

From: [Infrastructure Portfolio](#)
To: [Nicola Willis \(MIN\)](#); [Shane Jones \(MIN\)](#); [Penny Simmonds \(MIN\)](#); [Erica Stanford \(MIN\)](#); [Chris Penk \(MIN\)](#); [Tama Potaka \(MIN\)](#); [James Meager \(MIN\)](#)
Cc: [FTAreferrals](#)
Subject: Invitation to comment on Fast-track referral application for the Parkburn - Stage 1 project under the Fast-track Approvals Act 2024 – FTAA-2510-1122
Date: Monday, 17 November 2025 8:18:24 am
Attachments: [Comments Form for Invited Ministers.docx](#)

To:

Minister for Economic Growth
Minister for Regional Development
Minister for the Environment
Minister for Education
Minister for Land Information
Minister of Conservation
Associate Minister of Housing
Associate Minister of Transport

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Fulton Hogan Land Development Limited for referral of the Parkburn – Stage 1 project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2510-1122).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this email. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take up to 10 days).

Project summary

Project name	Parkburn
Applicant	Fulton Hogan Land Limited
Location	Cromwell, Otago
Project description	<p>The project is to subdivide land and develop a mixed-use urban development at 922 Luggate-Cromwell Road (State Highway). The project will include:</p> <ul style="list-style-type: none">a. bulk earthworks to backfill and rehabilitate a quarryb. subdivision to create approximately 1000 allotments and enable construction of approximately 1000 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)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 Waireree. formation of two coves extending into Lake Dunstan / Te Waireref. associated infrastructure, including for three waters services and transport (including external site access works).

Yours sincerely



Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South

Office: 04 817 6802 | EW 6.3
Email: c.bishop@ministers.govt.nz Website: www.Beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

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FTAA-2510-1122

Trevor McGlinchey
Aukaha

consents@aukaha.co.nz

Tēnā koe Trevor

Invitation to provide written comments on an application for referral of the Parkburn project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Fulton Hogan Land Development Limited (the applicant) for referral of the Parkburn project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Jess Hollis. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal stroke that tapers to the right.

Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2510-1122
Project name	Parkburn
Applicant name	Fulton Hogan Land Development Limited
Project summary details	<p>The project is to subdivide land and develop a mixed-use urban development at 922 Luggate-Cromwell Road (SH6), 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 SH6 road reserve.</p> <p>The project will be applied for as a single substantive application but will be delivered in multiple stages. The project will include:</p> <ol style="list-style-type: none"> a. bulk earthworks to backfill and rehabilitate a quarry b. subdivision to create approximately 1000 allotments and enable construction of approximately 1000 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) 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). <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 b. a concession under the Conservation Act 1987 c. approval under the Wildlife Act 1953.

FTAA-2510-1122

Peter Kelly
Chief Executive Officer
Central Otago District Council

s 9(2)(a)

Dear Peter

Invitation to provide written comments on an application for referral of the Parkburn project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Fulton Hogan Land Development Limited (the applicant) for referral of the Parkburn project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Central Otago District Council to provide written comments on the referral application.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Central Otago District Council **must** provide comments advising on the following matters:

1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.
2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.

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Under section 20(1) of the Act, I also request you provide further information on the following matter:

1. The application notes that Central Otago District Council are currently working through a road stopping process with respect to an unformed legal road that extends through the project area. Please provide additional information on the timeframe for completion of the road stopping process and whether this process may prevent or delay project delivery.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in-confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Written comments must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Jess Hollis. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a stylized flourish at the end.

Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A – Project summary details

Application number	FTAA-2510-1122
Project name	Parkburn
Applicant name	Fulton Hogan Land Development Limited
Project summary details	<p>The project is to subdivide land and develop a mixed-use urban development at 922 Luggate-Cromwell Road (SH6), 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 SH6 road reserve.</p> <p>The project will be applied for as a single substantive application but will be delivered in multiple stages. The project will include:</p> <ol style="list-style-type: none"> a. bulk earthworks to backfill and rehabilitate a quarry b. subdivision to create approximately 1000 allotments and enable construction of approximately 1000 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) 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). <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 b. a concession under the Conservation Act 1987 c. approval under the Wildlife Act 1953.

FTAA-2510-1122

Mike Fuge
Chief Executive Officer
Contact Energy Limited

s 9(2)(a)

Dear Mike

Invitation to provide written comments on an application for referral of the Parkburn project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Fulton Hogan Land Development Limited (the applicant) for referral of the Parkburn project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I am writing under delegation from the Minister, in accordance with section 17(5) of the Act. You have been identified as an “any other person” under this section, as the project involves the formation of two coves extending into Lake Dunstan / Te Wairere that feeds the Clyde Dam hydro power scheme that is owned and operated by Contact Energy Limited. Accordingly, I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or discussed anyone outside of your organisation.

