TOWNPLANNING GROUP

Substantive Application for Fast-Track Approval
Resource Consent Applications, Wildlife Permit and DOC Concession

Parkburn - Residential Development and Subdivision, 922 Luggate-Cromwell Road (SH6), Cromwell

Fulton Hogan Land Development Limited

PLANNING REPORT

31 August 2026

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1 Executive Summary

1.1 Introduction

This Planning Report has been prepared in support of a substantive application for a Referred Project submitted by Fulton Hogan Land Development Limited (the **Applicant**). The Project is for the subdivision and use of land for urban development in support of the rehabilitation of the existing Parkburn Quarry (the **Parkburn project**).

Notice of decision on the application for referral of the Parkburn project was received on 17 February 2026, advising that the application was accepted by the Minister for Infrastructure under section 21 and the project referred under section 26 of the Fast Track Approvals Act 2024 (**FTAA**). Refer to **Attachment [A]** for the referral decision letter.

This substantive application has been prepared in accordance with the requirements of the FTAA which has a purpose of facilitating the delivery of infrastructure and development projects with significant regional or national benefits. The FTAA provides for approvals required by the Parkburn project under the Resource Management Act 1991, the Wildlife Act 1953 and the Conservation Act 1987.

1.2 Project Overview

The Parkburn project is located approximately 8 kilometres to the north of the Cromwell township on a terrace landform forming part of the lake edge area between Mt Pisa and Lake Dunstan/Te Wairere. The total area of the site is 118 hectares. The majority of the site is, or has historically been, utilised as the Parkburn Quarry.

The proposed development will comprise:

- A staged subdivision to provide for approximately 1,000 residential lots/units, together with a local commercial centre, a potential primary school site, and reserve areas.
- Associated bulk earthworks, landscaping, and infrastructure development, including the construction of new roads and two intersections with State Highway 6 (**SH6**).
- The formation of two coves extending into Lake Dunstan/Te Wairere.
- Restoration works along the margins of the Park Burn and Lake Dunstan/Te Wairere boundaries.

The project is ready to proceed upon the conclusion of the quarrying activities and after receiving the relevant approvals. The development would be staged and likely take up

to 15 years to complete. The Applicant has all the relevant titles and the funding readily available for the development.

1.3 Economic Benefits

The project is expected to deliver significant regional economic benefits, including job creation and contributions to the region's GDP during both construction and operational phases as outlined in the Economic Assessment completed by Insight Economics enclosed as **Attachment [B]**. Specifically:

- The proposal is assessed as generating a net GDP benefit of approximately $250 million comprising total benefits of approximately $303 million. This is driven primarily by the construction activity alongside the ongoing commercial activity.
- The proposal generates substantial employment impacts across both the construction and operational phase. Development of the site is estimated to support approximately 2,210 FTE years of employment. Once complete, the proposal supports ongoing employment associated with the neighbourhood centre.

1.4 Environmental Effects

The assessment of the actual and potential effects evaluates the relevant matters listed in Schedule 5, Clause 7 of the Act, summarised in Error! Reference source not found. below and detailed in **section 9** of this report.

Table 1 Clause 7, Schedule 5 Matters

Clause 7, Schedule 5 Matters	Specific Effects Assessed
a. Any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects:	• Economic Effects **Attachment [B]** • Cultural Effects • Reverse Sensitivity Effects
b. Any physical effect on the locality, including landscape and visual effects.	• Landscape and Visual Amenity Effects **Attachment [Q]** • Urban Design Effects **Attachment [S]** • Transport Effects **Attachment [N]** • Servicing and Infrastructure Effects **Attachment [LL]** • Contamination Effects **Attachment [L] and [M]** • Geotechnical Effects **Attachment [X]**

Clause 7, Schedule 5 Matters	Specific Effects Assessed
	• Water Quality Effects **Attachment [DD]**
c. Any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity:	• Ecological Effects **Attachment [H]**
d. Any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations.	• Cultural Effects Section 9.3. Note the CIA will be provided as part of the comments provided to the Panel.
e. Any discharge of contaminants into the environment and options for the treatment and disposal of contaminants.	• Stormwater effects **Attachment [K]** • Earthworks and land contamination effects **Attachment [P] and [M].**
f. Any unreasonable emission of noise.	• Noise effects **Attachment [KK]**
g. Any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations	• Geotechnical and flood hazard effects **Attachment [X]** and **[K]**

The technical assessments appended to this report demonstrate that the potential adverse effects associated with the Project can be appropriately avoided, remedied or mitigated through the design of the development, the mitigation measures identified in the supporting assessments, and the proposed conditions of consent contained in **Attachment** Error! Reference source not found.. These measures include transport infrastructure upgrades, ecological restoration, stormwater management and environmental management requirements for the staged construction of the development. Overall, any adverse effects on the environment are assessed as acceptable.

1.5 Adverse Impacts and s85 of the FTAA 2024

As summarised above, the proposal is assessed as:

- Having no more than minor and acceptable actual and potential adverse effects on the environment; and
- Being generally consistent with the applicable statutory and non-statutory planning instruments and provisions.

Accordingly, there are no adverse impacts that reach the threshold of a “sufficiently significant adverse impact” that need to be assessed under s85(3) of the FTAA 2024.

1.6 Section 30 of the Fast Track Approvals Act

The Applicant has notified in writing to the Otago Regional Council (**ORC**) that it is the regional council for the area where approvals are required. Written notification has been received from the Otago Regional Council to satisfy the requirements of section 30 of the FTAA and is enclosed as **Attachment [D]**.

2 Introduction

2.1 Project overview

This report informs a substantive application under the FTAA by Fulton Hogan Land Development Limited. The Parkburn Project involves the staged subdivision and development of land at 922 Luggate-Cromwell Road (SH6), Cromwell, located approximately 8 kilometres north of the Cromwell township and adjoining Lake Dunstan / Te Wairere. The site includes the existing Parkburn Quarry. The Project provides for the establishment of a mixed-use urban development, including quarry rehabilitation, residential development, supporting commercial and community activities, open space, and associated infrastructure.

The project generally comprises the following components:

- Bulk earthworks to backfill and rehabilitate part of the existing Parkburn Quarry.
- Subdivision and development to enable approximately 1,000 residential allotments, supporting the construction of approximately 1,000 residential units across a range of housing densities.
- Subdivision and development to establish a neighbourhood centre, including retail, commercial, medical, and early childhood education activities, together with land for a potential primary school.
- Landscaping and development of an open space network, including recreation reserves, esplanade reserves, and restoration along the margins of Park Burn Stream and Lake Dunstan / Te Wairere.
- Formation of two coves extending into Lake Dunstan / Te Wairere.
- Construction of associated infrastructure, including three waters infrastructure, internal transport networks, and external access works connecting the site to State Highway 6.

The proposal is a Referred Project which was accepted under section 21(1)(c) of the FTAA 17 February 2026.

This application seeks a comprehensive suite of approvals under of the FTAA:

- Resource consents that would have otherwise been applied for under the Resource Management Act 1991 (**RMA**) (s42(4)(a) FTAA);
- a Wildlife Authority under the Wildlife Act 1953 (s42(4)(h) FTAA); and
- a Concession under the Conservation Act 1987 (s42(4)(e) FTAA) and as defined in clause 1 of Schedule 6).

This substantive application is provided in accordance with the requirements of sections 42, 43 and 44 of the FTAA, the applicable schedules, and the relevant provisions of the RMA, the Wildlife Act 1953 and the Conservation Act 1987. Specifically, the requirements of Section 42 and 43 are meet and outlined as follows.

In accordance with section 42 of the FTAA:

- One application is to be lodged for the project by the authorised person.
- The substantive application meets the requirement section 43 of the FTTA as outlined below.
- For each approval sought, the applicant is eligible to apply for the corresponding approval under the specified Act.
- The substantive application seeks approvals for matters listed in section 42(4) of the FTAA, being the RMA, the Wildlife Act 1953 and the Conservation Act 1987.
- Refer to **Attachment [E]** for a copy of the FHLD Enforcement Declaration and **Attachment [F]** for a copy of the FHLD letter granting the Town Planning Group Authority to lodge the substantive application.

In accordance with section 43 of the FTAA:

- The substantive application has been lodged in the form and manner approved by the EPA.
- **Section 11.1** of this substantive application explains how the project is consistent with the purpose of the Act.
- The project does not involve any ineligible activities. Refer to table in **Attachment [G]** which considers the proposal against s.43(c).
- The substantive application meets the required information requirements that apply to the approvals sought.
- No application has been made under Section 39 of the FTAA.
- The application does not relate to a priority project and complies with s28(3)(d) deadline which is 2 years after notice is given to the applicant. Notice was given to the applicant of the decision on the referral application 17 February 2026.
- The application fee will be paid once lodged and an invoice has been generated by the EPA.
- This substantive application complies with the requirements listed in section 42(3) and these are addressed in the following sections as specific to the approvals sought.

The specific approvals sought by this application are listed below, noting this list comprises all the necessary consents authorising and enabling the Parkburn project.

In accordance with Section 44 of the FTAA the information required by section 43 has been specified in sufficient detail to satisfy the purpose for which it is required.

2.2 Approvals relating to the Resource Management Act

The Parkburn project requires the following resource consents:

- Subdivision consent to subdivide land;
- Land use consent for bulk earthworks across the site;
- Land use consent for works within the bed of a lake or river;
- Land use consent for activities that do not align with the Parkburn Structure Plan;
- Discharge permit for the discharge of construction phase stormwater;
- Earthworks consent for disturbance of contaminated soil under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS);

There are no other resource consents required for the Parkburn project.

Schedule 5 (clauses 5-8) of the FTAA sets out the information requirements for persons making an application for resource consent or subdivision consent that would have otherwise been applied for under the RMA. This report and the associated appendices are made in accordance with these requirements.

2.3 Approvals relating to the Conservation Act 1987

The project requires an easement concession for two activities within the Park Burn marginal strip. Firstly, the proposed bridge approach will require earthworks and filling within the marginal strip. Secondly, a stormwater pipe and associated corridor are proposed to traverse the marginal strip. Schedule 6 (Part 1) of the FTAA sets out the information requirements for the concession is outlined in **Section 7.2.3**.

2.4 Approvals relating to the Wildlife Act 1953

The Parkburn project requires a Wildlife permit to authorise the trapping and relocation of native lizards;

Schedule 7 (clause 2) of the FTAA sets out the information requirements for a wildlife approval.

The assessment contained in the Ecological Impact Assessment Appendix B of **Attachment** Error! Reference source not found. is made in accordance with the Wildlife permit requirements.

2.5 Other Approvals Required

This application addresses all approvals required for the Parkburn project under the RMA, Wildlife Act 1953 and the Conservation Act 1987. Land access approvals will be required from Land information New Zealand (**LINZ**) in relation to works located along the margins of Lake Dunstan/Te Wairere where these are located within Crown Land.

3 Statement of Qualifications and Experience

3.1 Melanie Foote

I am a Principal Planner with Town Planning Group based in the Christchurch office where I have been employed since early December 2025. Prior to that I was employed by Resource Management Group Ltd as a Principal Planner for over 15 years. I hold a Bachelor of Resource Studies and Post Graduate Diploma in Resource Studies both from Lincoln University. I am also a full member of the New Zealand Planning Institute.

I have over 20 years of professional experience in both local government and in private practice. My experience includes the preparation of complex notified and non-notified resource consent applications, notices of requirements, preparing plan change applications and processing of plans changes, as well as the management of multidisciplinary project teams. I have prepared and presented evidence at a number Council hearings. I am the author of this Planning Report.

I confirm that, in my capacity as author of this planning report, I have read by and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

4 Applicant and Property Details

Applicant Name:	Fulton Hogan Land Development Limited
Address for Service:	Town Planning Group Ltd PO Box 35 Christchurch Central, 8140 Attention: Melanie Foote
Legal Description:	Part Section 62-63 Block IV Wakefield Survey District and Part Section 63, Block IV Wakefield Survey District and Section 1 Survey Office Plan 365897 and Section 4 Survey Office Plan 557380. Crown Land (margins of Lake Dunstan/Te Wairere)
Record of Titles	OT10B/1452, 1019401
Site Area:	118ha (approximate)
Site Owner	Fulton Hogan Limited
Site Address	922 Luggate-Cromwell Road (SH6) Mount Pisa Cromwell 9384
District Plan:	Central Otago District Plan
CODC District Plan Zoning:	Medium Density Residential, Business Resource Area 3, Industrial Resource Area 2, Industrial Resource Area 3 and Low Density Residential
Regional Plan:	Regional Plan: Water for Otago Regional Plan: Air for Otago Regional Plan: Waste for Otago
Additional Limitations:	CODC Building Line Restriction

CODC Unformed paper road

CODC Scheduled Activity 25A

ORC: Active floodwater dominated fan

5 Site and Surrounding Environment

5.1 The Application Site and Surrounding Area

This section is of the report is provided in accordance with clause 5 of Schedule 5, clause 2 of Schedule 7 and clause 2 of Schedule 8 of the FTAA. The term 'site' is used in this report in reference to the application site as described in section 4 above.

The site is approximately 118ha in area and located at 922 Luggate-Cromwell Road, Mt Pisa, Cromwell, approximately 8.5km from Cromwell, as illustrated in **Figure 1** .

Figure 1 The Site and Surrounding Context (Reset Urban Design Assessment)

The majority of the site is or has historically been (since the 1980's), utilised as the Parkburn Quarry, which has been progressively quarried from south to north, with rehabilitation works already undertaken in some areas. The northern end of the site accommodates a range of associated small-scale yard-based industrial activities such as concrete and asphalt plants, concrete block plant, glass crushing, and a transport operator.

The site occupies a low-lying, modified area within the rural environment, situated outside any identified Outstanding Natural Landscape or Significant Amenity Landscape. It is positioned on a terrace landform forming part of the lake-edge area between Mount Pisa and Lake Dunstan / Te Wairere. At its western boundary, the site

runs parallel to SH6, from which vehicular access is obtained. The eastern boundary adjoins the riparian edge of Lake Dunstan / Te Wairere, providing a strong landscape and ecological interface. To the south, the site directly adjoins the existing urban area of Pisa Moorings, while the northern boundary adjoins rural-zoned land that also accommodates an operational quarry. The Pisa range is located to the west.

The character of the site is predominantly industrial, with machinery, infrastructure, and stockpiling associated with quarry operations. Due to the existing ground levels, bunding, and peripheral vegetation (including along the SH6 frontage), visibility of on-site activities from adjoining areas is limited. Views into the site are generally only available from elevated locations further afield.

The quarry is still operational and occupies about half of the site area. Offices and yards for the quarry operators, a concrete plant and an asphalt plant are all located on the north part of the site. An area in the northeastern corner is used as a 'clean fill' disposal area, along with general materials and machinery storage. This area, as well as the land containing the concrete and asphalt plants, are verified on the HAIL register.

There are existing bunds located along the western side of the site adjacent to SH6 that act as a visual barrier. It is understood these were formed from a mixture of topsoil and silty overburden soils scrapped from the quarry. Similar bunds are located along the eastern side of the site.

The Park Burn dissects the northeastern corner of the site and is an ephemeral stream with moderate ecological value as well as cultural values.

Lake Dunstan/Te Wairere forms the eastern boundary of the site and is assigned a high ecological value, providing a habitat for a range of threatened and at-risk bird and fish species. Lake Dunstan/Te Wairere is a Statutory Acknowledgement Area and is of significance to Kāi Tahu whānui. Approximately 7km south of the site there is a Nohoanga entitlement area at McNulty Inlet.

The surrounding land to the west is used for horticultural vineyards, and to the north is another existing quarry. Pisa Moorings is directly adjacent to the south and is a low density suburban residential area.

5.2 Land Ownership and Title Interests

The site comprises a number of parcels that are detailed in Section 4 above. The Records of Title and associated interests are enclosed as **Attachment** Error! Reference source not found..

As identified by the Records of Title, Fulton Hogan Limited is the registered owner of all the privately owned development land. The Applicant is a wholly owned subsidiary of Fulton Hogan Limited and has the authority to and will be responsible for the delivery of the development project. Accordingly, no conflicting legal interests exist in relation to the land ownership.

With respect to relevant interests, the proposal does not affect an easement (reference: 12279403.1) over the site in favour of Aurora Energy Limited (**AEL**).

No effects are anticipated from the following which are registered on the title of OT10-B/1452:

- Section 5 of the Coal Mines Act 1979 (Affecting Part Section 63); and
- Section 8 of the Mining Act 1971 (affecting Part Section 63).

As illustrated below in **Figure 2**, an unformed paper road extends through the site between SH6 and Lake Dunstan/Te Wairere (red line). An application to stop this legal road is currently being progressed by CODC and Fulton Hogan have signed a Sale and Purchase Agreement (prepared by CODC) for the acquisition of the same.

Figure 2 Land Status Information Plan (LandPro)

It is noted that works located outside the site will require a separate authorisation from relevant agencies. Specifically, the proposed Crown Land works will require authorisations under the Land Act, which falls outside the FTAA. Consultation has been undertaken with LINZ as outlined in the consultation record enclosed as **Attachment** Error! Reference source not found. and will be progressed once a decision has been made on this FTAA application project area

5.3 The Site Ground and Groundwater Characteristics

The majority of the site is mapped as being underlain by Late Pleistocene outwash deposits of Albert Town Advance, described as "*Unweathered to slightly weathered, loose, sandy to silty, well-rounded gravel usually on large outwash plains".*

Existing bores both within and adjoining the site indicate that groundwater at the site is approximately 10.6m -16.47m bgl.

The site is located within the Pisa Groundwater Management Zone. In this zone groundwater flows from the Holocene river deposits, west of the site, through the highly permeable Late Pleistocene river deposits and comprises of sandy gravel or sandy cobbles and gravel, underlying the site.

5.4 Site Ecology

The site's ecological environment has been assessed through an ecological investigation completed by Viridis Ltd and is reported in detail in the ecology report enclosed as **Attachment** Error! Reference source not found., and appendices to the Ecology report (Appendix C: Lizard Management Plan and Appendix D: Fish Management Plan).

In summary the ecological values of the site are limited due to the past and existing land use and lack of established vegetation. The site does support indigenous lizards including the McCann's skink and the Tussock skink. The bird community on the site is limited although periodic presence of threatened at risk birds cannot be ruled out. The Park Burn flows through the site, which is an intermittent stream with moderate ecological values.

5.5 The Cultural and Archaeological Context

Lake Dunstan /Te Wairere is wholly within the rohe of Kāi Tahu whānui and holds cultural and spiritual significance for Kāi Tahu.

There are no archaeological sites or cultural sites of significance within the site, however Lake Dunstan/Te Wairere immediately adjoins the site and holds significant cultural value to Kāi Tahu and is a Statutory Acknowledgment Area (Schedule 61 of the Ngai Tahu Settlement Act)). Further a Nohoanga entitlement at McNulty Inlet (Schedule 95) is located approximately 7km south of the site. The Park Burn dissects the north eastern corner of the site and is also of cultural value.

A FinalCultural Impact Assessment (**CIA**) has been prepared by Gail Tipa on behalf of Te Rūnanga o Moeraki Incorporated , Kati Huirapa ki Puketeraki Incorporated, Te Rūnanga o Ōtākou Incorporated and Hokonui Rūnanga Incorporated, here after referred to as Ka Runaka parties. The CIA is enclosed as **Attachment [NN]** and was received on the 27 August 2026. Prior to receiving the final CIA we were provided with

a Working Draft CIA and this document has informed this substantive application. The CIA assesses the cultural impacts of the proposal against the beliefs, values and practices of Kāi Tahu, with particular attention to the matters recognised and protected in the Ngāi Tahu Claims Settlement Act 1998 (**NTCSA**), including the Statutory Acknowledgement of Te Wairere (Schedule 61) and the Nohoanga entitlement at McNulty Inlet (Schedule 95).

The CIA describes the cultural and spiritual significance of Lake Dunstan as follows:

> *"The lake and its surrounding landscape were integral to the Mahika kai networks and seasonal patterns of occupation that sustained Kāi Tahu whānui for generations. A nohoanga located where Cromwell now stands was the central meeting point for many trails that traversed inland Otago. The many waterways across the Matau-au were renowned as Mahika kai.*
>
> *Trails in the area connected the lake to the wider networks of resource use and trade, including the Matau-au river corridor for transporting pounamu and Mahika kai to the coast, and the Ōmakō/Lindis Pass route linking the Waitaki with lakes Wānaka and Hāwea.*
>
> *The association of Kāi Tahu with Te Wairere is formally recognised by the Crown through a Statutory Acknowledgement under Schedule 61 of the Ngāi Tahu Claims Settlement Act 1998 (NTCSA). The Statutory Acknowledgement records the cultural, spiritual, historical, and traditional values of the lake to Kāi Tahu whānui and requires consent authorities to have regard to this association when processing resource consent applications".*

Cultural values relevant to the site and wider landscape are identified, including the interconnected principals of whakawhanaungatanga, manaakitanga, rangatiratanga, kaitiakitanga, mauri, mahinga kai and ki uta ki tai. These values reflect the relationship of Kāi Tahu with the whenua, waterways and wider landscape, and recognise the importance of protecting environmental health and maintaining connections between land, water and cultural practices.

