



FTAA-2510-1122: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Parkburn

Date submitted:	12 November 2025	Tracking #: BRF-7108	
Security level:	In-Confidence	MfE priority:	Urgent

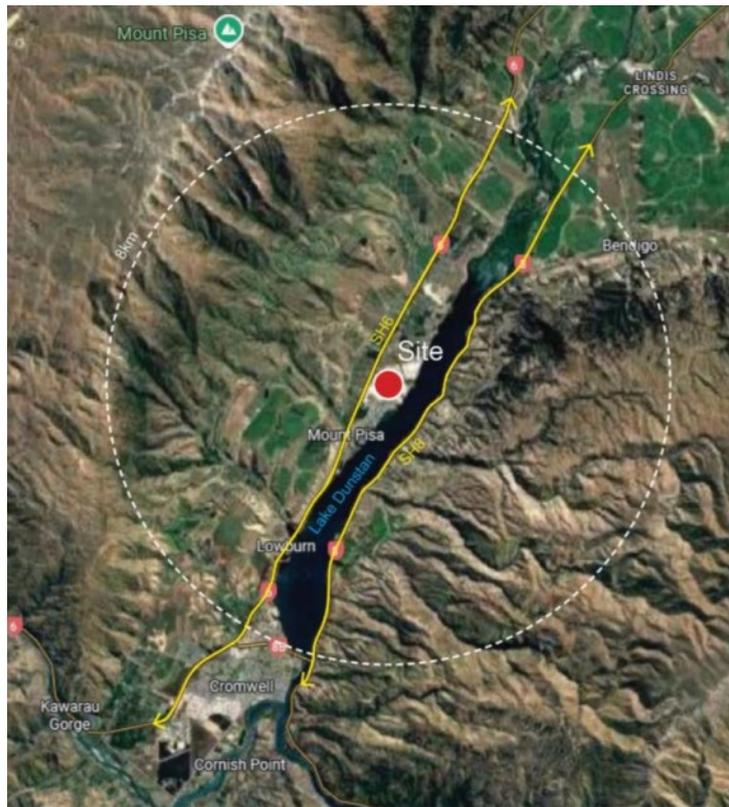
	Action sought:	Response by:
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	19 November 2025

Actions for Minister's Office staff	Return the signed briefing to MfE – email to: FTAreferrals@mfe.govt.nz Send email to Ministers to invite written comments
Number of appendices: 3	Appendices: 1. Statutory framework summary 2. Application documents for Parkburn (in File Exchange) 3. List of the Māori groups referred to in section 18(2)

Ministry for the Environment contacts:

Position	Name	Cell phone	1 st contact
Principal Author	Jess Hollis		
Manager	Stephanie Frame	s 9(2)(a)	ü
General Manager	Ilana Miller	s 9(2)(a)	

Project location



Key messages

1. This briefing seeks your initial decisions on an application from Fulton Hogan Land Development Limited to refer the Parkburn project (the project) under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process.
2. At this stage you can either decline an application for the reasons set out in section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of comments and further information requested, to support your final decision on whether to refer the project.

3. The project is to subdivide land and develop a mixed-use urban development at 922 Luggate-Cromwell Road (State Highway 6), Cromwell, located approximately 8 kilometres to the north of the Cromwell township and adjacent to Lake Dunstan / Te Wairere. The project will include works to backfill and rehabilitate part of the existing Parkburn quarry site and works within the State Highway 6 (SH6) road reserve.
4. The project will be applied for as a single substantive application but will be delivered in multiple stages. The project will include:
 - a. bulk earthworks to backfill and rehabilitate a quarry
 - b. subdivision to create approximately 1000 allotments and enable construction of approximately 1000 residential units across a range of densities (which may be constructed by a person or persons other than the applicant)
 - c. subdivision to create allotments and enable construction of a neighbourhood centre (which may include retail, commercial, medical and early childhood education activities) and a primary school (all of which may be constructed by a person or persons other than the applicant)
 - d. landscaping and development of an open space network including recreation and esplanade reserves, and restoration along the margins of Parkburn Stream and Lake Dunstan / Te Wairere
 - e. formation of two coves extending into Lake Dunstan / Te Wairere
 - f. associated infrastructure, including for three waters services and transport (including external site access works).
5. The project will require the proposed approvals:
 - a. resource consents under the Resource Management Act 1991 (RMA)
 - b. a concession under the Conservation Act 1987
 - c. approval under the Wildlife Act 1953.
6. Plan Change 21 (PC21) to the Central Otago District Plan was made operative on 23 July 2025 and rezoned the site for urban development. PC21 introduced a structure plan to guide development on the site, however the applicant seeks to depart from the structure plan and considers the site can be more effectively developed with an increased number of residential units, reduction in water features and reconfiguration of non-residential development areas.
7. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
8. We have decided the application is complete and complies with section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
9. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the following parties prescribed in section 17(1) of the Act:
 - a. Central Otago District Council and Otago Regional Council as the relevant local authorities
 - b. the Minister for the Environment, the Minister of Conservation, the Minister for Land Information, the Associate Minister of Housing, the Associate Minister of Transport