Any written comments you provide, must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in section 22 of the Act will guide the Minister’s decision-making on whether to refer the project to the Fast-track approvals process.

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If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload any comments to the application portal or email to referral@fasttrack.govt.nz. Written comments may be provided by using the template for written comments in Attachment 1 or an alternative format/document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Jess Hollis. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Ilana Miller
General Manager, Delivery and Operations

cc Andy Gray, Manager – Environment and Land Corporate Affairs,
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number FTAA-2510-1122

Project name Parkburn

Applicant name Fulton Hogan Land Development Limited

Project summary details

The project is to subdivide land and develop a mixed-use urban development at 922 Luggate-Cromwell Road (SH6), 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 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 1000 allotments and enable construction of approximately 1000 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)
- 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.

FTAA-2510-1122

Gaye Searancke
Chief Executive
Land Information New Zealand

customersupport@linz.govt.nz

Dear Gaye

Invitation to provide written comments on an application for referral of the Parkburn project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Fulton Hogan Land Development Limited (the applicant) for referral of the Parkburn project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I am writing under delegation from the Minister, in accordance with section 17(5) of the Act. You have been identified as an “any other person” under this section, as the project involves works on Crown Land administered by Land Information New Zealand. Accordingly, I invite you to provide written comments on the referral application, including specifically on the following:

1. What are the approvals required under the Land Act 1948 for the project, what is the likely timeframe for obtaining the approvals, and whether the process may prevent or delay project delivery.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in-confidence and should not be forwarded or discussed anyone outside of your organisation.

Any written comments you provide, must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame.

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Comments received will help inform the Minister and the criteria in section 22 of the Act will guide the Minister's decision-making on whether to refer the project to the Fast-track approvals process.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload any comments to the application portal or email to referral@fasttrack.govt.nz. Written comments may be provided by using the template for written comments in Attachment 1 or an alternative format/document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Jess Hollis. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a stylized flourish at the end.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number FTAA-2510-1122

Project name Parkburn

Applicant name Fulton Hogan Land Development Limited

Project summary details

The project is to subdivide land and develop a mixed-use urban development at 922 Luggate-Cromwell Road (SH6), 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 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 1000 allotments and enable construction of approximately 1000 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)
- 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.

FTAA-2510-1122

Brett Gliddon
Chief Executive Officer
New Zealand Transport Agency – Waka Kotahi

s 9(2)(a)

Dear Brett

Invitation to provide written comments on an application for referral of the Parkburn project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Fulton Hogan Land Development Limited (the applicant) for referral of the Parkburn project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I am writing under delegation from the Minister, in accordance with section 17(5) of the Act. You have been identified as an “any other person” under this section, as the project involves works within the State Highway 6 road reserve. Accordingly, I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or discussed anyone outside of your organisation.

Any written comments you provide, must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in section 22 of the Act will guide the Minister’s decision-making on whether to refer the project to the Fast-track approvals process.

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If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload any comments to the application portal or email to referral@fasttrack.govt.nz. Written comments may be provided by using the template for written comments in Attachment 1 or an alternative format/document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Jess Hollis. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Ilana Miller

General Manager, Delivery and Operations

cc Nicola Foran – Team Leader – Environmental Planning – s 9(2)(a) [REDACTED]
Sydney Van Nortwick – Advisor – Environment Team – s 9(2)(a) [REDACTED]
Lauren Barnett – Senior Legal – Environment/Property s 9(2)(a) [REDACTED]
Waka Kotahi – FTC Application/Comments Info – environmentalplanning@nzta.govt.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2510-1122
Project name	Parkburn
Applicant name	Fulton Hogan Land Development Limited
Project summary details	<p>The project is to subdivide land and develop a mixed-use urban development at 922 Luggate-Cromwell Road (SH6), 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 SH6 road reserve.</p> <p>The project will be applied for as a single substantive application but will be delivered in multiple stages. The project will include:</p> <ol style="list-style-type: none"> a. bulk earthworks to backfill and rehabilitate a quarry b. subdivision to create approximately 1000 allotments and enable construction of approximately 1000 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) 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). <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 b. a concession under the Conservation Act 1987 c. approval under the Wildlife Act 1953.