The FINAL CIA contains 13 Consolidated Recommendations which the applicant intends to engage with Ka Rūnaka on and work towards resolving as much as possible prior to the application progressing to the Panel.

Engagement with Kāi Tahu has been undertaken in the preparation of the development proposal. A summary of engagement undertaken to date is provided in the Consultation Summary Report enclosed as **Attachment** Error! Reference source not found.. Consultation with Kai Tahu is continuing.

5.6 Natural Hazards

The Stormwater Management Plan (**SMP**) prepared by Woods enclosed as **Attachment** Error! Reference source not found. assesses natural hazards in relation to the site and surrounding area and includes an assessment using the National Policy Statement for Natural Hazards matrix framework. Specific natural hazards are outlined as follows.

The Otago Regional Council (**ORC**) natural hazard mapping has identified as small portion of the development is overlaid buy an 'active floodwater dominated' fan which extends from Mt Pisa to Lake Dunstan/Te Wairere. This fan is located within an existing drainage corridor. Refer to the image below for the ORC Alluvial Fans Mapping.

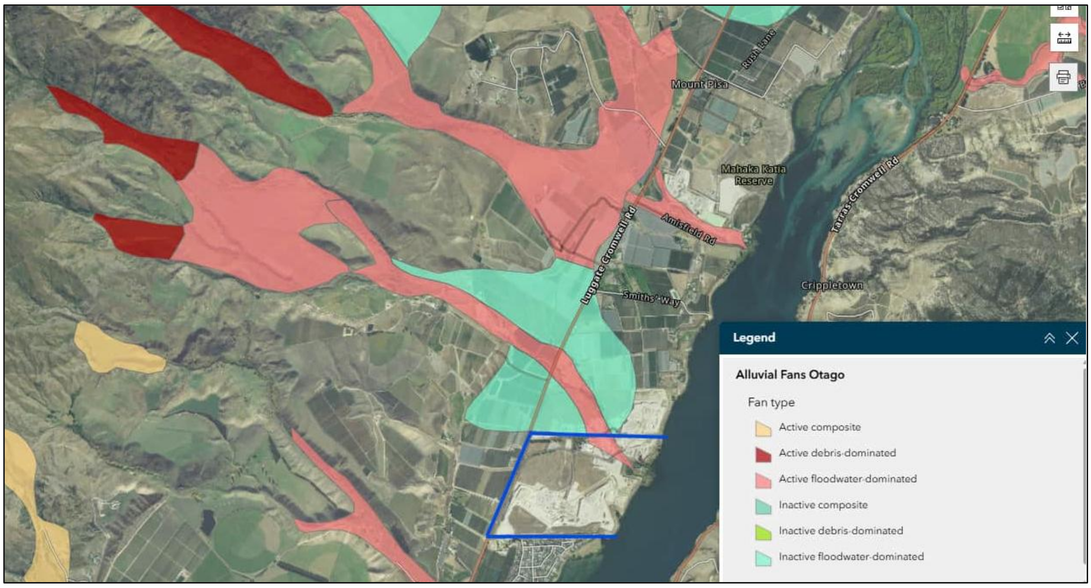

Figure 3 ORC Alluvial Fan Mapping (ORC GIS)

Minimum floor levels have been proposed to be set at 0.5m above the modelled 1% Annual Exceedance Probability (**AEP**) flood level, including climate change and to take into account the maximum lake levels. This is in accordance with Central Otago District Council (**CODC**) Engineering Standards and NZS 4404:2010.

5.7 Hydrology

The Parkburn project is located adjacent to Lake Dunstan/Te Wairere which is part of the Clutha River/Mata-Au catchment. The Mata-Au arm of the lake receives an average of river flow of 300 cubic meters per second.

The general direction of groundwater flow from the adjacent alluvial aquifer is assessed to be in a south easterly direction towards Lake Dunstan/Te Wairere. Recharge sources include local rainfall, irrigation water application to land surface, and small streams.

Groundwater at the site is typically at a depth of 9m bgl. The water table aquifer occurs within coarse sandy gravels of about 19m in thickness.

Water quality is a relatively stable and good standard with very low nutrient concentrations and generally low bacterial counts. The water clarity is also good reflecting a generally high-water quality of water provided from the upper Clutha River catchment.

5.8 Contaminated Land

Potentially contaminated areas were identified by a preliminary site investigation (**PSI**) in 2021 and then confirmed by a detailed site investigation (**DSI**) this year. Refer to **Attachment** Error! Reference source not found. for a copy of the PSI/DSI and **Attachment** Error! Reference source not found. for a copy of the Remedial Action Plan (**RAP**).

Contaminants of concern identified include petroleum hydrocarbons, heavy metals and possible persistent pesticides in various isolated parts of the site. Contamination impacts are primarily located within the northeastern portion of the site, in the vicinity of the asphalt plant, the concrete block manufacturing facility, equipment storage areas/yards and clean fill stockpile. Additionally, isolated areas of potential contamination impact were identified within the quarry areas and in the central and southern portions of the site. **4** below illustrates the HAIL areas.

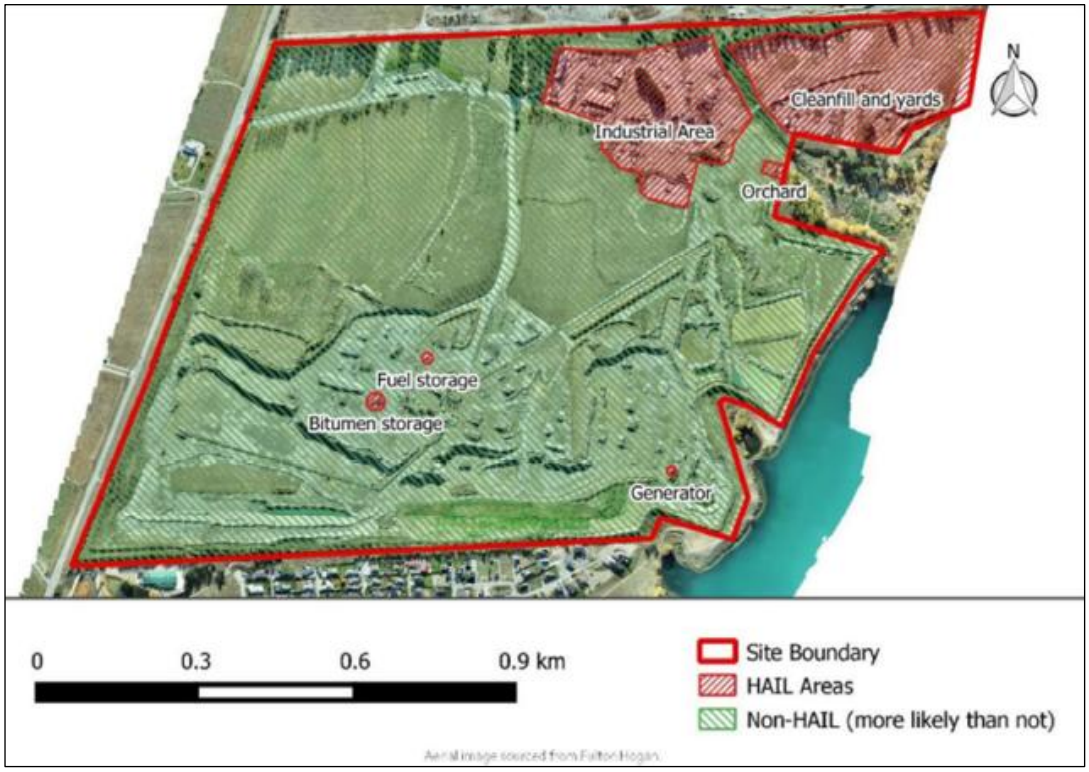

Figure 4 Identified HAIL Areas (E3Scientific)

The total volume of contaminated soil is estimated to be 180,000m^3 however this mainly relates to the clean fill stockpile where concentrations marginally exceeded the relevant guidelines. As the process for separating the contaminated material from the non-contaminated material is extremely laborious, the entire stockpile will be treated as if it contains contaminants at concentrations exceeding the residential guidelines. Other contaminated material on site comprises the following:

- Asphalt Plant: 100m^3 of contaminated soil is conservatively estimated, comprising petroleum hydrocarbon products in the vicinity of the asphalt plant.
- Fuel storage areas: the impact cannot be quantified until the fuel tanks are removed. A conservative volume of contaminated soil is estimated to be 50m^3.
- Other areas: the contractor's yards, used for storing machinery and timber poles, are conservatively estimated to contain up to 100m^3 of potentially contaminated soil. The former orchard area is likely to contain concentrations of persistent pesticides and if present is estimated to comprise a volume of 70m^3 of potentially contaminated soil.

5.9 The Surrounding Transport Environment

The transport environment in the vicinity of the site has been described in the transport assessment carried out by Carriageway Consulting enclosed as **Attachment** Error! Reference source not found.. A summary is provided below.

The site has frontage to State Highway 6 to the west, and there are two paper roads that connect the site to the highway. One of these is formed as a vehicle crossing but will be upgraded to a roundabout as part of the development, and the other will be closed.

In the vicinity of the site, SH6 is characterised by a generally flat alignment, and the formation has one traffic lane in each direction along with a sealed shoulder. The speed limit is 100km/h.

The existing legal road which presently connects the site to SH6 is formed as an access to the Parkburn Quarry (as well as the neighbouring property to the north) which has right hand turn and left hand turn lanes for vehicles turning off the highway along with widened shoulders.

The roading network in the surrounding area is generally linear and broadly runs north-south without any major roads connecting to SH6 between the site and the town of Luggate, some 25km to the north.

Some 0.7km south of Shortcut Road, SH6 meets State Highway 8B at a large roundabout. State Highway 8B runs eastwards from the roundabout providing access to Cromwell and connecting State Highway 8 on the eastern side of Lake Dunstan providing access to Alexandra and Dunedin.

5.10 Existing Zoning and Planning Map Notations

The site is variously zoned comprising Business Resource Area 3, Industrial Resource Area 2 and 3, Low Density Residential, Medium Density Residential. A scheduled activity referenced as 25A (providing for the quarry operation) applies to a large part of

the site. A building restriction line also applies to the western side of the site fronting SH6. Refer to **Figure 55** below for an illustration of the existing site zoning and planning map notations.

With regard to the regional plan planning maps the only relevant map layer relates to the natural hazard alluvial fan which is illustrated and addressed in Section 5.6 and 8.7.

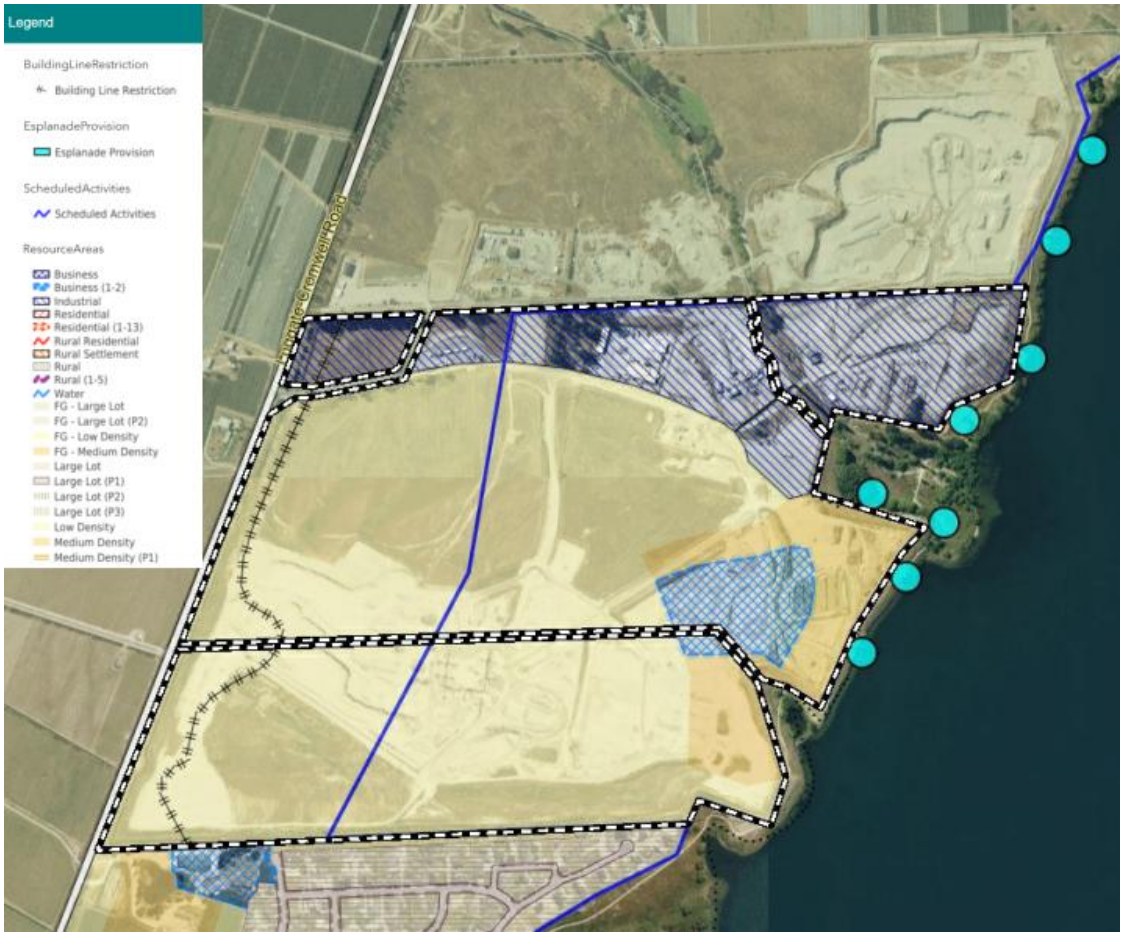

Figure 5 CODC Planning Map

5.11 Plan Change 21 (PC21)

PC21 to the Central Otago District Plan (**CODP**) was made operative 23 July 2025 and was promoted by Fulton Hogan to rezone approximately 118ha of land at Parkburn Quarry, enabling future urban development and use of the site following the completion of quarrying activities. The rezoning comprised:

- 80.1ha of Low-Density Residential Zone;
- 10.1ha of Medium Density Residential Zones;
- 4.7ha of Business Resource Area 3;
- 2.3ha of Industrial Resource Area 2, and

- 22.3 ha of Industrial Resource Area 3.

PC21 introduced a Structure Plan (refer **Figure 6** below) which provided direction around the final form and layout of the development. Of note, whilst the entire site was zoned for urban development, the relatively prescriptive Structure Plan identified a number of 'possible' features including a 'water feature/open space' area which took the form of a large lagoon area with associated waterways. In addition, a number of rules were introduced through PC21 which identified provision for only up to 559 residential allotments, a Building Restriction Line adjacent to SH6, along with restrictions on development until identified intersection / access and infrastructure upgrade requirements were undertaken.

Figure 6 Parkburn Structure Plan (Schedule 19.28 of CODP)

5.12 Existing Permits and Consents

The site is subject to several existing resource consents and a mining permit associated with the quarrying activities, with these summarised as follows. None of these existing permits and consents relate to or are necessary to enable the proposed Parkburn project subject of this application except for where the existing consents will be used for the crushing of pea gravel for use as fill as part of the proposed development.

5.12.1 Regional Consents

The Applicant holds the following existing resource consents relating to the quarrying activity.

- **Water Permit RM15.108.01.V1:** Take and use groundwater associated with aggregates, truck washing, domestic use, irrigation and dust suppression from 4 bores.
- **Discharge Permit RM15.108.02.V1**: Discharge silt, sediment and water to land associated with aggregates, truck washing and dust suppression (4 discharge points)). This consent requires a 50m setback to Lake Dunstan/Te Wairere.
- **Air Discharge RM10.376.01.V2**: Discharge of contaminants to air from and asphalt plant.

5.12.2 District Consents

The current quarrying operations are authorised by Resource Consent RC070217, except where the eastern portion of the site is identified in the CODP as Scheduled Activity 25A, recognising its use as a gravel pit, and where quarrying can be undertaken as a permitted activity.

5.12.3 Mining Permit

The site is subject to Mining Permit 41783, which covers the entire property and is valid until 2044.

6 The Proposal

6.1 Background

The site was rezoned recently through PC21 to the CODP, with this providing for a range of urban zonings (residential, industrial and business) to support the future rehabilitation and development of the site post quarrying activities. PC21 introduced a prescriptive Structure Plan to guide development. The current Applicant subsequently undertook further investigations into the development opportunities and constraints associated with the site and identified a number of concerns with the Structure Plan, particularly with respect to the extent of water inlets/lagoon areas, and the appropriateness and long-term viability of the proposed industrial activity.

Following these investigations, FHLD refined the development concept and prepared a revised masterplan for the site that will facilitate the rehabilitation of the existing Parkburn Quarry, as illustrated in **Figure 7** below. The project provides for the staged development of approximately 1,000 residential lots of varying densities, together with a local commercial centre, a potential primary school site and several reserves. The development will be supported by two new roundabout intersections with SH6, associated 3 waters infrastructure and new roads. Two small lake coves providing public access for swimming and boating, and restoration works along the Park Burn and Lake Dunstan/Te Wairere margins also form part of the development concept.

Figure 7 Masterplan Image

6.2 Economic Opportunity

The proposal seeks to realise economic opportunities for the Central Otago region by addressing a critical gap in housing, particularly due to the availability of land and infrastructure constraints. The Economic Impact Assessment undertaken by Insight Economics, enclosed as **Attachment** Error! Reference source not found., outlines the economic benefits that the proposed development in this location could deliver to the Central Otago region. The economic benefits include:

- A substantial contribution to housing supply in a high-growth area, enabling approximately 1,000 new dwellings.
- Improved housing affordability outcomes over time, primarily through increased supply and more responsive land market dynamics.
- Improved housing choice through the delivery of a range of section sizes and configurations that cater for different household types, life stages, and preferences.
- More efficient and coordinated urban development through a master-planned approach, supporting infrastructure delivery and sequencing.
- The proposal will generate a net GDP benefit of approximately $250 million (NPV), comprising total benefits of approximately $303million and costs of approximately $47 million. This is driven by the construction activity, which contributes approximately $272 million in GDP, alongside a further $31 million associated with ongoing onsite commercial activity.

6.3 Description of proposal and proposed activities

6.3.1 Subdivision and Land Use

The proposed subdivision is illustrated in **Figure 8** below. In summary the proposed subdivision provides for the following:

- Approximately 1,000 residential lots/units (of varying densities) with associated roading and two roundabout intersections with SH6.
- A local commercial centre with a maximum total gross floor area of 5,000m^2. The land area is approximately 2.8ha in area and is expected to provide for a range of local commercial activities in line with what is anticipated for the Business Resource Area 3 as introduced by PC21.
- A potential primary school site. The site is 2.6ha in land area. If the Ministry of Education does not require a school site it is proposed that this land would revert to residential land use which would be subject to further consent applications in the future.

- Several open space reserves, including a large multi-purpose reserve is proposed adjacent to Lake Dunstan/Te Wairere.
- Two coves:
    - The northern cove will comprise a boat ramp, mooring facilities and associated car parking.
    - The southern cove will be exclusively for swimming and non-motorised craft.
- The subdivision will be consented as a whole but will be delivered in stages. The full Subdivision Staging Plans along with the full set of project development plans are enclosed as **Attachment** Error! Reference source not found. and illustrated in **Figure 8** below.

Figure 8 Subdivision Scheme Plan (Attachment [L])

The proposed development staging has been determined by the quarrying programme along with the timing for infrastructure provision to the site. As per any standard large scale land development project, the development is proposed to progress in line with network capacity and infrastructure provision. This approach has been discussed with CODC, and proposed conditions of consent will address timing and infrastructure provision. In summary the proposed key staging matters are outlined as follows:

- The staging will progress from south to north, which will achieve infrastructure provision efficiency which will come from the south and to be able to mitigate reverse sensitivity effects with regard to the Pisa Moorings existing residential area.

- The proposed development will progress in line with the required infrastructure upgrades and have been determined in consultation with CODC and NZTA as follows:
    - A transportation staging threshold is proposed limiting development to 710 residential lots until a direct link between the site and Pisa Moorings is created.
    - A new southern roundabout is required to be constructed and delivered as part of Stage 1A. The existing northern intersection is to be upgraded to a single circulating roundabout to be delivered as part of Stage 6 and prior to s224 being issued for the 500th lot.
    - Prior to section 224(c) being issued for 875 lots, detailed design plans for an upgrade to the SH6 and 8B intersection are to be submitted to CODC showing the required upgrade from a single circulating roundabout to a dual lane circulating roundabout.

