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MEMORANDUM

On behalf of **Central Otago District Council**
To **Fulton Hogan**
Attention **Greg Dewe, Melanie Foote, Daniel Thorne**
Date **19 May 2026**
Project **Parkburn Fast Track Application**

CODC Landscape, Urban Design and Recreation Pre Lodgment Comments

On behalf of Central Otago District Council ('CODC'), thank you for the opportunity to review draft plans and reports for the Parkburn Fast Track application. Below is an update of CODC's feedback on the recreation reserves and landscaping/urban design matters for Parkburn, having now received external urban design and landscape peer review comments. We would appreciate if you would consider these comments and let us know how you plan to proceed.

CODC's comments are based on the following documents:

- Masterplan April 2026
- Reserves Open Space Plan 15 April 2026
- Parkburn Landscape Concept Report Draft 24.04.26
- Parkburn Plan 24113 100 Scheme Plan draft v2 15 04 26
- Staging Plan 15 April 2026
- Parkburn Urban Design Memo-260331

Topic	Comments	Actions
Provision of amenity and recreation spaces	CODC is generally comfortable with the general layout and overall provision of amenity proposed and recreation spaces, however further detail is required to ensure the planned level of amenity and overall expected outcomes are achieved via the consenting process	Fulton Hogan to note – specific requested actions are listed below
Urban Design Memo	The Reset Memo outlines that the report is not a full Urban Design Assessment and does not include specific assessment against the relevant objectives and policies of the Regional Pan and District Plan. Under the Fast Track legislation, it is necessary to assess the urban design effects of the proposal.	As part of the substantive application, please provide: - assessment of the urban design effects of the proposal in comparison to the outcomes anticipated from the Structure Plan (schedule 19.28) - urban design analysis to justify the proposal design and layout and overall character, including consideration of housing outcomes and the relevance of the Council's

		Medium Density Residential Design Guide to the proposal.
Landscape Concept Package	While the Landscape Concept Report provides a useful illustrative framework for the proposed development, it does not resolve key elements—particularly landform, buffer design, planting structure, and public–private interfaces—to a level that enables a meaningful assessment of landscape and visual effects or supports the drafting of enforceable consent conditions.	Please provide further assessment in this regard, including: - Presentation of photographs should be consistent with Best Practice Guidance, as outlined in 'NZILA Best Practice Guide 10.2 – Visual Simulations' . These should be aligned with best practice, as set out indicative of the human field of vision, with wider panoramic shots that provide more viewing context and landscape character. Please also provide additional photographs including the approach to the Site from Wanaka and from Cromwell along SH 6, the entrance points into the Site from SH6; and panoramic views from SH 8 and Lake Dunstan and the interface with the adjoining Pisa Moorings. - It is requested that a plan, with contours and dimensions is provided to give greater certainty of landscape outcome, including proposed finished contours overlying the Master Plan so that the adjacent and receiving environment can be better understood. Provide any design features including subdivision entrance features (including lighting, landscaping and signage) that form part of the subdivision application. - Please provide assessment relating to the

		internal landscape amenity provided by the streetscape character (including public/private interfaces), and the recreation reserves, ensuring consistency with CODC design guidelines, ensuring the design relates to place-based design with a clear materials palette so that subdivision design landscape outcomes are better understood. Consider linking road hierarchy to street tree species to increase way finding within the Site.
Housing Choice and Density	The proposal comprises approximately 1,000 residential lots of varying sizes; however, there is no clear confirmation regarding the inclusion of multi-unit development. While the Structure Plan identifies a range of housing types, including apartment buildings, this diversity is not clearly reflected in the current proposal. The layout includes smaller lots ranging from 235 sqm to 475 sqm overlooking the Greenway, with rear lane access. These lots are well suited to multi-unit housing typologies, such as duplexes and terrace housing. It is recommended that these lots be further reduced in size and explicitly designated for such typologies to support increased density in this part of the site. In addition, there are opportunities to incorporate apartment-style living in other areas of the site, particularly where residents can benefit from access to adjacent open space ('borrowed' amenity). Concentrating higher-density development in central locations would also help support the future provision of public transport services. Incorporating a broader mix of housing types would enhance choice and diversity, while contributing to much-needed housing supply. Overall, the site presents a strong opportunity to achieve a higher-density development outcome than provided for in the Structure Plan (District Plan). Council is comfortable with the approximately 1,000 residential lots. The proposed increased density can deliver a range of urban design benefits, including more efficient land use, improved walkability, stronger support for public transport and local amenities, and the creation of a more vibrant and active community.	Please consider comments re housing choice and density. Please provide an overview of the anticipated built form outcomes as a result of the proposed layout. This should consider the outcomes sought through the Structure Plan and any urban design effects resulting from proposed differences. Please consider how the proposal could align with the Medium Density Residential Design Guideline and if any conditions of consent are proposed.

