as neighbourhood retail outlets and potentially a primary school (subject to MoE decision to establish a school on the site). The Proposal has been developed based on best practice urban design principles which include:

- A well-connected network of multi-modal movement routes
- A hierarchy of public open spaces
- Enhancement of the ecology of the Site
- Diversity of housing
- Provision of local community facilities including retail, education and medical services.



Figure 3 - Parkburn Masterplan (by Woods)

A well-connected network of multi-modal movement routes

The Proposal maintains and enhances the established buffer strip along State Highway 6 and positions the primary entry point at the northern end of the site, to serve both the Site, and the adjoining properties to the north.



Figure 4 -- Roading network illustration

A 28m wide avenue runs diagonally through the Site, connecting directly to the proposed local retail centre and potential school. A looped circuit of 23m wide collector roads provides access to the wider site, supplemented by a small 'exit only' lane located at the south of the Site to efficiently serve outbound traffic.

The 15m/18m wide suburban roads form a legible street grid network of predominantly north-south orientated streets and short blocks. Based on a slow speed environment and with minimal rear lots, active street frontages are maintained throughout.

Pedestrian circuits are strongly connected across the Site and are focused on providing greenway linkage to the lakeside esplanade.

A hierarchy of public open spaces

The key open spaces include a wide lake edge esplanade, a revegetated area at the northern end of the Site, a wide central greenway leading through to the lake edge, a lakeside park and a series of integrated neighbourhood parks.

Green Network



Figure 5 - Open Space Hierarchy

A generously sized lakeside park is proposed at a key corner of the Site, overlooking the Parkburn revegetated area and adjacent to the potential school. This park could accommodate tennis courts and various playing fields as well as areas for passive recreation and gathering.

Five neighbourhood parks are strategically placed within the residential area to provide accessible open space within walking distance to all households.

Enhancement of the ecology of the site

The connected series of neighbourhood parks, the revegetated area and the esplanade edge provide opportunities to substantially enhance the Site's ecology by increasing habitat, biodiversity and plantings.

In addition, substantial streetscape planting provided along all streets and pedestrian links.

Increasing the soft, porous surfacing of the Site will be a central feature of the development, including low-impact stormwater management in the form of swales, raingardens and detention ponds.

The planting palette will primarily consist of indigenous species specific to the local area, though there will also be scope for locally adapted exotic plantings to enhance seasonality and resilience.

Diversity of housing

Parkburn is primarily a residential development in the fast-growing central Otago region. Ensuring a mix of housing to cater to a range of demographics and affordability, is a key focus of the development.

The majority of the housing lots are generously sized (600m² to 800m²) to suit the local market preference for stand-alone homes on spacious sections. Most lots are rectangular in shape, with frontages of 15 to 20m and depths of 30 to 35m, allowing for a wide range of configurations and house types.

Smaller, medium-density lots are strategically located along the proposed greenway and around the local retail centre and potential school. These lots provide greater affordability and support appropriate intensification in areas of higher amenity and accessibility.

Provision of local community facilities including retail, education and medical services

Currently, the residential suburb of Pisa Moorings has no retail or medical facilities, requiring residents to travel 8km to Cromwell.

A local retail centre has been conceptually designed to provide a neighbourhood sized superette along with a series of smaller outlets, conveniently located to serve the daily needs of residents and those from Pisa Moorings. Typically, smaller outlets can include hairdressers, gyms, cafes and pharmacies, with scope also for a medical centre, daycare and visitor accommodation.

With a projected population over 3,500 (including Pisa Moorings) the inclusion of a preschool and a primary school is warranted. On the conceptual masterplan, a primary school is centrally located off the main avenue, adjacent to both the lakeside park and the retail centre.

4 ASSESSMENT AGAINST OBJECTIVES AND POLICIES

This section provides a summary urban design assessment of the Proposal against the relevant Regional Policy Statement and District Plan objectives and policies, together with the Central Otago District Council Medium Density Residential Design Guide (2024). The operative zoning relevant to the residential component of the Site is the Low Density Residential Zone, with the land subject to the Parkburn Structure Plan (Schedule 19.28 of the District Plan). The Proposal is advanced as a fast-track substantive application; where it departs from the operative provisions, including the residential yield anticipated by the Structure Plan, this is addressed in the accompanying planning assessment and the two documents should be read together.