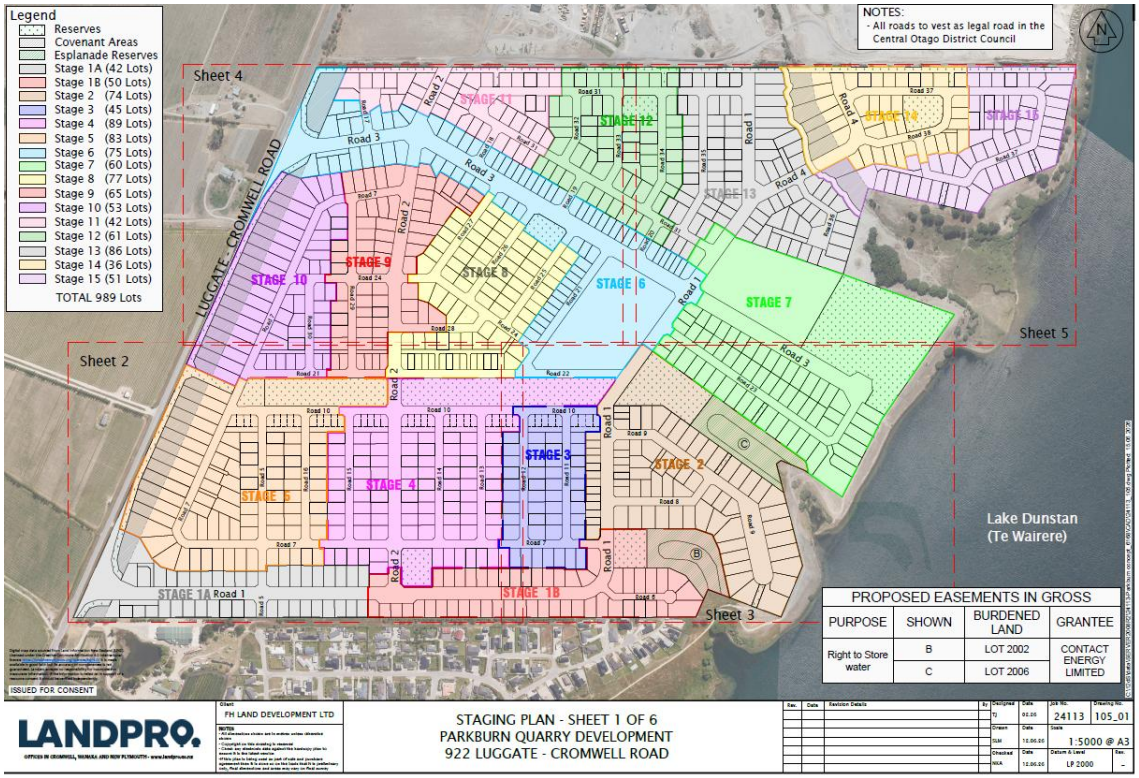

Figure 9 Subdivision Staging Plan

6.3.2 Residential Lots

A total of 989 residential lots will provide for over 1,000 dwellings proposed across the site. The residential lots can be broken down into low density single house lots, medium density lots and super lots. These are further described below:

a. Single house lots

The single house lots are shown as white on the Development Plan enclosed as **Attachment** Error! Reference source not found.. There are 880 single house lots and these lots range in size from around 600m^2 to over 2000m^2 for the larger lakefront sections.

b. Medium density house lots

The medium density house lots are shown on the Development Plan as hashed orange and range in size from 310m^2 to around 500m^2 and there are approximately 100 of these lots. There are 9 superlots ranging in size of 1600m^2 to 1865m$^{2.}$.

c. Superlots

The nine superlots are identified on the Development Plan in **Figure 8**. The Superlots will allow more comprehensive development on these sites and will cater for an expected 43 terrace units.

6.3.3 Business Activities

The proposal includes the development of a consolidated commercial area providing commercial, retail and food and beverage activities to support the residential neighbourhood and surrounding area. The commercial development includes:

- A commercial area of approximately 2.8 hectares located centrally within the site and to be developed as part of Stage 6.
- A maximum cumulative gross floor area of 5,000m^2, comprising a mix of commercial activities including retail, community services, workspace and food and beverage activities.

The location and extent of the Commercial area is defined by the Masterplan. Detailed building design will be undertaken at the land use and building consent stages in accordance with the proposed conditions of consent. Refer to proposed conditions consent enclosed in **Attachment** Error! Reference source not found. which provide for the development standards in relation to the business development sites and the residential sites.

6.3.4 Enabling Works

Given the site is currently an active quarry, the extent of the enabling works required to prepare the site for the proposed development are significant. The development consists of the following construction elements:

- Formation of allotments over 16 stages that will progress from south to north.
- Roading network, including pedestrian/cycle paths.

- Drainage and utility reticulation throughout the development, including construction of a wastewater pump station.
- Associated landscaping and restoration work, including weed removal and revegetation works along the margins of Lake Dunstan/Te Wairere.

While the final detailed design of the proposed earthworks is yet to be completed a summary of the proposed bulk earthworks is as follows in **Figure 0** and the earthworks staging plan in **Figure 1** by each proposed area of development. Refer to **Attachment** Error! Reference source not found. for copy of the full earthworks plans and the Environmental Management Plan (**EMP**).

Area	1	2	3	4	5	6	7	8	9	R1	R2	Total
Cut (m^3)	39,400	287,300	187,700	971,400	49,400	25,200	60,500	134,100	48,200	7,600	448,700	2,259,500
Fill (m^3)	1,186,900	454,900	644,800	-	600	-	-	-	48,200	532,500	448,700	1,029,400
Area of disturbed ground (ha)	17.6	15.4	20.1	20.8	9.7	2.4	5.7	5.3	3.6	9.0	8.2	117.8

Figure 10 Cut and Fill Volumes for Bulk Earthworks

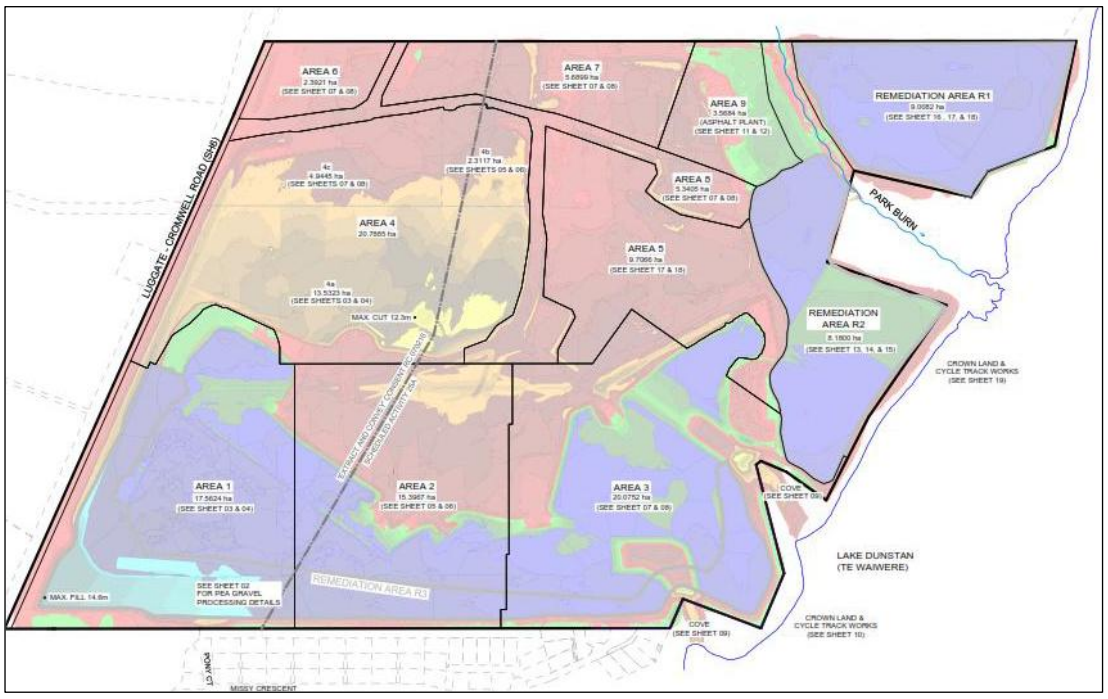

Figure 11 Earthworks Staging Plan (Attachment [M])

In addition to the above, the Applicant is proposing approximately 2.2ha of earthworks within Crown Land, within and adjacent to Lake Dunstan/Te Wairere and along the banks and within the Park Burn.

The existing topography varies across the site; some of the site comprises active or former quarrying, some of the site comprises flat to gently sloping undisturbed grassland, and there are also smaller areas of sloped river and lake margins. The

general natural slope of the site is in an easterly to southeasterly direction from SH6 to the lake margins and it is proposed that the development grades will continue this gentle east to southeast grade towards the lake.

To achieve the proposed site contours significant quantities of fill are to be relocated from the higher, currently unquarried areas of the site in the northwestern corner to the lower, quarried sections of the site in the southern and eastern parts of the site. Refer to **Attachment** Error! Reference source not found. for a plan showing the project design contours. The proposed fill material will come from within the property and includes pea gravel (a quarry by-product) which will be crushed and compacted on site to provide certified fill. This will occur as part of the ongoing, existing consented quarry operation.

6.3.5 Park Burn Bridge

A bridge is proposed over the Park Burn as detailed in the image below as **Figure 2** and as per concept plans enclosed as **Attachment** Error! Reference source not found.. The bridge will require a concrete pier to be constructed within the margins of the Park Burn, and the associated construction works will be managed by the proposed EMP. As the stream is ephemeral, works can be undertaken outside of flowing water.

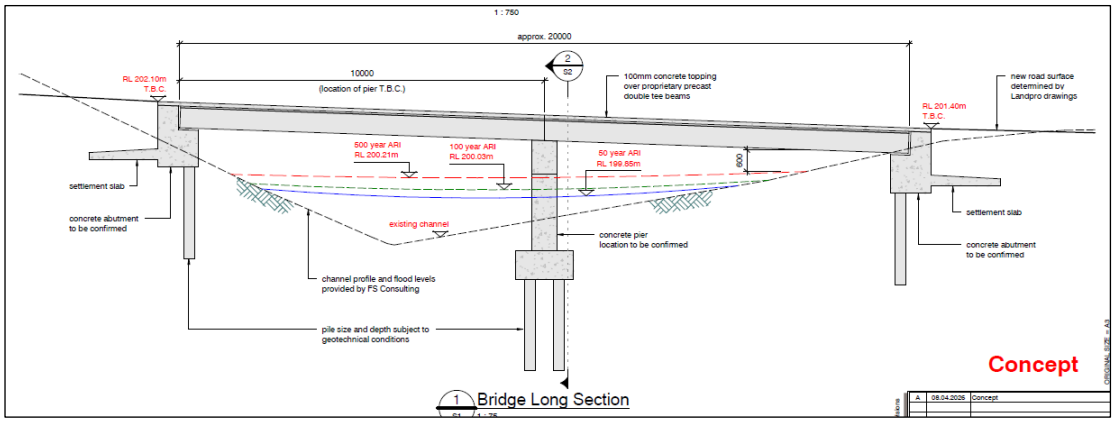

Figure 12 Proposed Bridge Long Section (ENGCO)

Figure 13 Location of bridge, Park Burn and Marginal Strip

The western approach to the bridge crosses the marginal strip and will require earthworks to bring the ground level up to the required height. It is noted the marginal strip is no longer aligned with the actual channel of the Park Burn. Refer to **Attachment [PP]** for a long section plan illustrating the bridge, abutments and road approach.

6.3.6 Park Burn Riparian Works

Earthworks are required both within and adjacent to the active Park Burn channel to enable safe conveyance of flood flows in the stream to Lake Dunstan/Lake Wairere. Any works within the active channel will not occur when there is flowing surface water present. It is noted no earthworks are proposed within the Park Burn marginal strip which is located west of the Park Burn active channel apart from proposed landscaping/planting. Earthworks will be strictly undertaken in localised sections and then disturbed areas stabilised prior to moving to another earthwork's subsection. Refer to the EMP enclosed as **Attachment** Error! Reference source not found. for further details and methodology for these works.

6.3.7 Construction Sequencing

Given the large scale of the required works, the bulk earthworks have been broken up into several areas and further sub areas. While detailed construction sequencing is still being finalised, it is likely that two areas will be simultaneously earthworked, with one area providing the fill material required to infill the other. This staging approach is proposed in order to minimise the environmental risk posed by disturbing large areas

of ground simultaneously, which can lead to significant erosion, sedimentation and dust related effects. Prior to earthworks commencing, perimeter erosion and sediment control measures will be installed.

Where present, topsoil will be stripped and stockpiled in appropriate locations for later reuse. Vegetation removal other than grass will be negligible, except for the proposed works on the Crown Land where larger vegetation removal of exotic trees such as willows will be removed, mulched and stockpiled.

Following vegetation clearance and topsoil stripping, bulk earthworks within cut and fill areas will commence and then areas topsoiled, graded and seeded.

6.3.8 Cove Construction

The construction of the coves will include in-water works and a detailed methodology is proposed in the EMP enclosed as **Attachment** Error! Reference source not found.. In summary the following methodology will be used:

- Install a floating boom with silt curtain across the full width of the inlet prior to commencing the start of the cove earthworks.
- Excavate landward side of the coves first and remove existing boundary bunds.
- Use a long reach excavator on a stabilised gravel platform to excavate the in-water portion of the cove from the shore, where possible.
- Where required, use an excavator on a floating platform/barge to excavate cut on landward side of silt curtain.
- Cut material to be transferred to truck for stockpiling/reuse in the interior of the site.

6.3.9 Three Waters

a. Construction Phase Stormwater

Construction phase stormwater infiltration basins will be constructed in key locations, to detain sediment laden runoff and encourage infiltration of runoff through native gravels. Refer to the EMP enclosed as **Attachment** Error! Reference source not found. for further details.

b. Operational Phase Stormwater

The stormwater management strategy for the site is outlined in detail within the Stormwater Management Plan enclosed as **Attachment** Error! Reference source not found.. In summary the stormwater strategy for the site comprises the following:

- The development has been divided into two stormwater catchments based on proposed site levels, ground conditions, along with available discharge options.

- Catchment 1 covers approximately 24.42ha of the higher parts of the site. Stormwater in this area will be managed through in-ground soakage, consistent with established practice in Cromwell, where ground conditions support this approach.
- Catchment 2 covers approximately 92.19 hectares of the lower parts of the site, where soakage is not suitable as the primary disposal method. Stormwater from this catchment will be collected through a reticulated piped network, treated, and then discharged through the proposed stormwater management system.
- Stormwater quality will be managed through a combination of source control and treatment devices. All buildings will be required to use low-contaminant roofing and spouting materials to reduce contaminant generation at source. For Zone A, vegetated swales are proposed along both sides of the central conveyance channel. For Zones B to D, treatment will be provided through at-source and a network-based toolbox, which may include bioretention devices, tree pits, catchpit filters, gross pollutant traps and proprietary devices.
- The primary stormwater network will be designed to convey the minimum 5-year ARI event in accordance with CODC engineering standards and NZS 4404:2010. Larger events will be managed through the secondary network, with overland flow paths generally provided within road corridors and the central drainage corridor.
- The stormwater system proposed is a permitted activity under the Otago Regional Plan : Water

c. Wastewater and Water

Water supply and wastewater for the development will be provided in accordance with required CODC standards.

There is no existing wastewater network available to the site therefore a gravity network conveying wastewater from each property to a centrally located wastewater pump station within the subdivision is proposed. Wastewater will be pumped from the proposed wastewater treatment pump station to the Cromwell wastewater treatment plant via a pressure main installed in the first stage of the development.

The site is not connected to the public water network and the network for potable and firefighting water supply will be designed to service the development.

A reticulated irrigation system will take water from Lake Dunstan/ Te Wairere in order to irrigate street trees and public landscaped areas.

6.3.10 Transportation

A Transportation Assessment has been completed by Carriageway Consultant and is enclosed as **Attachment** Error! Reference source not found.. Key transportation matters of the proposal are summarised as follows.

The development will be served by two intersections with SH6. Discussions with NZTA have identified both intersections will need to be formed as roundabouts and these have been accommodated as part of the existing road designation and the subject site.

The masterplan allows for future road connections to the immediate north to serve an adjacent site which is understood may be subject to a future plan change. A link is also proposed to the south with Pisa Moorings through to Pony Court. This will provide an alternative access point for Pisa Moorings and provide access internally without the need to use SH6.

Transportation modelling has been completed and as a result two development staging thresholds have been proposed:

- Development within the site being limited to 710 residences until a direct link between the site and Pisa Moorings is created; and
- Development within the site being limited to 875 residences until the southern approach to SH6/SH8B roundabout is improved to create additional capacity.

6.3.11 Landscaping and Open Space

A Landscape and Visual Assessment, Landscape Concept and an Urban Design Assessment are enclosed as **Attachments** Error! Reference source not found., Error! Reference source not found. and Error! Reference source not found. respectively. The Green Network Plan is illustrated in **Figure 4** below and outlines the range of landscaping and open space features proposed across the site, including the following:

- Two coves: the northern cove includes a boat ramp and associated car and trailer parking. The southern cove will be for swimming and use by non-motorised craft.
- Several neighbourhood parks.
- SH6 buffer area adjoining the road and a northern boundary buffer.
- A multipurpose reserve overlooking the lake.
- A greenway reserve.

Figure 1**4** Green Network

6.3.12 Crown Land Works

The proposed development provides for a range of restoration works focused along the margins on Lake Dunstan/Te Wairere on Crown Land and along the margins of the Parkburn. Proposed restoration works include weed removal and revegetation works and reinstatement as required for the existing pedestrian trail that runs along the lake margins. These works extend beyond land owned by FHLD and are illustrated in the Crown Land Works Plans enclosed as **Attachment** Error! Reference source not found..

Two new coves are proposed extending into Lake Dunstan/Te Wairere. Refer to **Attachment** Error! Reference source not found. for a copy of the Cove Cross Section Plans.

A new pedestrian/cycle bridge is proposed over the northern cove and will become part of the existing lakeside trail. FHLD has been in discussions with the Southern Lakes Trail Trust over the long-term maintenance of the bridge and these will be progressed further should the present proposal be approved.

It is noted that should the present proposal be approved the required approvals will be sought from Land and Information New Zealand (LINZ) as such approvals are not able to be included as part of the FTAA processes. LINZ have advised this is the order they wish to handle the necessary approvals. Refer to the Consultation Record Summary in **Attachment [J]** which outlines this.

6.3.13 Ecological Outcomes

The proposal includes a comprehensive programme of ecological restoration and management as outlined in the Ecological Impact Assessment, enclosed as **Attachment [H]**. This includes

- Significant landscaping and revegetation of the site and lake margins is proposed. Revegetation is focused around the Park Burn corridor and area where it discharges to Lake Dunstan/ Te Wairere. This will increase the botanic diversity, provide buffering of the lake, and increase habitat for fauna, including lizards and birds.
- A fish management plan and lizard management plan have been prepared to accompany the ecological impact assessment and sets out how the effects on fish and lizards will be managed during the works. Effects on birds will be managed through seasonal controls around when vegetation can be removed. As aforementioned a Wildlife approval under section 42(4)(h) of the FTAA to handle and relocate lizards is also sought.

6.4 Framework for Future Development

The proposed development has been refined and amended since the Structure Plan was approved as part of PC21. This has involved an increase in residential lots, reduction in the water features, removal of industrial zoning, relocation of the proposed neighbourhood centre in line with a new masterplan and revised site layout.

6.4.1 Proposed Draft Conditions of Consent

A set of proposed draft conditions are included and attached as **Attachment** Error! Reference source not found.. The draft proposed conditions are set out in four sections: the CODC subdivision and land use consents, the ORC land use consent and discharge permits, and lastly the Wildlife Permit. It is noted the DOC Concession easement condition is included as part of the CODC subdivision consent conditions.

Given the proposed development does not accord with the District Plan zoning, conditions of consent have been proposed to incorporate consent notices to ensure development is in accordance with the proposed development plan and associated proposed standards rather than the District Plan underlying zoning. The consent notices include a development matrix for each development area outlining the proposed development standards for each. These standards largely accord with the corresponding zones in the Operative CODP and as amended by the recent PC19 decision. PC19 proposed a suite of changes to the district's residential areas only, a decision was notified in June 2024 and a number of appeals are currently progressing through the appeal process. Provisions not subject to appeal are now operative.

The margins of the Park Burn are to be held in private ownership (as CODC have advised they do not want an esplanade reserve in this location) and are subject to

proposed consent notices around landscaping and fencing and access A consent notice has been proposed as part of the subdivision consent draft conditions around this. Access to the Park Burn via the marginal strip will be provided for mana whenua to exercise Mahinga kai practices and this is incorporated as part of the consent notice.