Southern Block Layout	The proposed layout, with the exception of the southern block, promotes a good level of permeability. Any further opportunities for finer grain connections between blocks would be beneficial in strengthening the overall permeability of the network, improving pedestrian and cycling movement, and fostering a more cohesive and accessible neighbourhood structure. The layout of the southern blocks' lacks variation and interest in comparison to both the Structure Plan (see snip) and the northern blocks which have a more organic alignment. Refinement of the layout is suggested to create additional amenity and character in this part of the site including open space and variety of streetscapes. This should be considered in the context of the opportunities arising from recontouring the site, seeking to add visual interest and support broader and varying views of the landscape and a range of design outcomes.  	Please consider comments regarding southern block layout
Pedestrian and cycle access	The Road Hierarchy drawings included in the Landscape Concept graphic do not show the pedestrian/cycle movements through the site and context, taking into consideration the Lake Dunstan Cycle Trail.	Please update plans to show pedestrian and cycle network and how this connects to attributes such as the green network within the Site and Lake Dunstan Cycle Trail.
Building Line Restriction	There is a change in configuration of the building line restriction area to a linear 50m buffer strip along SH6. Under the Structure Plan (and the current Site zoning), this was varied in width. The terminology has also changed from "Building Line Restriction" (BLR) to Landscape Buffer. The LAR states that the BLR will be described in more detail under the 'Landscape Effects Section' of the Report[1].	It is requested that further information on whether there are any landscape related effects with a change to this configuration and treatment (landscape buffer compared to BLR) need to be better understood. It is noted the potential for amenity along SH6 to provide an important part of the landscape experience on the arrival into Cromwell, whilst

[1] LAR page 14.

		balancing this with maintenance expectations of the CODC. CODC suggests you consider further the purpose of the building line restriction and whether consent notices on future titles will be appropriate.
Sports fields Reserve (reserve 6)	- CODC would like to make the most of the sport fields reserve area by including a playground with equipment for children and ensuring it's a community focal point by lake edge - Please ensure sufficient carparking both on the reserve and on street (road 3) – including consider 45 degree carparking down lake end of road 3 (on School/Reserve side of the road) - Provide for space for coffee carts/food trucks - Ideally have as part of stage 2 (certainly not as late and stage 13)	CODC would like to see an updated/more detailed design of this reserve and design criteria prior to application lodgement, as it's the key community space in this project. We do not wish to rely on general conditions for a later design process.
Ownership of boat ramp (reserves 12 and 9)	- CODC prepared to take ownership of boat ramp and land/water inland of LINZ boundary subject to further detail re manoeuvring of boats in the water - Please provide detail re car parking and turning circles for cars with boat trailers; ensure sufficient car parks for this space - Please consider adding bollards/tie ups for boats in the canal for loading people and waiting to come out - Note the Harbour Master request good water depth to ensure easy access for boats using the ramp	Please provide design details listed prior to consent lodgement.
Landscape SH6 Buffer Area and Entrance Roundabouts	- CODC is comfortable with the extent of this area and the general location of the trail.	Please provide further information relating to the indicative design including trail design and any introduced low maintenance design features including mounding, spaced tree planting and any other planting areas, especially around the Site entrances that may increase user amenity whilst maintaining transport safety. Provide an additional visual imagery of this area. Please provide any entrance design elements including signage, lighting, landscape design and planting in the

		landscape concept package that have been resolved to a certifiable level.
Greenway Reserve – stormwater channel (reserves 14 and 13)	- This space will not count towards reserves area for DCs - Will be a dual purpose Local Purpose Reserve (drainage and walkway) - Once stormwater report comes in from applicant, CODC will arrange peer review - The render below outlines a boardwalk connection across the Greenway. Please clarify on a plan where these connections are proposed in supporting enhanced pedestrian access between the southern lots and the Neighbourhood Centre. 	Please note and respond to matters raised.
Land adjoining the marginal strip (reserve 10 and 11)	- Preference for DOC to take this land as they are responsible for the marginal strip - CODC seeking legal advice regarding any legal impediment for road to cross marginal strip	- Fulton Hogan to discuss with DOC - CODC to revert once legal advice provided
Neighbourhood Parks (reserves 1-7)	- CODC is comfortable with the layout and concepts for each of these parks (noting there is no design for Recreation Reserve 2) - CODC is comfortable these parks will be vested with Council as recreation reserves	Please provide a concept design for Recreation Reserve 2, noting it's connection with reserve 8 CODC expects conditions of consent requiring the concepts for each reserve will be given effect to, with engineering approval for detailed design
Northern boundary strip (reserves 17, 18 and 19)	The northern extent of the site includes a local purpose walkway area which is bounded by the northern boundary of lots and the internal boundary with the adjoining site. The Landscape Concept report refers to this as the Northern Boundary Buffer, and comprises a 10m width, a 3.5m shared path and 4m wide buffer planting. There are 3 links to this shared path (see snip below).	Please consider these comments and provide an updated concept prior to lodgement for Council review (ideally prior to lodgement)

	 - As depicted on the Landscape Concept Report, the layout and design creates potential CPTED issues due to the dense planting and high fence - CODC would like to see a meandering pedestrian/cycle path, low planting or grass and sporadic trees to avoid CPTED issues - Please consider adding in adult play equipment - Subject to these comments, Council is comfortable taking this land as Local Purpose (Walkway)	
Southern Cove (reserves 2 and 8)	– Supportive of this being a non powdered vessel recreation area with good access for kids and others to enter the water for swimming – Suggest engineer this space for good access to water such as large steps or terracing? (need detail re water depth etc) – CODC comfortable to have the landside of the LINZ boundary vested as reserve.	Please consider and provide further design details.
Planting Palette	– This requires further work to ensure that species listed are suitable for the Site and environmental conditions.	Please consider the suggested plant list recommended by Wildlands in Appendix 1. Council will also provide suggested street tree species if available.
Lake Edge Interface Design		Please provide indication of lot boundary treatments (for example, fencing type, setbacks, planting, signage); and how public/ private delineation will be maintained to prevent encroachment of structures, gardens/ informal paths that may privatise public land.