4.1 The Regional Policy Statement

The Otago Regional Council (ORC) sets overarching regional policy and housing direction for Otago's urban environments but delegates specific zoning and planning rules to territorial authorities such as the Central Otago District Council.

The most relevant provision of the Otago Regional Policy Statement (29 January 2026) is the following objective:

Objective 4.5: *Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments.*

The noted issues are:

- *Unplanned urban growth and development risks exceeding the carrying capacity of existing infrastructure and services, adversely affecting community resilience.*
- *Unanticipated growth places pressure on adjoining productive land, and risks losing connectivity with adjoining urban areas.*
- *Urban development has not always had regard for the local environment or the needs of the community.*

Assessment of objective: Parkburn is a masterplanned development prepared by an experienced multi-disciplinary team covering ecology, engineering, transport, planning, landscape and urban design. The Site is a highly modified quarry with little existing vegetation and no productive value. It is highly accessible from the adjacent State Highway and connects to and extends the established Pisa Moorings residential area, which adjoins the Site's southern boundary. Parkburn will enhance the Site's ecology through extensive reserves and new planting, and introduces educational, retail and recreational facilities for residents and the wider area.

The most relevant policy, with an assessment under each clause, follows:

Policy 4.5.3 Urban design: *Design new urban development with regard to:*

a) A resilient, safe and healthy community; The Proposal provides a diverse range of residential housing alongside retail and school facilities with excellent visibility, generous reserves and open spaces, dedicated walking and cycling trails, and recreation facilities that together support a healthy community.

b) A built form that relates well to its surrounding environment; The majority of buildings will be detached and low, at one to two storeys, with a low impact on the surrounding environment that fits with the adjacent Pisa Moorings.

c) Reducing risk from natural hazards; The existing creek and lakeside edge are retained as reserve open space and further planted to minimise erosion. Circulation is contained within dedicated walking and cycling paths.

d) Good access and connectivity within and between communities; Parkburn is structured on a highly connected grid of roads and paths running through a hierarchy of reserves. The development connects directly to Pisa Moorings to the south and to the State Highway on the northern boundary and southern boundary.

e) A sense of cohesion and recognition of community values; Parkburn is deliberately formed around a central heart of community facilities, specifically a retail centre and potential adjacent school, next to a large central park with sports grounds that connects through to the lake edge and Parkburn reserve.

f) Recognition and celebration of physical and cultural identity, and the historic heritage values of a place; There is little recorded  historic (check cultural / mana whenua?) value on the Site owing to its extensive modification. It is intended to engage artists and cultural advisors in the provision and detailing of artworks and cultural items.

g) Areas where people can live, work and play; Parkburn provides a diverse range of residential living, recreational space and facilities. In addition to a range of everyday products, the retail centre will also offer service and office facilities.

h) A diverse range of housing, commercial, industrial and service activities; The Proposal provides a diversity of housing, including medium-density lots edging the reserves, open spaces and the retail centre, with the majority of lots ranging from 600 to 800m² to cater for local demand for family homes. Many residential blocks will be offered to the market as superblocks that can be further configured internally, adding to housing diversity. No provision is made for industrial activities, though commercial and service activities are located in the central retail centre.

i) A diverse range of social and cultural opportunities. Educational and recreational facilities, including an extensive network of walking and cycling paths, provide the basis for social and cultural development.

Conclusion: It is assessed that the proposed Parkburn development aligns well with the relevant Regional Policy Statement objective and policy.

4.2 Central Otago District Plan: Section 6 Urban Areas

The Central Otago District Plan sets out high-level objectives and policies for the District's urban areas. The provisions most relevant to the Proposal are set out below and are read alongside the Low Density Residential Zone provisions that apply to the Site.

6.2.4 Residential Character. The amenity values of areas that are predominantly residential in character can be adversely affected by a range of activities, including those that generate excessive traffic, noise, glare or odour, or that introduce built form not in keeping with the character of the neighbourhood.

The Parkburn development will have a high level of amenity. Residents will be insulated from State Highway noise by a wide landscaped buffer, and the development will not generate high traffic volumes. Most streets will be quiet and well planted, and flanked.