A lizard management area is identified in the northwest corner of the site, and this will be held privately. As such a consent notice is proposed for this lot for the ongoing protection and management of the area as a lizard habitat in perpetuity.

It is noted that the proposed draft conditions are a starting point only and it is anticipated further refinement will occur during further consultation with Aukaha for the Ka Runaka parties and others as the application progresses through the FTAA process.

7 Statutory Context / Approvals Required

7.1 Fast Track Approvals Act 2024

This application is made under the FTAA. Other legislation relevant to the application, as referred to in the Act, includes the Resource Management Act 1991 (RMA), Conservation Act 1987 and the Wildlife Act 1953 (Wildlife Act).

The purpose of the FTAA2024 is set out in section 3 as follows:

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

The following section of this report is provided in accordance with clauses 5(1)(e), 5(1)(f), 5(1)(h), 5(2) and 5(3) of Schedule 5 of the FTAA to identify the resource consents required under the RMA and the relevant provision which require these consents to be obtained.

The application seeks all the resource consents necessary for the implementation and operation of the Parkburn project. The application seeks resource consents under the operative district plan and operative regional plans. A full assessment against the relevant rules of each relevant Plan is provided in **Attachment** Error! Reference source not found..

7.2 Other Statutory Documents

7.2.1 Wildlife Act 1953

Approvals are sought under s42(4)(h) (wildlife approvals as defined in clause 1 of Schedule 7) of the FTAA. Wildlife approval means a lawful authority for an act or omission that would otherwise be an offence under any of the sections 58(1), 63(1), 63A, 64, 65(1)(f), 70G(1), 70P, and 70T(2) of the Wildlife Act.

It is an offence under s65(1)(f) and 70P of the Wildlife Act to interfere with protected animals, including indigenous lizards which may occupy areas of the site without the required license, permit, concession, or other right or authority. As described above in the description of the proposal, approval is sought for developing land where indigenous lizards are present in in accordance with the LMP appended to the ecological impact assessment as **Attachment** Error! Reference source not found..

7.2.2 Resource Management Act 1991

This application is for approval under s42(4(a)) (resource consents that would have otherwise been applied for under the RMA) of the FTAA. The various resource consents and corresponding assessment of effects (**AEE**) is prepared in accordance with the information requirements of the FTAA (and included in **section 8** of this report),

specifically clauses 5-8 of Schedule 5. Where logical, this has included an assessment of effects in accordance with the requirements of the RMA.

The statutory context described in the following sections of this report is focused on the relevant RMA context, which in summary includes:

- The National Policy Statement for Freshwater Management 2020 (**NPS-FM**);
- The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (**NES Soil**).
- Regional Plan: Water for Otago
- Regional Plan: Air for Otago
- Regional Plan: Waste for Otago
- The Operative Central Otago District Plan (**CODP**)

7.2.3 Conservation Act 1987

Clause 7(1)(a)(ii) of Schedule 6 of the FTAA requires any concessions to take into account section 3B of the Conservation Act. In the context of the FTAA, the Panel must give greatest weight to the purpose of the FTAA, being to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

A concession is required under the Conservation Act to provide for two easements over the Park Burn marginal strip. One easement is proposed for a stormwater pipe and a corridor for the pipe is illustrated in **Attachment [OO]**. This pipe will have a diameter of 1050mm and will be located underground.

A second easement is required for the bridge approach and involves earthworks to fill ground level up to the required design level of the bridge. Refer to Attachment **[PP]** for a long section plan illustrating the filling proposed within the marginal strip. Further, this easement is to also provide for services to cross the marginal strip within the road corridor for water, wastewater, electricity, telecommunications, access, and access to services. To facilitate this, an easement in favour of CODC to provide for access, access to services, including private drainage is proposed as condition of consent and is as follows:

> ***"Section 223 Certification***
>
> *Prior to certification of the survey plan, pursuant to section 223 Management Act 1991, the subdivider must complete the following:*
>
> *a. If a requirement for any easements for access or access to services, including private drainage, is incurred during the survey then those easements must be granted or reserved and included in a Memorandum of Easements on the*

cadastral dataset. The easements shall include but not be limited to the following:

i. In relation to the Park Burn an easement in gross to the Central Otago District Council for right of way, right to convey water and a right to convey wastewater.
ii. In relation to the Park Burn an easement in gross to Aurora Energy Limited for the right to convey electricity.
iii. In relation to the Park Burn an easement in gross to XXXX for a right to convey telecommunications".

The required DOC Concession Easement Forms have been completed in draft form. Refer to Attachment **[QQ]** for a copy of the DOC Concessions Easement Document in relation to the stormwater pipe and **Attachment [RR]** for a copy of the DOC Concession Easement in relation to the bridge approach. It is noted that the Standard Terms and Conditions that form Schedule 2 of the easement template form have been reviewed and the Applicant accepts any relevant conditions and terms as required. It is anticipated that these will be discussed and confirmed as the easement concession progresses through the FTAA process.

We have also been provided with a copy of the 'DOC FTAA Section 78 Conditions Concession Sept 2025' pdf document. We have also reviewed these and the Applicant accepts any relevant conditions and terms as required. It is assumed that these will also be discussed confirmed as the concession progresses through the FTAA process.

An easement condition is proposed as part of the subdivision consent and contained in the proposed draft conditions enclosed as **Attachment** Error! Reference source not found.. It is understood that DOC typically grant a concession for a term of up to 30 years for easements across marginal strips. On this basis a 30-year duration is sought for both easements.

The location of the bridge over the marginal strip is illustrated in the image below in **Figure** .

Figure 15 Park Burn stream Bridge Location (Masterplan)

a. Schedule 6 of the FTAA Information Requirements

Schedule 6 of the FTAA sets out the information requirements for approvals under the Conservation Act, with Part 1 specifically addressing concessions. Clause 3 sets out the information requirements, and the relevant sections include the following:

(i) A description of the activity:

This is addressed above and outlines the two easements required over the marginal strip of the Park Burn.

(ii) Information about whether the project could reasonably be undertaken in another location, where the potential adverse effects will be significantly less

As the Park Burn dissects the site a bridge is required over the marginal strip and is located in the most desirable location in terms of the subdivision layout proposed. Any other alternative location within the subdivision would have similar effects as there is no way to reach the northeastern portion of the site without crossing the marginal strip.

(iii) Information about the extent to which the project is consistent with the relevant conservation management strategy and any conservation management strategies or conservation management plans that have been co-authored, or approved by a Treaty Settlement entity.

The Otago Conservation Management Strategy is assessed in **section 10.8** of this report. The proposal is considered to be consistent with this strategy.

(iv) Information about the extent to which the project is in keeping with the purposes for which the land is held, status, ownership and administration.

The Park Burn marginal strip is a strip of conservation land that was originally along the margins of the Park Burn and is fixed in location. The actual bed and ephemeral channel of the Park Burn is now located some 30 metres to the east. The marginal strip provides for conservation purposes, access and recreation. The proposed development is in keeping with the purpose of the marginal strip as it provides for access.

(v) A description of potential effects, action to avoid remedy or mitigate, or offset any adverse effects, and details of the type of concession for which is being sought.

The effects of the proposed bridge and stormwater pipe are assessed in **section 9** of this report. In terms of the type of concession required this is described above in **section 7.2.3** of this report. A term of 30 years is sought.

(vi) Relevant information relating to the applicant, including their ability to carry out the proposed activity (including whether the applicant or any company director, trustee, partner, or anyone else involved with the application has been convicted of any offence or has any criminal charges pending before a court).

There is no relevant information regarding the applicant that needs to be shared.

(vii) If the applicant applies for an easement: reasons for the request, and sufficient information to satisfy the Panel it is appropriate to grant an easement.

As documented above two easements are sought over the Park Burn marginal strip and rationale for this is outlined above. The effects assessment has concluded that all effects are appropriate and can be managed by proposed conditions of consent as required.

(viii) Full details of any consultation undertaken with relevant iwi and with reserve owners and managers.

Consultation with DOC and iwi has been undertaken. Refer to **Attachment [J]** for the consultation records.

7.2.4 National Environmental Standards for Contamination in Soil (NES Soil)

The NES Soil controls soil disturbance on land where an activity on the Hazardous Activities and Industries List (**HAIL**) is being carried out, has been carried out, or is more than likely than not to have been carried out.

Potentially contaminated areas were identified by E3scientific Limited during completion of a PSI in 2021. Contamination impacts were then confirmed by Insight Engineering during completion of a DSI in 2026. Refer to **Attachment** Error! Reference source not found. for a copy of the Insight engineering RAP.

The following provisions of the NES Soil apply.

Regulation 10:

1) *This regulation applies to an activity described in any of regulation 5(2) to (6) on a piece of land described in regulation 5(7) or (8) that is not a permitted activity or a controlled activity.*
2) *The activity is a restricted discretionary activity while the following requirements are met:*
    a) *a detailed site investigation of the piece of land must exist:*
    b) *the report on the detailed site investigation must state that the soil contamination exceeds the applicable standard in regulation 7:*
    c) *the consent authority must have the report:*
    d) *conditions arising from the application of subclause (3), if there are any, must be complied with.*

The proposed development is for an activity described in regulation 5(4) on a piece of land described in regulation 5(7). The volume of soil disturbance on the piece of land does not meet the permitted activity criteria in regulation 8(3)(c) as the volume will exceed 25m^3 per 500m^2 on the piece of land. This triggers the requirement for resource consent for a restricted discretionary activity under regulation 10.

7.2.5 Regional Plans

A full compliance assessment of the regional planning rules including the identification of permitted activities is contained in **Attachment** Error! Reference source not found.**.**

The tables below include a summary of the rules under which resource consent is required and the corresponding activity status, for each of the regional plans. Note that no resource consents are required under the Regional Plan: Air for Otago.

Table 2 Regional Plan: Water for Otago

Chapter 12: Water Take Use and Management	
12.B3 Construction phase stormwater discharge Except as provided for by Rules 12.B.1.8 and 12.B.1.9, the discharge of stormwater to water, or onto or into land in circumstances where it may enter water, is a restricted discretionary activity.	**Restricted discretionary activity** consent required as the activity is not expressly provided for under the cited rules**.**
12.3.4.1 Diversion of water (to fill up coves) (i) Except as provided for by Rules 12.3.1.1 to 12.3.3.1 and except in the Waitaki catchment, the damming or diversion of water is a discretionary activity.	**Discretionary activity** consent required for filling up the proposed new coves with water diverted from Lake Dunstan/Te Wairere.

Chapter 13 Rules: Land Use on Lake or Riverbeds or Regionally Significant Wetlands	
13.5.3.1 Except as provided for by Rules 13.5.1.1 to 13.5.2.1 the alteration of the bed of any lake or river is a discretionary activity.	**Discretionary activity** consent required for alteration of the bed of Lake Dunstan/Te Wairere and works to the bed of the Park Burn.
Chapter 14 Rules: Land Use other than in Lake or Riverbeds	
14.3.2.1 Defence against water Except as provided for in Rule 14.3.1.1, the erection, placement, extension, alteration, replacement, reconstruction, demolition or removal, of any defence against water, other than on the bed of any lake or river, is a discretionary activity.	**Discretionary activity** consent required for the creation of the coves.
14.5.1.1 Residential earthworks The use of land, and the associated discharge of sediment into water or onto or into land where it may enter water, for earthworks for residential development, is a permitted activity, providing: (a) The area of exposed earth is no more than 2,500m^2 in any consecutive 12-month period per landholding; and (b) Earthworks do not occur within 10 metres of a water body, a drain, a water race, or the coastal marine area (excluding earthworks for riparian planting); and (c) Exposed earth is stabilised upon completion of the earthworks to minimise erosion and avoid slope failure; and (d) Earthworks do not occur on contaminated or potentially contaminated land; and (e) Soil or debris from earthworks is not placed where it can enter a water body, a drain, a race or the coastal marine area; and (f) Earthworks do not result in flooding, erosion, land instability, subsidence or property damage at or beyond the boundary of the property where the earthworks occur; and (g) The discharge of sediment does not result in any of the following effects in receiving waters, after reasonable mixing: (i) The production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials; (ii) or Any change in the colour or visual clarity; or (iii) Any emission of objectionable odour; or (iv) The rendering of fresh water unsuitable for consumption by farm animals; or (v) Any significant adverse effects on aquatic life.	**Restricted discretionary** activity consent required as earthworks will exceed 2,500m^2 in any consecutive period and earthworks will be undertaken on contaminated land.

Table 3 Regional Plan: Waste for Otago

Chapter 5: Water Take Use and Management	
5.6.1 Contaminated sites rules Hazardous wastes at contaminated sites (discretionary activity) 1. The disturbance of land; or 2. The discharge of hazardous waste into water; or 3. The discharge of hazardous waste onto or into land in circumstances that may result in that hazardous waste (or any other hazardous waste emanating as a result of natural processes from that hazardous waste) entering water; or 4. The deposit of any hazardous waste, in, on or under land; or 5. The discharge of hazardous waste into air at or from a contaminated site; is a discretionary activity.	**Discretionary Activity** consent required as earthworks are required on contaminated land.

a. Consent Duration

In accordance with section 124 of the RMA a consent duration of 20 years is requested for the resource consents required under the regional plans.

7.2.6 Operative Central Otago District Plan

The site is variously zoned comprising Business Resource Area 3, Industrial Resource Area 2 and 3, Low Density Residential and Medium Density Residential. A scheduled activity referenced as 25A applies to a large part of the site. A building restriction line also applies to the western side of the site fronting SH8.

A full compliance assessment of the CODP planning rules including the identification of permitted activities is contained in **Attachment** Error! Reference source not found.**.** Resource consents are required are summarised in **Table 4** below.

Table 4 Consents required under the Operative Central Otago District Plan

Section 8: Business Resource Area	
8.3.2.11 Subdivision Subdivision shall be a controlled activity	**Controlled Activity** consent required.
Section 9: Industrial Resource Area	
Rule 9.3.2 Subdivision Subdivision shall be a controlled activity	**Controlled Activity** consent required.
PC 19 Decision Low Density Residential Zone Rules	

LRZ-R11 Excavation and Fill	**Restricted Discretionary Activity** consent required as proposed earthworks exceed specified depth of fill and excavation.
LRZ-S8 Schedule 19 Parkburn Structure Plan	**Non-complying activity** consent required as proposed development is not in accordance with the structure plan.
PC19 Decision Medium Density Residential Zone Rules	
MRZ-R12 Excavation and fill	**Restricted Discretionary Activity** consent required as proposed earthworks exceed specified depth of fill and excavation.
MRZ-S14 Schedule 19 Parkburn Structure Plan	**Non-complying activity** consent required as the proposed development is not in accordance with the structure plan.
PC19 Decision: Residential Zone Subdivision	
SUB-R5 Subdivision in the LRD and MDR zones	**Restricted discretionary activity** consent required.
Sub-S2 Schedule 19.28 Parkburn Structure Plan	**Non-complying activity** consent required as proposed development is not in accordance with the structure plan.

7.3 Statutory Requirements Relating to Iwi Authorities

7.3.1 Treaty Settlements

The following section of this report is provided in accordance with Clause 5(1)(i) of Schedule 5 of the FTAA, which requires an application to provide information about and Treaty settlements that apply in the Project area. The association of Kāi Tahu with Lake Dunstan/Te Wairere is formally recognised by the Crown through a Statutory Acknowledgement under Schedule 61 of the Ngāi Tahu Claims Settlement Act 1998 (**NTSCA**). The Statutory Acknowledgement records the cultural, spiritual, historical, and traditional values of the Lake to Kāi Tahu whānui. All of the cultural values identified in the Statutory Acknowledgement remain important to Kāi Tahi today.

7.3.2 Planning Document Recognised by Relevant Iwi Authority

Clauses 5(1)(h) and 5(2)(g) of Schedule 5 of the FTAA require an application to provide an assessment against any planning document recognised by a relevant iwi authority and lodged with a local authority.

The relevant Iwi management plans relevant to the site are:

- The Kāi Tahu ki Otago Natural Resource Management Plan 2005 (KTKO), administered by Aukaha on behalf of Papatipu Rūnaka.

- Ngai Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008.

Both these documents are assessed further on in this report under **Section 9**.

8 Consultation Undertaken

The following section of the report is prepared in accordance with Schedule 5, Section 6 of the FTAA, which requires the identification of individuals or groups who may be affected by the proposed activity, as well as any responses to the views of those consulted, including the perspectives of Iwi engaged as part of the process. It is noted that the referral decision notes that the Panel must invite comment from Aukaha and Te Ao Mārama Incorporated. Iwi consultation has been undertaken in accordance with a Process Agreement entered into between FHLD and the Ka Runaka Parties. Consultation has been undertaken jointly by the Applicant and project team in a robust manner, and records have been well maintained. This approach has enabled evolving items to be considered, and feedback provided which has enabled refinement of the design or to inform subsequent detailed design.

An overview of the consultation undertaken with parties who may be affected by the activity, as required by Schedule 5, Section 6(e) of the FTAA, is provided below. Further details, including meeting minutes and records of engagement, are available in the Consultation Summary Report contained in **Attachment** Error! Reference source not found.. No other individuals or groups are considered to be affected by the proposed activity for the reasons provided in the assessment of environmental effects in **Section 8** below.

Table 5 Summary of Consultation

Persons or Group	Consultation Undertaken
Relevant Iwi authorities, hapu and Treaty settlement entities, including: **Iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements; and** **The tangata whenua of any area within the Project area that is a taiāpure-local fishery, a mātaitai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996.**	Since the referral decision, the Applicant and project team has had ongoing engagement with Shane Ellison (Director on Board of Aukaha) and Gail Tipa (co-author of CIA, Runanga representative and independent consultant). Engagement has included the provision of technical information, discussions regarding potential cultural effects, and ongoing consideration of the potential mitigation and management measures relevant to Ngai Tahu values. The engagement has informed the development of consent conditions and technical reports. Aukaha (a mana whenua owned consultancy working across the Otago region) are currently undertaking a review of the final technical reports and proposed draft conditions, and we are awaiting feedback and anticipate receiving this after lodgement. Further we also anticipate receiving a final CIA and this will be provided to the Panel as part of formal iwi comments to the Panel. We note this approach was agreed with the Ka Runaka parties via their representative.

Persons or Group	Consultation Undertaken
	A summary of the consultation undertaken with iwi authorities and their representatives is provided in **Attachment** Error! Reference source not found..
Relevant Local Authorities	A series of pre-application meetings with CODC and ORC have occurred in relation to the project along with ongoing informal communications via email and phone. This includes discussions on the Project from a broad level to more focussed discussions on particular subject matters including consent conditions.
Adjacent owners and occupiers of the site	The Applicant's consultants have undertaken direct engagement with the owners and occupiers of land adjacent to the Parkburn site. Written correspondence was sent to adjacent landowners end of June 2026 outlining the proposed development and inviting their details to be shared with the EPA. Further details of the engagement are contained in the Consultation Summary Report enclosed as **Attachment** Error! Reference source not found..
Any relevant applicant groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana) Act 2011	This does not apply as the Project is for development of land that does not involve any activities within the coastal marine area.
Ngā hapū o Ngāti Porou, if the Project area is within or adjacent to, or the Project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou; and	Not applicable.
The relevant administering agencies	A record of engagement with the Environmental Protection Agency and the Ministry for the Environment is included in the Consultation Summary Report enclosed as **Attachment** Error! Reference source not found..
If the proposed approvals for the Project are to include an approval described in section 42(4)(f) (land exchange), the holder of an interest in the land that is to be exchanged by the Crown.	Not applicable.

9 Assessment of Actual and Potential Effects on the Environment

The following section of this report is provided in accordance with clauses 5(4), 6 and 7 of Schedule 5 of the FTAA. These provisions require an assessment of the actual or potential effects on the environment. Clause 6 of Schedule 5 sets out information required to assess environmental effects. Clause 7 of Schedule 5 sets out the matters to be covered in the assessment of the environmental effects.

9.1 Section 85 Considerations

Section 85 of the FTAA sets out when the Panel must or may decline approvals. This proposal does not involve activities which would require refusal as referenced in s85(1) and (2) of the Act, therefore this application may only be declined under s85(3)(b) if it would result in 'sufficiently significant adverse effects' that are out of proportion to the project's regional or national benefits', even after taking into account:

- Any conditions that the Panel may set in relation to those adverse impacts; and
- Any conditions or modifications that the applicant may agree to or propose to avoid, remedy or mitigate, offset, or compensate for those adverse impacts.

As per s85(5) of the Act, an adverse impact means any matter considered by the Panel (as per s81(2)) that weighs against granting the approval. To avoid doubt s85(4) states that a Panel may not form the view that an adverse impact meeting the threshold in subsection (3)(b) solely on the basis that the adverse impacts is inconsistent with or contrary to a provision of a specified Act or any other document that the Panel must take into account or otherwise consider.