FTAA-2510-1122

Penny Nelson
Director-General of Conservation
Department of Conservation

s 9(2)(a)

Dear Penny

Invitation to provide written comments on an application for referral under section 17, and request for report in relation to the use of Public Conservation Land under section 19, of the Fast-track Approvals Act 2024 for the Parkburn project

An application has been received by the Minister for Infrastructure (the Minister) from Fulton Hogan Land Development Limited (the applicant) for referral of the Parkburn project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite the Department of Conservation to provide written comments on the referral application as the administering agency for the Conservation Act 1987 and the Wildlife Act 1953.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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The project includes public conservation land within its project area and will require resource consents under the Resource Management Act 1991 in addition to a concession under the Conservation Act 1987 and approval under the Wildlife Act 1953. I further write under delegation from the Minister and in accordance with section 19(1) of the Act to request and obtain a report in relation to the use of public conservation land that is prepared by the Director-General of Conservation.

As specified under section 19 of the Act, the report must include the following:

1. the existing arrangements (whether formal or informal) for the administration, access to, or use of public conservation land within the project area
2. advice on the risks to, and potential liabilities of, the Crown that relate to any proposed approvals of the kind described in [section 42\(4\)\(e\), \(f\), \(l\), or \(m\)](#) (concession, land exchange, or access arrangement).
3. if the referral application was required to include information under [paragraph \(q\) or \(r\) of section 13\(4\)](#), advice on the matters set out in the applicable paragraph.

Please note, as required under section 19(3), the report content related to the existing arrangements and advice on risks and liabilities must be prepared in consultation with every owner, administrator, or manager of the land who is not the Crown.

Please upload your comments, and provide the section 19 report, no later than 20 working days from receipt of this letter via upload to the portal, or alternatively a template for written comments is provided in Attachment 1 and a template for the section 19 report is provided in Attachment 2. If you do not consider the section 19 report can be prepared within 20 working days, please contact ftareferrals@mfe.govt.nz.

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Jess Hollis. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

cc FT Team at DoC – fast-track@doc.govt.nz
Jenni Fitzgerald (FT Manager) – s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2510-1122
Project name	Parkburn
Applicant name	Fulton Hogan Land Development Limited
Project summary details	<p>The project is to subdivide land and develop a mixed-use urban development at 922 Luggate-Cromwell Road (SH6), 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 SH6 road reserve.</p> <p>The project will be applied for as a single substantive application but will be delivered in multiple stages. The project will include:</p> <ol style="list-style-type: none"> a. bulk earthworks to backfill and rehabilitate a quarry b. subdivision to create approximately 1000 allotments and enable construction of approximately 1000 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) 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). <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 b. a concession under the Conservation Act 1987 c. approval under the Wildlife Act 1953.

FTAA-2510-1122

Terry Nicholas
Hokonui Rūnanga

s 9(2)(a)

Tēnā koe Terry

Invitation to provide written comments on an application for referral of the Parkburn project under the Fast-track Approvals Act 2024

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

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Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers to the right.

Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2510-1122
Project name	Parkburn
Applicant name	Fulton Hogan Land Development Limited
Project summary details	<p>The project is to subdivide land and develop a mixed-use urban development at 922 Luggate-Cromwell Road (SH6), 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 SH6 road reserve.</p> <p>The project will be applied for as a single substantive application but will be delivered in multiple stages. The project will include:</p> <ol style="list-style-type: none"> a. bulk earthworks to backfill and rehabilitate a quarry b. subdivision to create approximately 1000 allotments and enable construction of approximately 1000 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) 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). <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 b. a concession under the Conservation Act 1987 c. approval under the Wildlife Act 1953.

FTAA-2510-1122

Matapura Ellison
Kāti Huirapa Rūnaka ki Puketeraki

office@tro.org.nz

Tēnā koe Matapura

Invitation to provide written comments on an application for referral of the Parkburn project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2510-1122
Project name	Parkburn
Applicant name	Fulton Hogan Land Development Limited
Project summary details	<p>The project is to subdivide land and develop a mixed-use urban development at 922 Luggate-Cromwell Road (SH6), 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 SH6 road reserve.</p> <p>The project will be applied for as a single substantive application but will be delivered in multiple stages. The project will include:</p> <ol style="list-style-type: none"> a. bulk earthworks to backfill and rehabilitate a quarry b. subdivision to create approximately 1000 allotments and enable construction of approximately 1000 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) 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). <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 b. a concession under the Conservation Act 1987 c. approval under the Wildlife Act 1953.

FTAA-2510-1122

James Palmer
Secretary for the Environment
Ministry for the Environment

s 9(2)(a)

Dear James

Invitation to provide written comments on an application for referral of the Parkburn project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Fulton Hogan Land Development Limited (the applicant) for referral of the Parkburn project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite Ministry for the Environment to provide written comments on the referral application as the administering agency for the Resource Management Act 1991.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is

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made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Jess Hollis. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers to the right.

Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

cc Michaela Flanagan – Manager, System Oversight – s 9(2)(a) [REDACTED]
adminagencyftaa@mfe.govt.nz

Appendix A – Project summary details

Application number	FTAA-2510-1122
Project name	Parkburn
Applicant name	Fulton Hogan Land Development Limited
Project summary details	<p>The project is to subdivide land and develop a mixed-use urban development at 922 Luggate-Cromwell Road (SH6), 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 SH6 road reserve.</p> <p>The project will be applied for as a single substantive application but will be delivered in multiple stages. The project will include:</p> <ol style="list-style-type: none"> a. bulk earthworks to backfill and rehabilitate a quarry b. subdivision to create approximately 1000 allotments and enable construction of approximately 1000 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) 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). <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 b. a concession under the Conservation Act 1987 c. approval under the Wildlife Act 1953.

FTAA-2510-1122

Richard Saunders
Chief Executive Officer
Otago Regional Council

s 9(2)(a)

Dear Richard

Invitation to provide written comments on an application for referral of the Parkburn project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Fulton Hogan Land Development Limited (the applicant) for referral of the Parkburn project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Otago Regional Council to provide written comments on the referral application.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Otago Regional Council **must** provide comments advising on the following matters:

1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.
2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.

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Written comments must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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Yours sincerely

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a stylized flourish at the end.

Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2510-1122
Project name	Parkburn
Applicant name	Fulton Hogan Land Development Limited
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FTAA-2510-1122

Renee Bull
Te Ao Mārama Incorporated

s 9(2)(a)

Tēnā koe Renee

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Nāku noa, nā

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Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

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FTAA-2510-1122

Barry Bragg
Chairman
Te Rūnanga o Awarua

s 9(2)(a)

Tēnā koe Barry

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A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to the right.

Ilana Miller

General Manager – Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2510-1122
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FTAA-2510-1122

Trevor McGlinchey
Te Rūnanga o Moeraki

s 9(2)(a)

Tēnā koe Trevor

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fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

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Nāku noa, nā



Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

cc: moeraki.runanga@ngaitahu.iwi.nz
office@tro.org.nz

Appendix A – Project summary details

Application number	FTAA-2510-1122
Project name	Parkburn
Applicant name	Fulton Hogan Land Development Limited
Project summary details	<p>The project is to subdivide land and develop a mixed-use urban development at 922 Luggate-Cromwell Road (SH6), 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 SH6 road reserve.</p> <p>The project will be applied for as a single substantive application but will be delivered in multiple stages. The project will include:</p> <ol style="list-style-type: none"> a. bulk earthworks to backfill and rehabilitate a quarry b. subdivision to create approximately 1000 allotments and enable construction of approximately 1000 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) 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). <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 b. a concession under the Conservation Act 1987 c. approval under the Wildlife Act 1953.

FTAA-2510-1122

Amy Beran
Senior Environmental Advisor
Te Rūnanga o Ngāi Tahu

s 9(2)(a)

Tēnā koe Amy

Invitation to provide written comments on an application for referral of the Parkburn project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Fulton Hogan Land Development Limited (the applicant) for referral of the Parkburn project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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Nāku noa, nā



Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

cc: s 9(2)(a)

ttw@ngaitahu.iwi.nz
info@ngaitahu.iwi.nz

Appendix A – Project summary details

Application number	FTAA-2510-1122
Project name	Parkburn
Applicant name	Fulton Hogan Land Development Limited
Project summary details	<p>The project is to subdivide land and develop a mixed-use urban development at 922 Luggate-Cromwell Road (SH6), 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 SH6 road reserve.</p> <p>The project will be applied for as a single substantive application but will be delivered in multiple stages. The project will include:</p> <ol style="list-style-type: none"> a. bulk earthworks to backfill and rehabilitate a quarry b. subdivision to create approximately 1000 allotments and enable construction of approximately 1000 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) 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). <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 b. a concession under the Conservation Act 1987 c. approval under the Wildlife Act 1953.

FTAA-2510-1122

Rewi Davis
Te Rūnanga o Ōraka-Aparima

office@orakaaparima.org.nz

Tēnā koe Rewi

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Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers to the right.

Ilana Miller

General Manager – Investment Strategy and Operations

Appendix A: Project summary details

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Application number	FTAA-2510-1122
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FTAA-2510-1122

Andrew Rouvi
Te Rūnanga o Ōtākou

s 9(2)(a)

Tēnā koe Andrew

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Ilana Miller
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Appendix A: Project summary details

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FTAA-2510-1122

Michael Stevens
Waihōpai Rūnaka

office@awaruarunaka.iwi.nz

Tēnā koe Michael

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Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2510-1122
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