4.3 Medium Density Residential Design Guide (2024): best-practice reference

The Medium Density Residential Design Guide (June 2024) was prepared to introduce guidance for more compact lots in well-designed developments that support greater housing choice and efficient use of land. The Guide applies to the Medium Density Residential Zone and is not the operative framework for this Site; it is referenced here as relevant best-practice design guidance. Its Comprehensive Residential Guide, which addresses large-scale integrated developments such as Parkburn, is the most relevant part. Each key theme is assessed below against the corresponding design matters.

1. The Site: a part of the wider context.

Provision for housing diversity and choice, relative to other residential areas. While most of the residential offering at Parkburn will be lower-density lots, in contrast to the adjoining Pisa Moorings, Parkburn also provides smaller medium-density lots in areas adjacent to reserve open space and central facilities. There is further opportunity through the development of superlots for comprehensive development, providing a greater range of housing.

How the development responds to its context and site features, including solar orientation, views, existing buildings and vegetation. The Parkburn development is formed around its main site feature, the lake edge. A network of reserves and paths extends along and from the lake edge, and the wide existing creek area is retained and enhanced as a public reserve. The layout is formed around a north-south orientation of roads and blocks, which provides excellent solar orientation. The proposed planting is based on eco-sourced indigenous species, augmented with locally adapted exotic plantings for seasonal and productive value.

Whether the urban form is compatible with the nearby land use mix, including convenient access to commercial centres and community facilities. The development is immediately adjacent to the established Pisa Moorings residential area, with connecting road and pathway links. The proposed commercial and community facilities will be easily accessible to Pisa Moorings, which currently has none of these services.

2. The Layout: a relationship between public and private spaces.

The extent to which the development provides well-connected and legible movement networks, integrating all access modes, with priority for walking and cycling. Parkburn is structured around a strong roading network comprising a clear hierarchy of entry boulevard, collector and local roads, supplemented by dedicated off-road walking and cycling paths.

Whether the configuration of blocks and lots will allow for development that can readily achieve the outcomes sought in MRZ-P1. The blocks are generally 60m wide and 150 to 180m long, oriented north-south. Lots are generally 600 to 800m² with 15 to 20m frontages, allowing for easy access and a range of internal configurations, setbacks and outdoor living spaces.

3. In the Park: a multi-functional space.

The location, extent and quality of public open space, taking into account servicing and maintenance. The network of reserves ranges from a wide lake esplanade and large lakeside reserve with sports fields, to a revegetated creek corridor and delta, a wide central greenway, and a series of conveniently located neighbourhood parks. The large central lakeside park will feature a children's play space and sports fields. All reserves will be planted to enhance ecology and slow runoff, and all are accessible for pedestrian and vehicle maintenance.

4. On the Street: a space for movement and place.

The location, extent and quality of streetscapes, taking into account servicing and maintenance. There is a hierarchy of roads: a wide entry boulevard with a central median, a collector road that circulates around the entire development, and a network of narrower local roads serving the majority of residential lots. The streetscape includes walking paths linking into the off-road network of walking and cycling paths in the reserves. A range of locally appropriate street trees will be provided in all streets.

5. Crime Prevention Through Environmental Design (CPTED).

The incorporation of CPTED principles to achieve a safe and secure environment. Parkburn rates well against CPTED's four principles of surveillance, access management, territorial reinforcement and quality environment. The layout is logical and clear, there are few cul-de-sacs, and sightlines are open, with a mix of activities and surveillance over streets and reserves. Throughout the development the environment will be of a high quality.

Conclusion: The Proposal aligns well with the best-practice guidance in the Medium Density Residential Design Guide, providing diversity and efficiency in the provision of housing with high levels of amenity and safety.

5 CONCLUSION

Parkburn will be a significant provider of housing in the Cromwell area. Set in a high amenity lakeside environment, the proposed development will provide a natural extension to and augment the adjacent Pisa Moorings with retail and education facilities.

Assessed against the relevant Regional and District Objectives, policies and guidelines the proposal achieves a high level of alignment.

The conceptual masterplan responds well to the existing site and will remediate and enhance the modified and quarried property.

Throughout the Proposal, effects at boundaries have been carefully considered.

The arrangement of the roading, residential lots and open spaces provides for easy access, legibility and optimised solar orientation.

Public amenity is delivered through generously provided, high-quality open spaces, featuring connected pedestrian pathways, a series of neighbourhood parks, and a strong focal point that culminates in the lakeside esplanade, a revegetated ecological area and a multi-purpose lakeside park.

Overall, the proposed Parkburn development is highly supportable from an urban design perspective.



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