Relevant to adverse environmental effects, only the sufficiently significant adverse effects of the proposal, whether individual or cumulative, have the potential to weigh against granting of the approvals. Therefore, any significant adverse effects of the proposal that cannot be appropriately avoided, remedied, mitigated, offset or compensated would need to be balanced against the national or regional benefits of the project.

The following sections of this report evaluate all relevant effects and planning documents / provisions, prior to reaching a conclusion in regard to s85.The actual and potential effects are considered in relation to people in the neighbourhood, where relevant the wider area, as well as on the environment more generally are assessed below and in the supporting technical reports submitted with the application.

9.2 Positive Effects

The proposed development will have significant positive effects for the following reasons:

- **Economic activity:** the project will deliver substantial economic benefits to the Otago region during the construction and development period though significant capital investment and employment generation. The proposal has been assessed to result in a net GDP benefit of approximately $256 million (NPV), comprising total benefits of approximately $303 million and costs of approximately $47 million. This is driven primarily by construction activity, which contributes approximately $272 million in GDP, alongside a further $31 million associated with on-going onsite commercial activity. These benefits partially offset foregone quarry production, estimated at approximately $47 million.
- **Strengthening the regional cycle and walking trail connections:** The proposal will deliver significant positive effects through the strengthening of regional cycle and walking trail connectivity. The proposed development provides for an enhanced off-road trail along the lakefront along with an additional trail along SH6 and along the northern boundary of the site. These connections are a positive contribution to the existing trail network and supporting connectivity across the district.
- **Remediation of contamination:** the proposal will result in a clear improvement in site conditions through the remediation and appropriate long-term management of soil contamination associated with historical land uses. A conservative remediation approach is proposed to be applied across the site, providing a high level of protection for human health, including future sensitive land uses. Overall, the proposal will result in a net environmental and human health benefit.
- **Positive social outcomes:** the proposal will generate a range of positive social outcomes through increased housing supply, improved housing affordability, employment generation and enhanced community connectivity. The proposal provides for improved public access to open space areas, restoration planting, two coves and a boat ramp, and walking and cycling connections within the site and to the wider trail network. These features will enhance the recreational opportunities, strengthen connectivity, and overall contribute positively to community wellbeing.
- **Protection in perpetuity of habitat for lizards:** the proposal will provide for the long-term protection and enhancement of habitat for indigenous lizard species through the provision of a permanent and protected lizard management area on the site. This area will be planted and protected from future development, ensuring the habitat is retained in perpetuity. The proposed lizard management area is illustrated on the Lizard Management Area Plan appended

to the ecological assessment contained in **Attachment** Error! Reference source not found..

- **Establishment of native vegetation**: the proposal will result in the establishment of areas of native vegetation across the site and within the Crown Land lake esplanade area and along the Park Burn. This will increase biodiversity, improve landscape connectivity and enhanced ecological resilience relative to the existing site.

9.3 Cultural Values and Effects

There are no identified wāhi tapu, marae, or Māori land parcels within or directly surrounding the Parkburn development area. However, the site has frontage to Lake Dunstan/Te Wairere a Statutory Acknowledgment Area which is of strong cultural importance to mana whenua.

A draft CIA was prepared by Gail Tipa and other authors (on behalf of the various relevant iwi groups – Kā Rūnaka Parties) and provided to the Applicant. This informed the Substantive application. We received the final CIA on the 27th of August. The draft CIA identified the matters relevant to cultural values including the protection of water quality, management of earthworks, site contamination, and taonga species. A number of recommendations from the first draft CIA have been discussed with the report authors and Aukaha, with subsequent amendments made to the final technical reports forming part of this application. The final CIA contains 13 Consolidated Recommendations which the applicant intended to engage with Ka Rūnaka on and work towards resolving as much as possible prior to the application progressing to the Panel.

It is noted that Aukaha are currently reviewing the final technical reports and proposed draft conditions. It is anticipated that ongoing engagement will occur around the establishment of cultural narrative for the proposed development and how this will weave into the landscape design, proposed reserve spaces and trails within the development. Further engagement will occur around the refinement of the proposed draft conditions.

Overall, the known cultural and environmental values that iwi hold in relation to the land and surrounding area have been taken into account in the design for the proposal. Of specific importance has been the design of the stormwater management and managing construction related effects while ensuring the mauri of waterbodies is maintained. The Applicant is seeking to partner with iwi to progress cultural narratives as the development progresses along with further collaboration in relation to the development.

9.4 Consistency with the Parkburn Structure Plan and Underlying Zoning

The proposed development departs from the underlying zoning and the prescriptive structure plan with the main differences being the reduction in the size and extent of the proposed coves, relocation of the commercial areas, the creation of a large multipurpose reserve adjacent to the lake, removal of industrial zoned land and an increase in the number of residential lots.

Upon detailed investigation in the early stages of the project the Applicant undertook comprehensive investigations into the development opportunities and constraints associated with the site and it was determined that the prescriptive structure plan was unlikely to deliver an optimal outcome and identified a number of concerns.

Further technical and urban design investigations undertaken by FHLD post rezoning though PC21, with FHLD identifying that yard-based industrial areas associated with the Parkburn Quarry are no longer necessary or appropriate, with alternative industrial opportunities available elsewhere. Further, the changes to the water features reflect recognition of the practical challenges associated with constructing and maintaining extensive artificial waterways, and a desire to achieve enduring, efficient, and sustainable land use outcomes.

While there is inconsistency with the Structure Plan the rationale for the refinements still demonstrate the intent of the underlying zoning and results in a well-planned, high quality urban development. On this basis the effects associated with the inconsistencies with the structure plan are considered to be acceptable.

9.5 Economic Effects

The economic effects of the Parkburn Development are addressed in the Economic Impact Assessment (**EIA**) prepared by Insight Economics contained in **Attachment** Error! Reference source not found..

The EIA considers the proposal in the context of the wider upper Clutha economy and assesses two options (the proposal and the counterfactual), estimates the impacts of construction of GDP, jobs and wages, the ongoing onsite economic activity under both the proposal and the counterfactual, presents the net quantified economic impacts, considers the housing market effects and discusses the wider long term economic effects, the implications associated with construction activity and investment, employment generation, commercial and retail effects and housing a business demand relative to the proposed supply.

In summary the key findings from Insight Economics are summarised as follows:

- The proposal generates a net GDP benefit of approximately $256 million (NVP), comprising total benefits of approximately $303 million and costs of

approximately $47 million. This is primarily drive by construction activity, which contributes approximately $272 million in GDP, alongside a further $31 million associated with ongoing onsite commercial activity

- The proposal generates substantial employment impacts across both the construction and operational phases. The proposed development is estimated to support approximately 2,210 FTE-years of employment during the construction period, equivalent to an average of 221 full-time roles per annum over an indicative 10-year build programme.
- Once complete, the proposal supports ongoing employment associated with the neighbourhood centre, contributing approximately 1,255 FTE-years over the assessment period.
- After accounting for the loss of employment associated with quarry operations, the proposal generates a net increase of approximately 2,440 FTE-years of employment, alongside $219 million net wages.
- Two options were considered for the site's future use: the Parkburn Development Project and a second counterfactual option.
    - Option 1: comprises the development project as proposed and described in this application and illustrated in the proposed masterplan.
    - Option 2: the counterfactual represents the most likely use of the subject site in the absence of the proposal. As part of identifying the counterfactual, Insight economics also considered whether a development scenario enabled under PC21 would be adopted instead. This scenario was not adopted as the principal counterfactual for two reasons. Firstly, the counterfactual is intended to represent the most likely use of the site absent the proposal. Continued quarry therefore remains the most likely near-term use of the site as there is no intention to pursue development under PC21 in the absence of the FTAA approval. Secondly, PC21 established a broad enabling framework and modelling a plan enabled counterfactual requires constructing a hypothetical development that would not correspond to a committed project and would therefore be speculative and not provide a reliable benchmark.
- The proposal would deliver important economic benefits over and above the ones quantified in this report, including:
    - A substantial contribution to housing supply in a high growth area;
    - Improved housing affordability outcomes over time, primarily through increased supply and more responsive land market dynamics;

- Improved housing choice through the delivery of a range of section sizes, and configurations that cater to different household types, life stages, and preferences; and
- More efficient and coordinated urban development through a master planned approach, supporting infrastructure delivery and sequencing.

Overall, the proposal is aligned with the national policy direction, including the National Policy Statement – Urban Design (**NPS-UD**), and contributes to the Government's broader "Going for Growth" agenda. Importantly the FTAA pathway enables these benefits to be realised earlier than likely otherwise. To conclude based on the evaluation above, the project is concluded to have low economic costs and significant economic benefits.

9.5.1 Peer Review

The draft EIA was independently reviewed by Mr Benje Patterson and a copy of his report is enclosed as **Attachment** Error! Reference source not found.. The peer reviewer is generally supportive of the overall approach adopted in the assessment. In particular, Mr Patterson appears comfortable with the broad methodology, counterfactual, and order of magnitude of the qualified impacts. Most of his peer review comments relate to transparency around assumptions, requests for additional justification, and whether there may be scope to recognise a wider range of housing-related economic benefits. Insight Economics as part of their final version of their report addressed the issues raised in the peer review.

9.6 Contamination Effects

A PSI/DSI have been completed for the site enclosed as **Attachment** Error! Reference source not found.. A RAP has also been prepared by Insight Engineering and enclosed as **Attachment** Error! Reference source not found..

Remedial options were assessed and Insight Engineering consider that of the available options, onsite containment/encapsulation of the impacted material, supplemented by capping with at least 2m of clean material, is considered to the most effective way to eliminate risk to humans, the environment and with regard to ecological health and ecological health. Any significantly contaminated material, such as petroleum hydrocarbon impacted soil, will be disposed off-site at an appropriate facility.

There are a number of environmental effects that have the potential to occur aspart of undertaking the proposed remediation methodology. These are outlined in the RAP and are summarised below and include the proposed mitigation measures:

9.6.1 Dust Generation

There is potential for dust generation in high winds during stockpiling and placement of soil on site. The EMP includes a number of mitigation measures comprising cessation

of work when wind speed is high enough to produce dust, dampening down of site surface excavation and covering stockpiles or stabilising with a dust suppressant spray.

9.6.2 Excavator and Truck Noise

Remedial earthworks activities will result in the generation of noise; however, the proposed works site (in the case of the contaminated material) is over 800m away from the nearest residential receptors and all work will be within specified hours and in accordance with the Construction Noise and Vibration Management Plan (**CNVMP**).

9.6.3 Contaminated surface water, stormwater and sediment discharge

During rainfall events there is the potential for contaminated surface water, stormwater and sediment discharges to discharge to the neighbouring properties and Lake Dunstan/Te Wairere. However, all works will strictly be completed under a certified EMP to ensure stormwater, water and sediment are appropriately controlled and treated in accordance with best practice.

9.6.4 Exposure to Contaminated Soil

There is a risk of direct exposure to contaminated soil by site personnel, however this will be managed by controlling site access, appropriate dust suppression measures, not allowing any public access, instruction on site access protocols and site induction.

At the completion of the remediation works a Works Completion Report will be prepared outlining the remediation works undertaken along with presentation of the laboratory results of soils tested during the remedial works. It is noted a number of standard conditions of consent have been proposed around site contamination.

9.6.5 Peer Review and Summary

A peer review of the draft RAP was completed by WSP and is enclosed as **Attachment [W]** and this review considers that the package presents a logical progression from the PSI and DSI to the RAP and considers that the RAP is generally suitable as a planning stage contaminated land assessment and remediation framework as it clearly identifies HAIL areas, confirms that one residential criteria is exceeded and proposes a workable remediation strategy.

Overall, any effects associated with contamination on site can be addressed by the proposed RAP and associated draft conditions of consent and will ensure any adverse effects are acceptable.

9.7 Geotechnical Effects

The geological setting for the site is described in the Geotechnical Assessment Report enclosed as **Attachment** Error! Reference source not found.. This report considers that the site is geotechnically suitable for the proposed development subject to

recommendations around site preparation, fill materials, use of crushed pea gravel, fill stabilisation, placement and compaction, design considerations and future subgrade foundations.

With regard to natural hazards the report considers that there are potential seismic effects at the site, and these could include moderate to severe shaking which may lead to deformations in the ground surface. As such appropriate engineering design of structures, underground services and the fill embankment will be required. It is noted a number of proposed conditions of consent have been proposed for the management of contaminated soil and these have been agreed with CODC and ORC.

Overall, any geotechnical effects are considered to be less than minor.

9.7.1 Geotechnical Report Peer Review

A peer review was conducted by WSP on behalf of CODC of the draft Geotechnical report (dated May 2026 and the masterplan dated January 2026) and enclosed as **Attachment [Y]**. The peer review is largely in agreement with the Insight Engineering assessment but states that further geological investigations and assessment will be required to support detailed design and various other elements for the development provided a NPS Natural Hazard Risk assessment is completed. It is noted that this natural hazard risk assessment was completed as part of the Woods/FlowState SMP enclosed as **Attachment** Error! Reference source not found.. Overall, the peer review was generally in agreement and the response to the peer review is enclosed as part of the SMP in **Attachment [K]**.

Overall, any geotechnical effects are considered to be acceptable, and the site is suitable for the proposed development.

9.8 Natural Hazards Effects

Flooding has been assessed as part of the SMP completed by Woods and FlowState Consulting and enclosed as **Attachment** Error! Reference source not found.. With regard to flooding, hydrological and hydraulic modelling was undertaken and confirms that for a 100-year Average Recurrence Interval (**ARI**) event flood flows from the wider Mount Pisa catchment are contained within the central drainage corridor and will not overtop the proposed development areas. Minimum finished floor levels will be set 0.5m above the modelled 1% AEP flood level in accordance with the current CODC engineering standards.

ORC alluvial fan mapping identifies a small part of the eastern development area as being within an active, floodwater-dominated fan extending from Mount Pisa towards Lake Dunstan/Te Wairere. A conservative sensitivity assessment has been undertaken based on three times the 100-year ARI discharge, which confirms that flood flows remain contained within the drainage corridor and would not inundate the proposed

development platforms. It is noted that habitable buildings will be located outside the active fan area, with infrastructure and open space proposed within the fan area.

Overall, the Woods/FlowState flood and alluvial fan assessment demonstrates that the development is consistent with National Policy Statement for Natural Hazards 2025. Flood hazard risk across the proposed development platforms has been assessed as Low to Negligible under the NPS-NH risk matrix.

9.9 Construction Phase Earthworks and Stormwater

Large scale bulk earthworks are required to construct the proposed development including large areas of fill, associated infrastructure (roads, coves, stormwater). The proposed earthworks are detailed in the EMP enclosed as **Attachment** Error! Reference source not found..

The proposed earthworks volumes do not comply with the regional or district plan requirements due to the volumes proposed, and the large area to be disturbed. The development and associated earthworks are proposed to be undertaken stages and the fill and cut depths are detailed in the EMP.

Management of the earthworks is crucial to minimise adverse environmental effects including, dust, sediment runoff, and stormwater flow paths and ponding. Key mitigation measures that form part of the application include:

- Implementing erosion and sediment controls according to best practice as outlined in the EMP.
- Limiting works during wet weather and exposed areas, and staging construction.
- Progressive stabilisation of completed areas and monitoring controls.

Implementation of the EMP involves:

- Dust control measures such as watering haul tracks and exposed areas, stabilising stockpiles, and limiting dust generating activities during strong winds.
- Noise and vibration monitoring and adherence to relevant standards.
- Preparing and implementing a Construction Traffic Management Plan.
- Erosion and sediment controls will be installed prior to the commencement of any earthworks and maintained for the duration of the works. These controls include stabilised site entrances, hydroseed and hydro mulch, hay mulch, soil binders, aggregate stabilisation, clean water diversion channels and bunds, dirty water diversion channels and bunds, trafficable contour bunds, infiltration basins, silt fencing, silt socks, coir logs and silt curtains.

- Infiltration basins will be the primary sediment retention device used across the site and have been specifically designed for the sites highly permeable outwash gravels.

The application includes proposed conditions based on standard CODC and ORC conditions, which are proposed in **Attachment** Error! Reference source not found.. Accounting for these conditions, and proposed management measures outlined in the EMP the proposed earthworks and construction phase stormwater can be appropriately managed so that effects are less than minor and acceptable.

9.9.1 Peer Review and Summary

A peer review of the SMP was completed by ORC and is enclosed as **Attachment [AA]** and a further peer review of the SMP from a flood hazard perspective was undertaken by Mott MacDonald on behalf of CODC and is enclosed as **Attachment [BB]**. The peer review seeks further information regarding a number of specific matters and a response to each review comment is provided within Table 4 and 5 attached to the SMP contained in **Attachment [K]**.

With regard to the ORC peer review 25 comments were provided and of these 15 relate to matters that are appropriately addressed through further development during the detailed engineering design of the relevant infrastructure. The remaining 10 comments have either been using information in the current SMP and supporting Model Build Memo or relate to straightforward documentation updates that will be incorporated into the next revision of this report. Refer to Table 4 within the SMP for a response to each matter.

With regard to the CODC review undertaken my Mott MacDonald. A response table is proposed in Table 5 within the SMP where all matters are addressed.

A peer review of the EMP was undertaken by Stantec is enclosed as **Attachment [CC]**. Due to timing of the receipt of the peer review a formal response has not been able to be provided by LandPro prior to lodgement of the substantive application. However, it is noted the matters raised in the peer review can all be addressed as part of the certification process for the EMP required as part of the proposed draft conditions.

9.10 Water Quality Effects

An assessment of the potential water quality outcomes for each of the proposed coves has been considered in an assessment from Environmental Associates and enclosed as **Attachment** Error! Reference source not found..

The amenity coves are to be constructed to form an extension of the existing two smaller lakeside coves adjacent to the development. Lake Dunstan/Te Wairere water will be the dominant water type occurring in each cove and inflows and outflows will be

governed by daily water level fluctuation associated with power generation, although there is a component of groundwater through flow.

The Environmental Associates assessment found that the outcome for the coves water quality is that marginally increased concentration of nitrogen would be evident within each cove compared to nitrogen levels in the main lake. However, this was assessed as being relatively low and would be within the ANZECC 2000 values for the protection of surface water in lake environments.

With regard to the bridge construction in Park Burn works it is noted that these works will be undertaken when the Park Burn does not have any flowing water and that disturbed areas will be progressively stabilised in accordance with the EMP (**Attachment [P]**). This will ensure that there are no effects on the water quality of the Park Burn.

9.10.1 ORC Review of Hydrology Report

ORC carried out a peer review of the hydrology report which is enclosed as **Attachment [EE]**. A response to the matters raised in the peer review are attached in a separate letter and enclosed as **Attachment [FF]**. In summary matters were raised around cove flushing, cumulative effects of water abstraction, water balance and flow inputs, water quality assessment and groundwater contributions and quality. These matters were all addressed in the final revision of the hydrology assessment and letter referenced above.

There are no other measured water quality parameters that are of significance to the proposed coves water quality. Further proposed conditions of consent have been developed to ensure cultural values are not affected with regard to the lake and associated water quality. For example construction phase stormwater treatment standards are proposed. Overall, any adverse effects are assessed as being acceptable.

9.11 Ecological Effects

An Ecological Impact Assessment (**EIA**) was prepared by Viridis Limited to assess the ecological values of the site and values in the areas associated with Lake Dunstan/Te Wairere.

Viridis has assessed the ecological values of the site as being limited due to the past and existing quarry activities on site and the lack of established native vegetation. The assessment found that the site does support native lizards, namely the McCann's skink. A lizard management area has been proposed in the northwest corner of the site whereby any trapped lizards will be relocated and protected in perpetuity. This land parcel will be included as part of proposed lot 655 and will be protected by a proposed covenant. Lake Dunstan/Te Wairere, is adjacent to the site and contains high ecological values related to bird habitat.

The proposed works are anticipated to have an overall low effect on ecological values provided the recommended mitigation measures outlined in the ecological impact assessment are implemented. The proposed lake margin riparian planting, along with on-site landscaping are expected to have a positive long-term impact though an increase of abundance and diversity of vegetation of provision for habitat for native fauna.

The following mitigation measures are outlined in the EIA and are proposed to be implemented and are covered by the proposed draft conditions of consent contained in **Attachment** Error! Reference source not found.:

- Vegetation clearance of weed species such as willow will be undertaken outside the bird breeding season (October to February). If clearance is required during the bird breeding season, the vegetation must be inspected by a suitably qualified ecologist to identify active native bird nests. If an active bird nest is identified, vegetation clearance within 10m of the native nest must be delayed until the chicks have fledged.
- An erosion sediment control plan shall be prepared by an appropriately qualified person prepared in accordance with current industry best practice.
- Works should be completed under the Lizard Management Plan attached as Appendix C to the EIA, or any subsequent updated version.
- Work should be completed under the Fish Management Plan provided in Appendix D to the EIA or any subsequent updated versions. The construction methodology will determine how much fish salvage will be necessary, and what methods will be most appropriate.
- All machinery used for excavation of the coves or within the Park Burn should be thoroughly dried and/or cleaned, following industry best practice, prior to coming into contact with any water,
- Signage should be installed around the lake requiring dogs to be leashed at all times. This is necessary to protect ecological values, but also for dog safety as pest control will be occurring with the revegetation areas.
- Install signage regarding the risks of introducing invasive aquatic plants at the proposed boat ramp.