Adjoining Crown owned land		Please provide information on any landscape treatment proposed on adjoining crown owned land and how low-cost, low maintenance options can achieve positive landscape amenity outcomes (such as along SH6, low level mounding, and spaced tree planting) and landscape treatment on LINZ land along the lake interface. Please ensure the LAR incorporates updated comments on amenity outcomes. Please provide a graphic plan set that outlines all proposed works within Crown land (including coves, trail works, revegetation/land management /ecological enhancements/ lizard habitat/earthworks/structures. A Crown owned land landscape management plan may be the best way to manage these spaces.
Fencing	– Fencing will be an important part of identifying public versus private space	Please provide a fencing plan. This should consider the cross sections between lots adjoining the lakefront, streets and stormwater basins and opportunities to maximise natural supervision of the public realm. Please include fence types and design options as part of the materials palette.
Landscape Conditions/Management Plan Framework		Provide draft **consent conditions / management plan framework** the applicant is willing to accept, covering: - Planting implementation (density, procurement of hardened species from local nurseries, use of plant guards/protection from rabbits/browsing animals). - Maintenance obligations (replacement of dead/diseased plants,

		weed and pest management), - Monitoring and reporting, - Adaptive management triggers (weed/sediment, safety), - Staged delivery and performance bonds (if relevant).

Appendix 1:

Wildlands ecological plant list for Parklands

Common Name	Scientific Name	Growth Habit	Planting Notes
Riparian plants			
Cutty grass, rautahi	*Carex coriacea*	Sedge	Plant into wetter areas.
Pūrei, pūkio	*Carex secta*	Sedge	Best planted into areas with standing water; however, it will also survive in drier habitats.
Swamp sedge	*Carex virgata*	Sedge	Plant into damp soils, does not require standing water or saturated soils.
Cabbage tree, tī kōuka	*Cordyline australis*	Tree	Do not plant into standing water.
Leafless rush, wī	*Juncus edgariae*	Rush	Ensure that water does not reach the root shoot when planting.
Bog rush	*Schoenus pauciflorus*		Plant into wetter areas.
Lower Bank plants			
Toetoe	*Austroderia richardii*	Large grasslike plant	Requires damp/ moist soils, plant at the edge of riparian zone.
Mingimingi, mikimiki	*Coprosma propinqua*	Shrub	Exposure tolerant generalist.
Cabbage tree, tī kōuka	*Cordyline australis*	Tree	Exposure tolerant generalist.
Weeping matipo, weeping māpou	*Myrsine divaricata*	Shrub	
Shrub daisy	*Olearia bullata*	Shrub	Will tolerate wet and dry soils.
	Olearia lineata	Small tree	Will thrive in damp soils.
Lowland flax, harakeke	*Phormium tenax*		Requires damp/ moist soils, plant at the edge of riparian zone.
Upper bank and terrestrial plants			
Desert broom	*Carmichaelia petriei*	Shrub	
Thick-leaved coprosma, mikimiki	*Coprosma crassifolia*	Shrub	Exposure tolerant generalist.
Mikimiki	*Coprosma dumosa*	Shrub	
Mingimingi, mikimiki	*Coprosma propinqua*	Shrub	Exposure tolerant generalist.

Matagouri, tūmatakuru	*Discaria toumatou*	Shrub	
Narrow-leaved lacebark, houhere	*Hoheria angustifolia*	Tree	Riparian species.
Kānuka, makahikatoa	*Kunzea serotina*	Tree	Best planted in groups or clumps to support ectomycorrhizal fungi associations. Select nursery plants that have been inoculated with ectomycorrhizal fungi where possible, to increase planting success.
Poataniwha	*Melicope simplex*	Tree	
Porcupine shrub	*Melicytus alpinus*	Shrub	
Scrub pōhuehue, wire vine	*Muehlenbeckia complexa*	Vine	Best planted near existing shrubs where possible, to provide structure for the vine to climb.
Weeping matipo, weeping māpou	*Myrsine divaricata*	Shrub	
Scented tree daisy	*Olearia odorata*	Shrub	
Lowland ribbonwood, mānatu	*Plagianthus regius*	Tree	Riparian species.
Fierce lancewood	*Pseudopanax ferox*	Tree	
Small-leaved kōwhai	*Sophora microphylla*	Tree	Best planted in the lower part of the upper bank planting zone, where conditions will be more sheltered.