9.11.1 Peer Review and Summary

A peer review of the draft EIA (dated April 2026) was completed by Wildlands Consultants and of freshwater ecology by Morphum and is enclosed as **Attachment** Error! Reference source not found. **and [HH].** The review considered that the EIA provided a low level of detail regarding both the ecological values present and the actions that will be undertaken to manage the ecological effects of the proposed development. The review noted that due to the EIA being a draft, sections were absent meaning specific conclusions could not be made. Overall, the review considered that

some values at the site are likely to be underrepresented and require further information.

The EIA has been updated to complete all sections and has included further assessment as suggested by the peer review. Based on this and the proposed implementation of the proposed mitigation measures, any adverse ecological effects are able to be managed to a level whereby they would be less than minor.

9.12 Landscape, Visual and Urban Design Effects

9.12.1 Landscape and Visual Effects

A Landscape Assessment Report has been completed by Landscape With Linda and is enclosed as **Attachment** Error! Reference source not found., along with a Landscape Concept Report enclosed as **Attachment** Error! Reference source not found.. The landscape concept report is supported by a number of landscape concept plans for each of the reserves and Crown Land and are enclosed as part of **Attachment** Error! Reference source not found..

The Landscape Assessment report describes the landscape characteristics, the relevant policy provisions of the CODP and assesses the actual and potential landscape, natural character and visual effects of the proposed Parkburn Development. The assessment uses the pre-existing Vivian + Espie Landscape and Visual Assessment that formed part of the development of the PC21 Structure Plan as a baseline from which a critical comparison is made against the proposed development.

The site currently comprises an industrial quarried landscape, with associated scheduled activities, stockpiles, vehicles and ancillary building. The site is not located within an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Amenity Landscape, but is surrounded by a rural landscape character to the north and west.

The findings of the landscape assessment are summarised as follows:

- The proposed development will result in a change in both the character of the landscape and visual amenity of the site but will not necessarily result in a degradation of either. The site will be transformed from a highly modified industrial quarry to that of a mixed-use urban development, similar to that of the adjacent Pisa Moorings residential development. Such a change is provided for under the District Plan via the existing zoning of the site and the existing structure plan that applies to the whole site.
- With regard to landscape effects, the change in land use will not adversely degrade the values of the landscape within which the site sits as the landscape is already characterised by mixed uses surrounding the site. In addition, the unique and distinctive landscapes recognised as part of the CODP will continue to the maintained.

- With regard to views and visual amenity, the proposed changes from that provided by the structure plan and existing zoning of the site are considered to have low to moderate-low adverse visual effects due to the existing low-lying topography, extensive proposed mitigation planting, proposed masterplan layout and the distance of viewpoints from the site.
- A comprehensive staged landscape mitigation strategy will be prepared as part of conditions of consent and will include mitigation vegetation along the esplanade reserve, revegetated coves and ecological enhancement/riparian planting along the Park Burn.
- The proposed development compared to the plan enabled development has been assessed from a visual amenity perspective and summarised as follows:
    - From a stretch of SH8, across the lake from the site, the view would likely appear as an extension to the existing suburban Pisa Moorings development. Adverse effects are the visual amenity of observers are confirmed to be of a low degree.
    - Along stretches of SH6 that border the site's western boundary, road users will have glimpse views, however these will be screened considerable with proposed landscaping. Adverse effects on the users of SH6 are assessed as being low.
    - Along the eastern site boundary, the users of the Dunstan Trail and users of the adjacent part of the lake will perceive a considerable visual change to the landscape. This will be perceived as an extension to the Pisa Moorings existing development and will be similar to the development provided for by the current district plan zoning. Adverse effects on visual amenity will be low to moderate-low.
    - From distant and mid distant elevated viewpoints (including the lake front terrace, Bendigo Downs and Dunstan mountains, the existing quarrying activities are visible. These views will be replaced with that of a mixed use, low rise urban landscape, in keeping with the character of the adjacent Pisa Moorings development, and similar to that which is permitted by the existing zoning and provided for as part on the Structure Plan. Adverse effects on visual amenity are assessed as being low.

Proposed reserves such as the proposed greenway, neighbourhood parks and other recreational reserves within the development will break up the mass of the proposed urban form and assist with blending the site into the surrounding landscape. Concept plans for all the proposed reserves have been prepared to provide high level detail around what is proposed for each open space area.

Overall, the proposed development represents a positive enhancement of the development which is already enabled via the existing zoning across the site and Structure Plan. The proposed development will transform an existing industrial quarry

operation into an urban development. On this basis any landscape and visual effects are considered to be less than minor.

9.12.2 Urban Design Effects

An Urban Design and Assessment prepared by Reset is enclosed as **Attachment** Error! Reference source not found.. The assessment considers the subdivision design and layout of the Parkburn Development, including roading hierarchy, block configuration, lots sizes and typologies, open space integration and pedestrian connectivity, and evaluates the extent to which the proposed subdivision achieves a coherent, legible and functional urban form.

The Urban Design Assessment reaches the following conclusions:

- The proposed development has been developed through an iterative design-led process for master planning, and integrates movement, housing, facilities, servicing requirements and open spaces with the environment.
- 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 multipurpose lakeside park.
- The subdivision layout is assessed as providing lots with optimal solar orientation, legible roading and lot layout and provision of easy access to open spaces.

Overall, the proposed masterplan responds well to the existing site and will remediate and enhance the site. On this basis any effects are considered to be positive in nature.

9.12.3 Landscape, Urban Design and Recreation Peer review and CODC feedback

A peer review of the draft Landscape Assessment Report and draft Urban Design Report was undertaken by Boffa Miskell and the key findings were contained in feedback received from CODC and provided in the enclosed as **Attachment** Error! Reference source not found.. The key issues raised are summarised as follows:

- Provision of amenity and recreation spaces: CODC was comfortable with the provision of amenity spaces and general layout however was after further detail to ensure the planned level of amenity is achieved. Concept plans have been provided for each reserve and have been provided to CODC and reviewed. Recommendations from CODC have largely been adopted.
- Urban Design Memo: A specific assessment against the relevant objectives and policies of the Regional Plan and District Plan was requested by CODC. The Urban Design memo was updated to include a policy assessment. It is noted that the Applicant considers that a full Urban Design Assessment is not

considered to be necessary for this development given the underlying zoning and Structure Plan.

- Landscape Concept Package: Boffa Miskell consider that while the Landscape Concept Report provides a useful illustrative framework for the proposed development it does not resolve key elements such as buffer design, planting structure and public/private interfaces that enables a meaningful assessment of landscape and visual effects. In response to this feedback, concept plans have been provided for each individual open space reserve and for the Crown Land.
- Housing Choice and Density: Boffa Miskell requested an overview of the anticipated built form outcomes with consideration of the structure plan and urban design effects resulting from the proposed differences. The Urban Design Assessment was updated to consider these matters further. Conditions of consent are also proposed and have been agreed with CODC for the development of all lots given the departure from the CODP underlying zoning. Development of each lot will be covered by consent notices and an associated development matrix outlining the bulk and location requirements for each development area.
- Southern Block Layout: Boffa Miskell suggested changes to the southern block layout to add variation. No changes have been proposed to the southern block layout as the proposed design is considered to be logical and provides a buildable lot layout and is consistent with earlier feedback provided by CODC.
- Pedestrian and Cycle Access: CODC requested updated plans to show the pedestrian and cycle network and connections. The plans have been updated to show these.
- Building Line Restriction: Boffa Miskell considered that further assessment is required for the 50m linear buffer strip compared to the District Plan building line restriction. The Urban Design and Landscape Assessment were both updated to provide an assessment of this.
- Coves: CODC requested further design details. The design has been updated to respond to most of the requested changes from CODC.
- Neighbourhood reserves and open space: CODC requested design refinements and concept plans, and these have been prepared for each reserve and respond the comments provided. Noting conditions of consent have been proposed and agreed with CODC providing for certification by CODC at subdivision stage.
- Consent conditions: Relevant draft consent conditions have been agreed with CODC.

A number of amendments and updates have been made to the assessments and accompanying concept plans to address most of the issues raised. On this basis any effects are considered to be acceptable.

9.13 Transport Effects

A Transportation Assessment (**TA**) has been provided by Carriageway Consulting and is enclosed as **Attachment** Error! Reference source not found.. The TA assesses the adverse effects of the project and presents the findings, conclusions and recommendations with respect to traffic generation, road safety and access considerations.

9.13.1 Effects on Roading Capacity

Modelling has been undertaken as part of the TA and found that as development increases within the site, it will become progressively harder for drivers to turn right and exit Pisa Moorings. This is due to fewer gaps in the traffic stream into which they can merge and therefore would result in queues and delays. To address this, it is proposed to form a link between Pony Court within Pisa Moorings and the site. The trigger for the construction of this link is the creation of 710 lots. The formation of the link means drivers wishing to turn north will be able to travel north into the site and exit into the highway via the new proposed roundabout. This link also provides a secondary purpose because it means residents of Pisa Moorings do not need to exit that subdivision in order to gain access to the Parkburn subdivision. The provision of this link when there are 710 occupied residences has been proposed as a condition of consent agreed with CODC and NZTA.

The TA has also modelled the full development of the site and this shows that the levels of service and extent of delay remain good, although further investigation of the results shows that there would be adverse effects associated with the level of service at the State Highway 6/State Highway 8B roundabout from when there are more than 875 residences occupied on the site. On this basis a condition consent has been proposed requiring development on site be limited to 875 residences until the southern approach to State Highway 6/State Highway 8B roundabout is improved to create additional capacity.

The site will connect with the Lake Dunstan Trail and will likely be used for recreational cycling and walking. Cycling between the site and Cromwell would be approximately half an hour.

Cromwell is not serviced by public transport, and it was assessed in the TA that the Parkburn Development would not give rise for the need for public transport. Notwithstanding this the road layout includes a loop road within the site that could provide a viable public transport route in the future should this be proposed to operate in the district.

9.13.2 Non-Car Modes of Transport

The development of the site may result in increased levels of walking and cycling in the immediate area. The TA assessment states that it is typically accepted that people will

walk a maximum of 1km to reach a particular destination, and will cycle a maximum distance of 3km, however the site lies 8km from the nearest settlement of Cromwell. On this basis it is expected that the majority of movements will be internal to the site or between the site and Pisa Moorings.

The design of the roading network has provision for shared walking and cycling route on the more heavily trafficked roads, with foot paths on both sides of all other roads. This will ensure a high-quality route for cyclists and pedestrians.

9.13.3 Road Safety

The TA reviewed road safety records and considered that the proposal is unlikely to result in adverse road safety effects and a result of increased traffic flows on the road network.

The proposed roundabouts and other roading infrastructure improvements will all be designed and developed in accordance with current guides and standards. Further the aspects that affect the state highway network will be required to undergo a road safety audit/safe system audit by NZTA.

Within the site itself, given the flat topography it is not expected that there will be any difficulty in achieving appropriate road alignment or sight distances.

9.13.4 District Plan

The District Plan sets out a number of transportation related rules with which any development is required to comply. The TA provides and assessment of the relevant transportation rules and in summary the development is aligned with these and can be supported from a transport perspective.

9.13.5 Transportation Assessment Peer Review

An assessment of the draft Transportation Assessment (Dated 5th June 2026) was completed by Antoni Facey from Avanzar Consulting Limited and is enclosed as **Attachment** Error! Reference source not found.. This peer review considers that subject to consideration of the identified items in the review and a set of suitable proposed conditions, it is anticipated that an acceptable subdivision layout can be achieved. In summary the peer review raised the following matters:

- The cycle track around the cove is on a steep slope and consideration is required as to how the cycle track will be formed and accommodated. This will be considered at detailed design phase.
- A number of permanent links will be provided between the development and the Dunstan Trail as part of the development and confirmed at the detailed design stage.

- The proposed residential lot road boundary setbacks of 4.5m and 2m are insufficient to provide an additional parking space on the driveway. It is noted these setbacks are as specified in the CODP rules and provision of on-site parking will be addressed as individual lots are developed and any necessary resource consents sought if required at that time.
- The proposed roading typologies do not comply with the current CODC Engineering Code of Practice and in the interim before the Code of Practice is updated compliance is required with the current code of practice. The proposed roading typologies are largely consistent with the revised Code of Practice to be released imminently by CODC and have not been amended on this basis.
- Other minor items were raised as not being addressed in the TA and will be addressed at detailed design.

Overall, given the assessment above, the transport related effects are assessed as being less than minor.

9.14 Noise Effects

The noise effects of State Highway 6 noise on proposed dwellings within 80m of the SH6 carriageway along with construction noise and vibration associated with the proposed civil works have been assessed by Marshall Day and their report is enclosed as **Attachment** Error! Reference source not found..

Based on the proposed future terrain and site design (the vast majority of dwellings will be at least some meters lower than the road) Marshall Day have confirmed that the predicted future vehicle noise from SH6 can be readily controlled to an acceptable level. A condition of consent is proposed that requires all dwellings within 80m of the SH6 carriageway shall meet performance standards for noise from traffic on the State Highway (35dB $L_{Aeq\ (24hr)}$ in bedrooms and 40 dB $L_{Aeq(24hr)}$ for other habitable rooms). A requirement for mechanical ventilation is also included where dwellings are required to close windows and doors to achieve the internal noise levels.

Construction noise and vibration has been assessed in relation to proposed earthworks activity for the major civil works on site required to develop the subdivision. While detailed construction methodology needs to be advanced Marshall Day anticipate construction activities can comfortably comply with the appropriate noise and vibration standards. As such a condition of consent has been proposed requiring a construction noise and vibration assessment to be submitted and certified by CODC prior to earthworks commencing on site demonstrating compliance with the required standards.

It is noted that a CODC peer review of the noise report has not been able to be completed in time prior to the lodgement of the substantive application.

Overall, given noise can be appropriately managed by standard conditions of consent any effects associated with noise are considered acceptable. .

9.15 Servicing and Infrastructure

The infrastructure report is enclosed as **Attachment** Error! Reference source not found. and details the operational three waters infrastructure, utilities, power and roading proposed to support the Parkburn development.

9.15.1 Potable Water

Water supply can be provided through reticulated watermains within the site and a larger water supply main will be extended to the boundary of the site by from the existing CODC water supply. A new water reservoir system will be constructed on Clark Road above Pisa Moorings to provide pressure and firefighting capacity, ensuring a resilient overall system.

9.15.2 Irrigation of Reserves

A surface water take is proposed to cater for irrigation of the proposed reserves and street amenity planting. An assessment of this irrigation water take has been completed by Environmental Associates and enclosed as **Attachment** Error! Reference source not found. and confirms the proposed water take would be a permitted activity under the Regional Plan: Water for Otago.

9.15.3 Wastewater

Wastewater will be conveyed by gravity reticulation to a central wastewater pumpstation and pumped via rising main to the Cromwell treatment station. This will involve the extension of the existing main line in SH6 to the south.

9.15.4 Stormwater

Stormwater treatment will be provided by the inclusion of swales, soakage, attenuation basins and site contouring measures. Operational stormwater is assessed as meeting the permitted activity standard under the Regional Plan: Water for Otago.

9.15.5 Utilities and Electricity

The infrastructure report confirms that power and telecommunication connection are available, and networks can appropriately serve the Parkburn development.

9.15.6 Summary

Overall, the infrastructure report confirms that infrastructure can be provided to support the Parkburn development and integrated with the CODC reticulated networks. FHLD has consulted with CODC over the serving strategy and while some upgrades are

required we understand CODC are comfortable that these can be managed to align with the staged development proposed. On this basis no adverse effects are anticipated on the wider infrastructure network.

9.16 Reverse Sensitivity

Reverse sensitivity means the potential for the operation of the existing lawfully established activity to be constrained or curtailed by the more recent establishment or intensification of other activities which are sensitive to the established activity.

Established rural land uses are located across on the western side of SH6 and comprise various viticultural and rural activities. Such activities involve use of farm machinery and spraying of crops, frost fans and early morning farming activities. Marshall Day have confirmed that the noise mitigation proposed for the state highway noise is also appropriate for mitigation of noise from the various rural land uses across the western side of SH6.

With respect to the on-going quarry operation this will be well set back from the initial stages of the proposed subdivision on the southern part of the site and any construction related effects will be mitigated by the proposed conditions of consents and proposed management plans. Quarry operations will be concluded well before Stage 3 of the development is completed.

On this basis any reserve sensitivity effects are considered to be less then minor and do not warrant any further mitigation and there are no other effects of lawfully established land uses that could give rise to reverse sensitivity.

9.17 Mitigation and Monitoring

Clause 6(1)(d) of Schedule 5 of the FTAA requires that an assessment of the activity's effects on the environment must include:

> *"a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects of the activity".*

A description of the mitigation measures proposed is provided within the technical assessments appended to this AEE and are also documented in the proposed consent conditions enclosed as **Attachment** Error! Reference source not found..

Clause 6(1)(g) of Schedule 5 of the FTAA also requires that an AEE include:

> *"If the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved".*

The majority of the potential effects of the project are known given this proposal is for a standard residential subdivision proposal for which the Applicant, CODC and ORC are familiar with, apart from the cove construction.

This application includes proposed conditions of consent that respond to the different adverse effects. These adverse effects that are at a scale requiring monitoring, including details of proposed monitoring and who will be responsible for carrying out are outlined in the table as follows:

Table 6

Adverse Effect at a Scale Requiring Monitoring	**Proposed Monitoring**	**Who is Responsible for Monitoring**
Contamination Effects as outlined in Section 9.6, pages 63-64 of the Substantive Application	• The final Remediation Action Plan will detail validation testing and monitoring and inspections required. The final RAP is required to be submitted as part of a proposed condition of consent. • A Contaminated Site Management Plan (CSMP) is required to be submitted for certification by the consent authority as a condition of consent. The CSMP will detail measures to monitor any discharges, or sediment runoff during the construction phase activities.	Suitably Qualified and Experienced Contaminated Land Practitioner (SQEP) or persons allocated responsibility by the SQEP.
Construction Phase Earthworks and Stormwater	A Construction Environmental Management Plan will be prepared and submitted for certification by consent authorities. This will include any ongoing monitoring required and a sampling regime for the receiving environment.	Qualified stormwater engineer or persons allocated responsibility by the Qualified stormwater engineer.
Erosion and Sediment Control Effects	A finalised ESCP will be provided as a proposed condition of consent. This will include proposed water	Author of ESCP or person allocated responsibility.

	quality monitoring and sampling locations	
Ecological Effects in relation to Lizards	A Lizard Management Plan has provision for post release monitoring should a substantial number of lizards be salvaged from the works area.	Project ecologist

Conditions of consent are proposed to ensure mitigation measures are working effectively and that any potential adverse effects are avoided or mitigated. Clause 6(1)(g) of Schedule 5 is relevant with monitoring conditions proposed as described above. management plans such as with an.

9.18 Conclusion

In summary of the assessment above, the proposal will result in no more than minor actual or potential adverse effects on the environment and those effects are assessed as being acceptable.

Given the above, there are no effects that reach a threshold of a “sufficiently significant adverse impact” such that they need to be assessed under section 85 of the FTAA.

10 Assessment of Relevant Statutory Considerations

The following section of the report is provided in accordance with clauses 5(1)(h), 5(2) and 5(3) of Schedule 5 of the FTAA. These clauses of the FTAA require that applications must include an assessment of the activity against the relevant provisions and requirements of those documents listed in clause 5(2) being:

- A national environmental standard;
- Other regulations made under the Resource Management Act 1991;
- A national policy statement;
- A New Zealand coastal policy statement;
- A regional policy statement or proposed regional policy statement;
- A plan or proposed plan;
- A planning document recognised by a relevant iwi authority and lodged with a local authority;
- Other than listed as above, there are no other regulations made under the Resource Management Act 1991 that are relevant to this proposal.

The assessment below is structured in terms of the strategic relevance of the issues and the hierarchy of planning obligations.

10.1 National Policy Statements

The following National Policy Statements are directly relevant to the proposal and are assessed below:

- National Policy Statement on Urban Development 2020
- National Policy Statement on Indigenous Biodiversity 2023
- National Policy Statement for Freshwater Management 2020
- National Policy Statement for Natural Hazards 2025

10.1.1 National Policy Statement on Urban Development 2020 (NPS-UD)

The NPS-UD recognises the national significance of:

- Having a well-functioning urban environment, that enable all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future;

- Planning decisions improve housing affordability by supporting competitive land and development markets;
- Providing sufficient development capacity to meet the different needs of people and communities; and
- Improving how cities respond to growth to enable improved housing affordability and community wellbeing.

The site is identified in in CODC's planning documents as having urban zoning and an associated Structure Plan. The proposed development provides for a clear and logical extension to the existing urban form at Pisa Moorings and will form a cohesive part of the existing urban area.

Providing a range of choices for households and businesses is another key concept of the NPS-UD (Policy 1(a) and (b)). The proposal achieves this by providing for a range of housing typologies within the development such as higher density housing centrally within the site along with super lots providing for comprehensively designed sites. The provision of a commercial business area will enable a range of facilities for local residents.

Objective 6 directs that infrastructure, and funding must be integrated with urban development. This means that provision of infrastructure must be coordinated. The site can be serviced sufficiently and objective 6 can be met, as confirmed by the Infrastructure Report.

Overall, the proposal is consistent with the relevant objectives and policies of the NPS-UD.

10.1.2 National Policy Statement on Indigenous Biodiversity 2023 (NPS-IB)

The NPS-IB seeks to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity. Outside Significant Natural Areas, the NPS-IB seeks to recognise and provide for indigenous biodiversity, promote restoration and increase vegetation cover.

The proposal involves extensive pest control and revegetation of the Park Burn margins and Crown Land along the margins of Lake Dunstan/Te Wairere. Further native planting throughout the proposed development within the road reserves and proposed reserves will further increase vegetation cover. The proposal represents a significant improvement over the existing quarry activities operating on the site and would meet the "no overall loss" objective.

Overall, the proposed development is consistent with the NPS-IB.

10.1.3 The National Policy Statement for Freshwater Management 2020 (NPS-FM)

The NPS-FM was introduced in 2020 and has been subject to a range of amendments since, including December 2025. It seeks to manage natural and physical resources to

prioritise firstly the health and wellbeing of water bodies and freshwater ecosystems, secondly the health needs of people and thirdly the ability of people and communities to provide for their social, economic and cultural wellbeing.

There are no wetlands on the site and the Ecological Assessment enclosed as **Attachment** Error! Reference source not found. considers the effects of the proposed Park Burn in-stream works to be low. The provision of riparian planting along the Park Burn and Crown Land fronting Lake Dunstan/Te Wairere will result in significant improvements through removal of weeds, increase in shading, filtration of overland flow, bank stabilisation and contribute to a healthier instream and lake habitat. Further a Fish Management Plan has been prepared to ensure appropriate management should fish be located in the Park Burn when works are proposed.

In addition, a comprehensive Stormwater Management Plan is proposed that aims to improve water quality outcomes. This will be achieved through a comprehensive system of swales and onsite soakage and associated treatment.

In summary, the proposal gives effect to Te Mana o te Wai as the project contributes to net ecological gain. The protection and enhancement of the health and wellbeing of waterbodies, streams and freshwater ecosystem has been considered through the design of the development and as such would be consistent with the NPS-FM.

10.1.4 National Policy Statement for Natural Hazards 2025 (NPS-NH)

The NPS-NH was introduced in December 2025 and seeks to manage natural hazards risk to people and property using a risk based proportionate approach. This applies to subdivision, use and development and requires decision makers to use the risk matrix contained in the NPS-NH.

The aforementioned assessment outlines the effects relating to the various natural hazards and concludes the following with respect to natural hazards that the NPS-NH manages:

- Alluvial Fan: The SMP confirms that for a 100 ARI-year event flood flows from the wider Mount Pisa catchment are contained within the central drainage corridor and will not overtop the proposed development areas. Minimum finished floor levels will be set 0.5m above the modelled 1% AEP flood level in accordance with the required CODC engineering standards.
- Flooding: A conservative sensitivity assessment has been undertaken based on three times the 100-year ARI discharge, confirms that flood flows remain contained within the drainage corridor and would not inundate the proposed development platforms. It is noted that habitable buildings will be located outside the active fan area, with infrastructure and open space proposed within the fan area.
- Active Faults: these hazards are not present on the site.

- Liquefaction: the geotechnical investigation report (**Attachment** Error! Reference source not found.) confirms that that liquefaction risk is low.
- Coastal Erosion, Inundation and Tsunami: these hazards are not present on the site.

For the reasons given above, it is considered that the proposal is consistent with the objectives and policies of the NPS-NH.

10.2 National Environmental Standards

10.2.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS)

These regulations came in to force in 2012 and apply when a person wants to do an activity described in Regulation 5(2) to 5(6) on a piece of land described in Regulation 5(7) or 5(8).

Consideration of the effects associated with the identified contaminated soils on the site has been included above. A comprehensive PSI, DSI and RAP have been developed for the site and will result in the managed remediation of the identified hail activities. As such the proposal appropriately managements risks from contaminants in soil in accordance with the NES-CS.

10.3 Planning Document Recognised by a Relevant Iwi Authority

Clause 5(1)(h) and 5(2)(g) of Schedule 5 of the Act require an application to provide an assessment against any planning document recognised by a relevant iwi authority and lodged with a local authority.

Two Iwi Management Plans apply to the Central Otago District and Project area:

- Kāi Tahu ki Otago Natural Resource Management Plan 2005 (KTKO), administered by Aukaha on behalf of Papatipu Rūnaka; and
- Te Tangi a Tauira – The Cry of the People, administered by Te Ao Mārama Inc on behalf of Papatipu Rūnaka.

10.3.1 Kāi Tahu ki Otago Natural Resource Management Plan 2005

The Kāi Tahu ki Otago Natural Resource Management Plan (2005) is the principal planning document for Kāi Tahu, providing guidance for resource management in accordance with the values and aspirations of the rūnaka who hold mana whenua in Otago. The policy provisions of particular relevance include:

- 5.3.4(10) – Encourage all stormwater to be treated before discharge.

- 5.3.4(58) – Promote integrated riparian management throughout entire catchments.
- 5.6.3(1) – Recognise the relationship with land in all resource management activities and decisions.
- 5.6.4(26) – Encourage a holistic planning approach to subdivision.
- 5.6.4(29) – Require public foot access along lakeshores and riverbanks within subdivisions.
- 10.2.3(10) – Encourage sustainable land use.

The proposal has had regard to these matters through engagement with Kai Tahu entities being the Ka Rūnaka Parties and Aukaha, and the preparation of the CIA. A range of proposed management and mitigation measures have been identified as conditions of consent enclosed as **Attachment** Error! Reference source not found..

The proposal is considered to be aligned with these provisions, with both construction and operational discharges able to be appropriately managed and treated to ensure there are no adverse effects on groundwater or surface water quality, particularly that of Park Burn stream. Furthermore, the project includes riparian restoration to enhance water quality, biodiversity, ecological resilience, provide public access to the lakefront and provide for holistic subdivision planning.

In summary, the proposal is consistent with the principles and objectives of the Kāi Tahu ki Otago Natural Resource Management Plan (2005). The project adopts a holistic and sustainable approach to land and water management through the integration of riparian restoration, stormwater treatment, public access, and low-impact urban design. These measures collectively promote the protection and enhancement of cultural and environmental values associated with Park Burn stream and Lake Dunstan/Te Wairere.

The applicant acknowledges the mana whenua relationship with the area and remains committed to ongoing consultation and partnership with Kāi Tahu representatives, ensuring that cultural values and kaitiakitanga principles continue to inform the detailed design and implementation of the project.

10.3.2 Te Tangi a Tauira – The Cry of the People: Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan (2008)

Te Tangi a Taira (2008) is the Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan, outlining values and policies for sustainable resource management from the mountains to the sea (ki uta ki tai). It guides local authorities and stakeholders in incorporating Ngāi Tahu perspectives, promoting kaitiakitanga and intergenerational wellbeing in environmental planning.

Provisions 3.5.7 and 3.5.8 of Te Tangi a Taura address development and earthworks, with a focus on protecting archaeological values and maintaining water way health.

These provisions emphasise avoiding contamination of waterways and ensuring taonga species are not adversely affected during construction and earthworks activities.

Provisions 3.4.8.2 seek that buildings activity should consider specific landscape and geographic features and policy 3.4.13.5 advocates for protection, restoration and enhancement of waterways, riparian margins, wetlands, and tarns to safeguard indigenous biodiversity. The proposal is considered to be aligned with these provisions, with both construction and operational discharges able to be appropriately managed and treated to ensure there are no adverse effects on groundwater or surface water quality, particularly that of the Park Burn. Furthermore, the project includes riparian restoration to enhance water quality, biodiversity, and ecological resilience.

The proposed earthworks and construction activities have had regard to these provisions. Measures incorporated into the proposal include erosion and sediment control measures to manage potential effects on waterways, manage contaminated land, along with manging sediment via sediment retention ponds, diversion bunds and silt fencing. Earthworks will be undertaken in accordance with the EMP and an Accidental Discovery Protocol to ensure that any archaeological material, Koiwi or taonga discovered during works is appropriately managed.

10.3.3 Summary

The Project area lies within Ngāi Tahu takiwā and the site is adjacent to the Lake Dunstan/Te Wairere Statutory Acknowledgement Area. The proposal has had regard to the Kāi Tahu ki Otago Natural Resource Management Plan and Te Tangi a Tauira through engagement with mana whenua representatives and through the preparation of a CIA.

A range of potential management and mitigation measures have been identified and are reflected in the proposed consent conditions, including water quality management, erosion and sediment controls, implementation of an EMP and Accidental Discovery Protocol. These measures are consistent with the types of outcomes sought by these iwi management plans; however, they remain subject to further refinement through ongoing engagement with mana whenua

Accordingly, while the proposal has had regard to the relevant Iwi management plans, the extent to which the identified measures will address cultural effects will be confirmed through continued engagement, finalisation of conditions and further engagement around the 13 Recommendations included in the Final CIA. .

10.4 Otago Regional Policy Statement

The Otago Regional Policy Statement 2021 became operative on the 9th of July 2026. An assessment of the relevant provisions is outlined below.

10.4.1 Air

Part 3 – Air of the RPS sets out the objectives and policies for ambient air quality and discharges to air. While an air discharge consent is not required for the Parkburn project, these objectives and policies are relevant to the proposed earthworks which may result in dust discharges. As outlined in the assessment of effects above a dust management plan will be prepared to manage any construction phase dust and ensure dust is contained within the site boundary. On this basis any dust effects are unlikely to be offensive or objectionable and as such will be consistent with Policies AIR-P1 and P3.

10.4.2 Land and Freshwater

Part 4 - Land and Freshwater of the RPS sets out the objectives and policies for the management of land and freshwater. This chapter is consistent with the directive objectives and policies contained in the NPS-FM.

LF-WAI-P3 Integrated Management is a key policy that seeks to manage freshwater and land, using an integrated approach. The proposal is considered to be consistent with this policy for the following reasons:

- The proposal will sustain the natural connections and interactions between waterbodies and between land and water, and improve habitats for Mahika kai and indigenous species by proposed enhancement and planting restoration works to the margins of the Park Burn and Lake Dunstan/Te Wairere foreshore area on Crown Land. Further, a comprehensive stormwater management approach is proposed which will ensure appropriate water quality outcomes.
- The development will be serviced by potable water from the CODC reticulated network. Irrigation water will be sourced via a water take from Lake Dunstan/Te Wairere and is considered to have a negligible effect on the water source given the take will comply with the permitted activity standards.
- The assessment of natural hazard risks and the engineering designs have appropriately catered for foreseeable climate change risks, and the potential effects of climate change on water bodies, including their natural functioning.
- Consultation with iwi has informed the development of mitigation measures and proposed consent conditions. These measures include environmental management practices, ecological restoration and the protection of water quality.

The site is located within the Clutha Mata-au Freshwater Management Unit and Objectives LF-VM-O2 and O3 therefore apply. These objectives seek to recognise the Clutha Mata-au as a single connected system, ensure sustainable land and water management practices, manage freshwater in an integrated way and the protection of water quality. The proposed water take from the lake will meet the permitted activity standards and given the take is from a large water body there are no concerns

regarding the volumes of the surface water take that have been identified. In relation to Objective LF-FW-O10 and Policy LF-FW-P14, the natural character of the waterways and their margins will be protected and enhanced when compared to the existing quarry operation.

Policy LF-FW-P15 relates to restoring natural character and instream values. The proposal complies with the operational stormwater discharge rules of the Otago Regional Plan: Water. The approach to stormwater management is addressed in the SMP enclosed as **Attachment** Error! Reference source not found. of the report above. The proposal is consistent with Policy LF-FW-P15 for the following reasons:

- Stormwater will be appropriately treated and discharged as part of the proposed catchment areas within the site in accordance with best practice. Stormwater quality will be managed through a combination of source control and treatment devices such as low contaminant roofing, vegetated swales along with at source treatment options within the higher parts of the suite such as catchpit filters, and proprietary devices.
- Water sensitive design techniques are embedded within the development as long with source control for managing contaminants in discharges. The proposed stormwater discharges will not prevent water bodies from meeting any applicable water quality standards.

The land related objectives and policies are set out in section LF-LS – Land and Soil. Specifically, Objective LF-LS-O12 seeks for the use development and protection of land and soils. It is considered that the proposal is consistent with those objectives and policies for the following reasons:

- LF-LS-P18 concerns management of pests. The proposal will accord with this policy as the proposal includes measures for the management of pests during the establishment of the planting areas and provides for the removal of weed plant species such as crack willows.
- LF-LS-P21 relates to soil erosion. Soil erosion will be minimised through the inclusion of a comprehensive erosion and sediment control measures throughout the staged development of the site. Soils, including topsoil is to be retained on site and used to support the development of landscaped areas.
- LF-LS-P23 relates to land use and freshwater and seeks that the health and wellbeing of waterbodies and freshwater ecosystems is maintained. The proposed development will ensure there is no degradation of freshwater through strict adherence to the various proposed construction phase management plans.
- LF-LS-P27 relates to public access. Access will be provided along the Park Burn to provide opportunity for mahika kai practices. Further, the development will provide strong connection to the surrounding open space network along the margins of Lake Dunstan/Te Wairere to the public.

10.4.3 Ecosystems and Indigenous Biodiversity

The objectives and policies in the ECO chapter of the RPS seek to restore and enhance Otago's indigenous biodiversity. ECO-P8 is a key policy and seeks to increase the extent, occupancy and condition of Otago's indigenous biodiversity by a range of methods. This includes restoring and enhancing habitat for indigenous species, improving health and resilience of indigenous biodiversity and buffering or linking ecosystems, habitats and ecological corridors. The proposal is entirely consistent with this policy and the proposed revegetation and planting across the site will enhance the site from that which currently exists.

This section also includes ECO-M4A, which is a method setting out the steps that the Council's must take to increasing indigenous vegetation cover. This includes setting a target of at least 10% indigenous vegetation cover for any urban environment that has less than 10% cover of indigenous vegetation and requiring local authorities to promote the increase of indigenous vegetation cover in their regions and districts. The proposal would make a good contribution to the Council meeting and exceeding this target given the proposed revegetation and planting proposed on the site. This represents a significant improvement over the current industrial nature of the existing quarry activities on site.

The proposal has had regard to Objective ECO-O3 (Kaitiakitaka and stewardship) by recognising mana whenua values through engagement and preparation of a CIA. This consultation has informed the identification of potential mitigation measures and proposed consent conditions, including environmental management practices, ecological restoration, protection of water quality and the implementation of accidental discovery protocols. These measures remain subject to further refinement through ongoing engagement with mana whenua. Overall, the proposal is considered to be consistent with this objective.

10.4.4 Energy, Infrastructure and Transport

There are a range of objectives and policies in this chapter that are relevant to the proposal with regard to transport matters. The Transport objectives are strategic and seek to deliver an effective and efficient and safe transport network. Key outcomes sought include:

- Integration with land use activities and across transport modes.
- Promoting a consolidated urban form that integrates land use activities with the transport system.
- Provision of transport infrastructure that enables safe and efficient service delivery in response to demand.
- Maintenance and development of the transport system that enhances the update of public transport. Enable the development of sustainable transport networks that enhance the uptake of new technologies and reduce reliance on

fossil fuels throughout Otago. Placing a high priority on active transport and public transport and their integration into the design of the development and transport networks.

- Encouraging regional connectivity, including to key visitor destinations, and improved access to public spaces, including the coastal marine area, lakes and rivers.
- Avoiding or mitigating adverse effects of activities on the functioning of the transport system.

There is a strong focus in the above on integration with public and active modes of transport. The proposal provides an integrated network of cycle and pedestrian facilities that connect with the wider off-road network. There is no public transport network in the area however provision for this has been allowed for in the subdivision layout to enable a bus to do a loop within the subdivision should public transport be provided in the future.

In terms of impacts on the transport network arising from the development, importantly the policy test is to avoid or mitigate. The external transport effects of the proposal have been assessed in detail in section 8.13 above and the proposal includes a number of transport measures that will ensure the increased traffic demand is appropriately managed such that it is consistent with the strategic intent of this ORPS.

10.4.5 Hazards and Risks

The natural hazards and risks section of the RPS includes a range of objectives and policies. While the NPS-NH has since overtaken this direction and is considered to be more detailed and relevant to the proposal, an assessment has been completed of the relevant objectives and policies as follows.

Objective HAZ-NH-O1 requires activities to not exacerbate natural hazards risk to be managed to reduce significant natural hazard risk. The proposal with be consistent with this objective as the technical assessment in the SMP confirms that alluvial fan flood hazard on site can be manged to ensure any flood water is contained in the central drainage corridor and general flooding will not inundate building platforms.

Policy HAZ-NH-P2 concerns identifying areas subject to natural hazards and the proposal would be consistent with this as all natural hazards on site have been assessed in accordance with the more up to date NPS-NH risk matrix and are assessed as being acceptable.

Overall, the proposed development is considered to generally accord with the relevant objective and policies.

10.4.6 Historical and Cultural Values

The historic heritage objectives and policies of the RPS seek to protect Otago's unique historic heritage, recognising the contribution it makes to the region's character, sense of identity, and social and cultural and economic well-being.

While there are no scheduled historic heritage features on the site Lake Dunstan/Te Wairere is a Statutory Acknowledgement Area and is of strong cultural importance to mana whenua. Consultation with iwi has helped shape the mitigation measures and proposed consent conditions that respond to cultural values including the implementation of accidental discovery protocols. These measures remain subject to ongoing engagement with mana whenua. Overall, the proposal is consistent with the intent of the relevant RPS policies.

10.4.7 Urban Form and Development

This chapter of the RPS sets out the strategic objectives and policies for managing urban growth in the Otago region. The relevant objectives and policies are assessed as follows.

Objective UFD-O1 - Development of Urban Areas, seeks to ensure that development and change occurs in a strategic and coordinated way which results in a well-functioning environment. The proposed development would meet this objective as it will integrate with the existing neighbouring Pisa Moorings development, can be serviced with required infrastructure, accommodates the diverse and changing needs of people and communities by providing a different housing typologies and lastly, takes into account the values and aspirations of iwi though ongoing engagement with iwi

Policy UFD-P3 – Urban Intensification, seeks to manage intensification. The proposal is consistent with this policy as it will result in a well-functioning urban development that is the result of a detailed master planning exercise.

Policy UFD-P4 concerns urban expansion. The proposed development accords with this policy as the site has been previously rezoned for urban purposes as part of PC21. The proposal will result in a well-designed and consolidated development with good links to the neighbouring Pisa Moorings, will be well integrated with services and roading and responds to issues raised in the Working Draft CIA.

Policy UFD-P5 Commercial activities, seeks to ensue wide variety of and scale of commercial activities, recreational and cultural activities that are appropriate to the scale of the development. The proposal is consistent with this policy as a small commercial area centrally located within the site will provide for convenience shopping, cafes and other neighbourhood based commercial activities.

Overall, the proposed development is consistent with all the relevant objectives and policies contained in the RPS.

10.5 Otago Regional Plan: Water

An assessment of the key Regional Plan: Water for Otago relevant objectives and policies is provided as follows.

Objective 5.3.2 seeks to maintain or enhance the cultural values and land uses of significance to Kāi Tahu. The proposed accords with this Objective as the proposal relies on a management plan approach to manage construction related effects and operational stormwater management. Access to the Park Burn for iwi to exercise mahinga kai practices has been provided for as part of the conditions secured by consent notices for lots along the Park Burn.

Objective 5.3.3 seeks to protect the natural character of Otago's lakes and rivers and margins from inappropriate subdivision, use or development. The proposed development accords with this objective as the development would enhance the amenity values by providing for significant revegetation and native planting across the site and within the margins of the lake along with improved access for the public.

Policy 5.3.4 seeks to maintain or enhance amenity values with Otago's lakes and rivers and their margins. The proposal accords with this policy as extensive revegetation and planting across the site is proposed along with the proposed coves and cycle and walking trails, which will provide for a high level of amenity.

Policy 5.3.5 seeks to maintain or enhance public access to and along the margins of Otago's lakes and rivers. The proposal will accord with this policy as the new coves, walking trails and access to the lake margins will provide greatly enhance access for the public and a high level of amenity.

Chapter 7 covers water quality with Objective 7.A generally seeking to maintain water quality in Otago Lakes, rivers, wetlands and groundwater and to discharge water or contaminates in a way that maintains water quality. The proposal will maintain water quality by ensuring all discharges to Lake Dunstan/Te Wairere are appropriately treated and is in accordance with these objectives.

Overall, the proposal would be in general accordance with the Water chapter key objectives and policies.

Chapter 8 of the Regional Plan covers the beds and margins of lakes and river. Objective 8.3.1 seeks to maintain the stability of the bed and bank of any lake or river along with the flood and sediment carrying capacity. The proposed would accord with this objective as the proposed works to the bed of the Park Burn will ensure the stability of the bed and banks. River margins will be appropriately landscaped and revegetated, while ensuring the flood capacity is not reduced.

The relevant supporting policies 8.3.2 and 8.3.5 seek to minimise a reduction in water clarity and maintain fish passage. A fish management plan has been prepared and will ensure fish passage is maintained and not compromised. An EMP and SMP have been

prepared to manage the proposed works which will occur when the Park Burn is not flowing.

Overall, the proposal is considered to be consistent with the Otago Regional Plan: Water for Otago.

10.6 Central Otago District Plan

The Central Otago District Plan is the relevant operative district plan. The objectives and policies of each section are assessed in turn as follows.

10.6.1 Water Surface and Margin Resource Area

The Objectives and Policies contained in this chapter seek to manage issues around the district water bodies such as effects on water bodies, access to lakes and rivers, and the land and surface water interface including the associated values.

Objectives 5.3.1 to 5.3.6 address amenity values, recreational values, public access and cultural values. The supporting policies around each of these objectives are assessed as follows.

The objectives and policies around public access seek to ensure activities make adequate provision for public access to river and lake margins. The proposed development is aligned with these outcomes as access to the Park Burn and Lake Dunstan/Te Wairere margins will be provided as part of the development. It is noted that access through the site during the construction period of the various stages of the proposed development will not be allowed for health and safety reasons, however this will be on a temporary basis until the first stages of the development have been completed. Permanent access to the lake edge will provide once Stage 1B of the development is completed and will be supplemented by further connections through Stages 2, 7, 13 and 15 (i.e., each stage that adjoins the Crown Land adjacent to the lake). Access to the lake is currently available in a number of locations directly south of the site through the adjacent Pisa Moorings development.

The objectives and policies around water surface and margins activities relate to managing the effects of the activities upon the surface of water and the margins. The development of the coves and works within the bed of the Park Burn will be carefully managed as detailed in the EMP to ensure there are no effects during the construction phase of the project. The proposed development will have an overall positive effect by creating access to the lake along with proposed revegetation and planting of the lakeside Crown Land.

10.6.2 Industrial Resource Area

The northern part of the site is zoned industrial resource area, however the site is proposed to be developed in accordance with an alternative development plan and not in accordance with the underlying zoning. The CODP Industrial objectives and policies

are directed at industrial development and do not address non-industrial development. On this basis the industrial related objectives and policies are not relevant.

10.6.3 Subdivision

The subdivision objectives and policies address a number of matters which are assessed in turn as follows.

Objectives 16.3.1 and 16.3.2 and associated policies 16.4.1, 16.4.2 and 16.4.3 cover adverse effects on the roading network, services and infrastructure. The proposed development has been assessed under Section 8 above with mitigation of adverse effects through the requirement for the completion of two new roundabouts and the upgrade of the SH6 and 8B roundabout at Cromwell tied into the number of residential lots occupied.

The proposed development is consistent with the infrastructure objective and associated policies as the proposed development will be appropriately serviced with no adverse effects on the long-term viability of the infrastructure services.

The site related hazards have been assessed as being appropriately managed in terms of the more modern NPS-NH and ORPS. For similar reasons as detailed above, the proposed development accords with the relevant objective and supporting policies.

Objective 16.3.9 and Policy 16.4.6 relate to the physical works involved with the subdivision. The proposed development will be consistent with this objective and supporting policy as any construction related effects will be carefully managed by the proposed EMP and associated proposed conditions of consent.

Policy 16.4.7 relates to subdivision design and the proposed development is considered to align with this policy as the development has been comprehensibly designed to take into account provision of servicing, roading upgrades, along with high-quality, well-designed, recreation and open spaces.

10.6.4 District Wide Issues

Section 12 of the CODP addresses the district wide issues such as noise, a safe and efficient roading network, and the management of nuisance effects such as glare, light spill and dust. The construction phase of the proposed development will be in accordance with a certified EMP to control these issues and via proposed conditions of consent. The subdivision will be designed to meet and comply with relevant standard such as noise, glare and light spill. Overall, the proposed development is considered to accord with the district wide objectives and policies.

10.7 Planning Instrument Considerations Summary

Having assessed the proposed development against the applicable statutory planning instruments, it is concluded that the proposal is generally consistent with the relevant

provisions. As such, there are no conflicts with provisions that reach the threshold of a "sufficiently significant adverse impact" that would need to be taken into account in terms of an assessment under s85 of the FTAA.

10.8 Otago Conservation Management Strategy 2016

The purpose of a Conservation Management Strategy (**CMS**) is to implement statements of general policy, and to establish objectives for the integrated management of natural and historic resources, including species managed by DOC and for recreation, tourism and other conservation purposes.

The proposed easements are considered to be aligned with the CMS as the proposed bridge works and installation of the stormwater pipe will be undertaken in accordance with an EMP to ensure effects are minimised, access along the marginal strip will be maintained and extensive planting and restoration of the Park Burn margins are proposed. Overall, the proposal has demonstrated the bridge is necessary and any adverse effects can be appropriately mitigated.

11 Fast-Track Approvals Decision Making Framework

11.1 Purpose of the FTAA

The purpose of the FTAA is to "facilitate the delivery of infrastructure and development projects with significant regional or national benefits." When assessing the purpose of the FTAA under clause 17, section 81(4) directs that the extent of the Projects' national or regional benefits must be considered.

Assessment of the proposal against the purpose of the FTAA is undertaken first, as it is relevant to all of the approvals sought in the application and is to be given the most weight by the Panel in its decision on all approvals. When assessing the purpose of the FTAA, the extent of the benefits must be considered. The purpose of the FTAA is contained in Section 3 of the FTAA:

> *"The purpose of this Act is to facilitate the delivery of infrastructure and development Projects with significant regional or national benefits"*

It is a simple enabling statement that does not engage with environmental effects or matters of planning policy. In requiring decision makers to give this purpose the greatest weight, the FTAA is clearly seeking to broadly enable projects. This should be front of mind in evaluating all aspects of the proposal.

What constitutes a significant regional or national benefit is not defined in the FTAA. However, the matters identified in section 22(2)(a) provide a useful indication of the types of benefits intended to be enabled through the fast-track process and have therefore been used as a reference point for the purposes of this analysis.

In accepting the referral application for the Parkburn Project, the Minister of Infrastructure determined that the proposal meets the criteria in section 22 of the FTAA. In particular, the Minister was satisfied that the project would deliver significant regional benefits, including increasing housing supply and delivering significant economic investment and this is also made clear in the Notice of Decision. This application remains consistent with the masterplan and analysis supporting the Referral Application.

As outlined in this AEE and summarised below, the proposal continues to demonstrate alignment with those matters identified in section 22(2)(a), including increasing housing supply and delivering economic benefits as well as ecological restoration and environmental management measures. Collectively, the scale and extent of these benefits are significant on a regional scale.

11.1.1 The project will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020) (s22(2)(a)(iii) FTAA)

The Parkburn Project will increase the supply of housing within the Central Otago District. This has been set out in detail in the AEE above. The economic assessment identifies that the district housing market is characterised by strong demand, high house prices relative to incomes, and limited availability of housing at lower price points. In this context, increasing the supply and diversity of housing is an important component of supporting a well-functioning urban environment.

The proposal provides for dwellings across a range of housing typologies, including medium density sites and superlots providing for comprehensively designed housing developments.

In addition to increasing housing supply, the proposal includes provision of the infrastructure required to support development.

Having regard to the scale of additional housing capacity, the range of dwelling typologies, and the provision of supporting infrastructure, the Parkburn Project will increase housing supply and improve housing choice and accessibility within the district. In doing so, the proposal contributes to addressing housing needs and supporting a well-functioning urban environment within the meaning of Policy 1 of the National Policy Statement on Urban Development 2020, consistent with section 22(2)(a)(iii) of the FTAA.

11.1.2 The project will deliver significant economic benefits (s22(2)(a)(iv) FTAA)

Section 22(2)(a)(iv) of the FTAA recognises that projects delivering significant economic benefits may contribute to achieving the purpose of the Act. In referring the Parkburn Project to the fast-track approvals process, the Minister for Infrastructure was satisfied that the proposal has the potential to deliver significant economic benefits at both a regional and national scale.

The EIA prepared by Insight Economics (**Attachment** Error! Reference source not found.) identifies that the development will generate a net GDP benefit of approximately $256 million. This level of investment represents a substantial injection of economic activity into the Central Otago District and wider Otago region and will generate extensive construction, professional services and supply chain activity during the development period.

The EIA estimates that the development will support approximately 2,210 FTE-years of employment over the construction period. These employment effects extend across a wide range of sectors including construction, engineering, professional services, materials supply, transport and associated industries, reflecting the scale of investment and breadth of economic activity associated with the project.

The EIA concludes that the proposal delivers substantial economic benefits that clearly outweigh its costs. The quantified impacts are significant, particularly in relation to construction activity, which the broader qualitative benefits reinforce the proposal strong contributions to housing supply, efficient market functioning and urban development objectives.

Having regard to the scale of investment, employment generation and ongoing economic activity associated with the project, the Parkburn Project will deliver significant economic benefits consistent with section 22(2)(a)(iv) of the FTAA and therefore contributes to achieving the purpose of the Act.

11.1.3 The project will address significant environmental issues (s22(2)(a)(ix) FTAA)

The Parkburn Project site has been in operation as a quarry for a number of years. The site comprises areas of contaminated land and open areas of excavation which will be remediated as part of the development. The proposal includes extensive ecological restoration and indigenous revegetation across the site, including native restoration planting on Crown Land fronting the Lake Dunstan/Te Wairere and along the margins of the Park Burn. Accordingly, the proposal addresses environmental issues consistent with the maters identified in section 22(2)(a)(ix) of the FTAA by remediating an existing quarry and improving ecological function across the site.

11.1.4 Criteria and other matters for assessment of consent application

Clause 17(1)(b) of the FTAA requires the same assessment usually undertaken under Section 104 of the RMA subject to any amendments made by the FTAA including removing sections 8 and 104D (Gateway Test) from the assessment and adjusting provisions that could otherwise require an application to be declined, to being provisions to be taken into account.

The assessment below considers all of Parts 2, 3, 6, 8, and 10 applicable to a resource consent assessment, although given the above, the critical components are that relating to Part 6 which contains Section 104 and Part 2 of the RMA which contains the purpose and principals.

Following this assessment, and in accordance with clause 17(1) of Schedule 5 of the FTAA, an overall assessment is then undertaken. This overall assessment must take into account the purpose of the FTAA (considering the extent of the benefits) as outlined above, and the relevant provisions of the RMA as summarised below, with the greatest weight being given to the FTAA's purpose.

11.1.5 Part 2 of the RMA

Section 5 of Part 2 of the RMA identifies its purpose as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being

and health and safety while sustaining those resources for future generations, protecting the life-supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

It is considered the Parkburn development is consistent with sustainable management as defined by the RMA. The proposal will provide for opportunities for people and communities to provide for their social and economic wellbeing through the delivery of approximately 1,000 dwellings within the Central Otago District. The proposal will also generate substantial economic activity and employment during the construction and development period. The proposal will sustain the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations and safeguard the life supporting capacity of air, soil and ecosystems.

The preceding assessments demonstrate that the design adopted, and the methods proposed for managing construction and operational effects will ensure that any adverse effects are mitigated in relation to physical resources and new infrastructure is proposed that will meet the needs of future generations. Extensive indigenous revegetation, riparian restoration and ecological management measures will significantly improve habitat quality across the site that is currently highly modified through historic and current quarry operations. Adverse effects are avoided, remedied or mitigated through site design, mitigation measures and the proposed consent conditions.

The proposal provides for the relevant matters identified in Section 6 of the RMA as follows:

- Areas of proposed revegetation and planting are proposed throughout the site and along the margins of Lake Dunstan/Te Wairere on Crown Land. These measures will provide an improved habitat for indigenous fauna including lizards.
- The proposal will enhance opportunities for public access and recreation through the provision of walking and cycling connections that integrate with the wider trail network ad provide connectivity to the site and surrounding areas.
- Engagement has been undertaken with Kāi Tahu entities including Aukaha in relation to cultural values associated with the site and wider area. The proposal incorporates measures responding to matters raised through engagement, including ecological restoration, protection of waterways, implementation of accidental discovery protocols and provision for iwi engagement going forward as a cultural narrative is developed.
- Technical assessments confirm that the site can be developed safely having regard to natural hazard risks and geotechnical conditions. Earthworks and development will be undertaken in accordance with engineering design recommendations and environmental management measures to manage erosion, sediment and stability risks.

The proposal is also consistent with the relevant matters identified in Section 7 of the RMA.

- The proposal represents an efficient use and development of land by enabling residential and mixed-use development within an area identified for growth within the eastern Wakatipu Basin, supported by transport infrastructure upgrades and internal servicing infrastructure.
- The proposal will maintain and enhance the quality of the environment through the restoration of indigenous vegetation, improvement of freshwater ecological function and remediation of existing site conditions. Amenity values for future residents and surrounding areas will be supported through a master-planned layout incorporating open space areas, landscape planting, pedestrian and cycling connections and integrated neighbourhood design. Existing amenity values will change from a range of perspectives, including landscape values and rural amenity. In terms of landscape values, the proposal will result in visual changes, however, the extensive mitigation strategy, combined with the site's topographical features and relationship to the wider landscape will ensure that it is visually integrated.

Overall, having regard to the matters set out in Part 2 of the RMA, it is considered that the Parkburn development promotes the sustainable management of natural and physical resources and is consistent with the purpose and principles of the RMA.

11.1.6 Part 3 of the RMA

Part 3 of the RMA relates to the duties and restrictions under the RMA. It is considered that the proposal meets Part 3 of the Act for the following reasons:

- The application appropriately seeks approval for all activities that would otherwise contravene sections 9, 11, 13, 14 and 15 of the RMA, including land use and earthworks, subdivision, works with waterbodies, surface water extraction, and discharges associated with stormwater and construction activities.
- Construction noise and vibration effects have been assessed and can be managed to achieve compliance with applicable standards. Any temporary exceedances will be controlled through a Construction Noise and Vibration Management Plan secured by conditions of consent.
- Infrastructure is proposed and has been designed to ensure effects are managed within acceptable limits and will be implemented and operated in accordance with proposed conditions and management plans.
- The design of the development, including earthworks and works with waterways, have been informed by environmental constraints and seeks to minimise adverse effects. Any residual effects are to be appropriately managed through conditions of consent.

On this basis, the proposal is considered to meet the requirements of Part 3 of the RMA and specifically sections 16 and 17 which relate to the duty to avoid unreasonable noise and the obligation to avoid, remedy or mitigate adverse effects on the environment.

11.1.7 Part 6 of the RMA

Part 6 of the RMA relates to resource consents and sets out the matters relevant to the determination of applications.

- Section 104 requires consideration of the actual and potential effects on the environment, the relevant provisions of national, regional and district planning instruments, and any other relevant matters. These matters have been addressed throughout this AEE and the supporting technical reports, which assess the proposal and identify measures to avoid, remedy or mitigate adverse effects.
- The relevant provisions of national direction, the Otago Regional Policy Statement, and the Central Otago District Plan have been assessed in this AEE. The proposal is considered to be consistent with their overall policy direction, having regard to the scale of housing delivery, the provision of infrastructure, and the management of adverse effects.
- Section 105 requires consideration of the nature of discharges, the sensitivity of the receiving environment, and alternative methods. The proposal includes discharges associated with stormwater and construction activities. Stormwater management and flood modelling similarly demonstrate that runoff and flooding effects can be managed through the proposed system design and are the most appropriate design choice considering the site-specific features and constraints.
- Section 106 provides that subdivision consent may be refused where there is significant risk from natural hazards or insufficient provision for access. The proposal has been informed by geotechnical and flooding assessments, which conclude that the site is suitable for development subject to recommended design measures, and that flood effects can be appropriately managed through the proposed layout and infrastructure. Legal and physical access to all allotments is provided for within the subdivision design.
- Section 107 sets out restrictions on granting discharge permits. The relevant technical assessments indicate that the proposed discharges, when undertaken in accordance with the proposed design, mitigation measures and monitoring, are not expected to give rise to effects that would preclude the granting of consent under this section.

Having regard to the above matters, and the detailed technical assessments supporting the application, the proposal is considered to be consistent with the relevant considerations under Part 6 of the RMA.

11.1.8 Part 8 of the RMA

Part 8 of the RMA relates to designations and heritage orders. No heritage orders or designations apply to the site or are proposed.

11.1.9 Part 9 of the RMA

Part 9 of the RMA relates to water conservation orders, freshwater farm plans and use of nitrogenous fertiliser. These matters are not relevant to any of the RMA consents sought.

11.1.10 Part 10 of the RMA

Part 10 of the RMA relates to subdivision and reclamations. The relevant provisions of Part 10 are applicable to the subdivision consent sought as part of this application.

- Conditions are proposed in relation to the subdivision consent, consistent with section 220 of the RMA, including matters relating to servicing, access, and the provision of infrastructure.
- The subdivision layout, including roads, reserves, easements and any land to vest, is shown on the scheme and engineering plans and is consistent with standard subdivision practice.
- All proposed allotments and boundaries are identified on the scheme plans.
- Esplanade reserves or strips are not required as per the direction provided by CODC, as the relevant waterbodies on site do not meet the statutory criteria that would trigger such requirements.

On this basis, the subdivision component of the proposal is considered to be consistent with the relevant provisions of Part 10 of the RMA.

11.1.11 Other Relevant Legislation

There is no other primary legislation relevant to the RMA approvals being sought in this application. This requirement in clause 17(1)(c) also captures secondary legislation. All the secondary legislation relevant to the application has already been addressed comprehensively in this AEE and supporting attachments including the Wildlife Permit and DOC concession applications).

12 Proposed Conditions

As required by clause 18 of Schedule 5 of the FTAA, a suite of proposed conditions for each of the proposed consents are included as **Attachment** Error! Reference source not found.. In accordance with clause 5(1)(k) of Schedule 5 of the FTAA, the conditions are proposed to:

- Appropriately manage adverse effects, including providing mitigation to prevent or reduce adverse effects during and after construction in accordance with clause 6(1)(d) of Schedule 5 of the FTAA;
- Provide for monitoring as required by clause 6(1)(d) of Schedule 5 of the FTAA; and
- Give effects to those matters that the Panel must consider under section 81(2)(a) of the FTAA.

Under section 83 of the FTAA, the conditions must be no more onerous than necessary to address the reason for which it is set. The proposed conditions are based on currently known standard conditions of the CODC and ORC in relation to the consents sought.

13 Conclusion

The proposed Parkburn development involves the subdivision of 118 hectares of land for residential and business development creating approximately 1,000 residential units and up to 5,000m^2 of commercial/business floor space.

The proposal incorporates mitigation measures including native planting restoration along the Park Burn and lake edge, provision for a specific lizard management area, walkways, coves and boat ramp. A comprehensive list of proposed conditions are enclosed as **Attachment** Error! Reference source not found. which will ensure that any potential adverse effects of the proposal are avoided, remedied or mitigated.

The fast-track substantive application includes approvals under the Resource Management Act, Wildlife Act 1953, and the Conservation Act 1987.

The proposal has been assessed above as meeting the purpose of the FTAA in relation to the delivery of a project that has regional significance in terms of the provision of housing within a region where housing supply and affordability are significant issues.

The proposal has also been assessed as being consistent with Sections 5, 6, and 7 of the RMA, in that it is consistent with the sustainable management purpose of the Act and provides for matters of importance listed in Section 6 and has regard to the other matters in Section 7. The proposal also includes appropriate mitigation measures for the protection of lizards within the application site under the Wildlife Act 1953.

Overall, the Parkburn proposed residential development project has no impacts which could reasonably be considered out of proportion to the regional and associated benefits. Any impacts that may arise are subject to comprehensive proposed conditions which will ensure appropriate avoidance or mitigation. It is therefore requested that the application be approved as proposed.