- and the Minister for Education as relevant portfolio Ministers
- c. the Ministry for the Environment and the Department of Conservation as the relevant administering agencies
 - d. the identified Māori groups from section 18(2) of the Act that are listed in Appendix 3.
10. We recommend you invite written comments from the following other persons under section 17(5) of the Act:
- a. the Minister for Regional Development
 - b. the Minister for Economic Growth
 - c. the Chief Executive of the New Zealand Transport Agency Waka Kotahi as the project involves works within a state highway road reserve
 - d. the Chief Executive of Land Information New Zealand as the project involves works on Crown Land administered by Land Information New Zealand. We recommend you specifically invite comments on the nature of the approvals required under the Land Act 1948, the likely timeframe for obtaining the approvals, and whether the process may prevent or delay project delivery
 - e. the Chief Executive of Contact Energy as the project involves the formation of two coves extending into Lake Dunstan / Te Wairere that feeds the Clyde Dam hydro power scheme that is owned and operated by Contact Energy.
11. We recommend that under section 20(1) of the Act you request further information from Central Otago District Council on the concurrent road stopping process for the unformed legal road extending through the project area and any impacts on project delivery, to ensure the efficient operation of the Fast-track process would not be affected. This is further detailed in Table A.
12. The project will require a concession for works within and access through public conservation land under the Conservation Act 1987, being a marginal strip along the Parkburn Stream. Therefore, under section 19(1) of the Act, you must obtain and consider a report that is prepared by the Director-General of Conservation. We have included a recommendation to address this in Table A.

Action sought

13. Please indicate your decisions on the recommendations in Table A.

Signature



Ilana Miller
General Manager, Investment Strategy and Operations

Table A: Stage 1 analysis

Project Name	Applicant	Project Location			
<p>Project details</p> <p>Parkburn</p>	<p>Fulton Hogan Land Development Limited.</p> <p>c/- Town Planning Group</p> <p>The applicant is registered as a New Zealand Limited Company and is eligible to apply.</p>	<p>922 Luggate-Cromwell Road (State Highway 6), Cromwell, located approximately 8 kilometres to the north of the Cromwell township and adjacent to Lake Dunstan / Te Wairere. The project will include works within the State Highway 6 (SH6) road reserve.</p> <p>Legal descriptions:</p> <ul style="list-style-type: none"> Section 64-65 Block IV Wakefield Survey District (RT OT10B/1452) 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 (RT 1019401) 			
<p>Project description</p>	<p>The project is to subdivide land and develop a mixed-use urban development at 922 Luggate-Cromwell Road (SH6), Cromwell, located approximately 8 kilometres to the north of the Cromwell township and adjacent to Lake Dunstan / Te Wairere. The project will include works to backfill and rehabilitate part of the existing Parkburn quarry site and works within the SH6 road reserve.</p> <p>The project will be applied for as a single substantive application but will be delivered in multiple stages. The project will include:</p> <ol style="list-style-type: none"> bulk earthworks to backfill and rehabilitate a quarry subdivision to create approximately 1000 allotments and enable construction of approximately 1000 residential units across a range of densities (which may be constructed by a person or persons other than the applicant) subdivision to create allotments and enable construction of a neighbourhood centre (which may include retail, commercial, medical and early childhood education activities) and a primary school (all of which may be constructed by a person or persons other than the applicant) landscaping and development of an open space network including recreation and esplanade reserves, and restoration along the margins of Parkburn Stream and Lake Dunstan / Te Wairere formation of two coves extending into Lake Dunstan / Te Wairere associated infrastructure, including for three waters services and transport (including external site access works). <p>The project will require the proposed approvals:</p> <ol style="list-style-type: none"> resource consents under the Resource Management Act 1991 (RMA) a concession under the Conservation Act 1987 approval under the Wildlife Act 1953. 				
<p>Consultation undertaken</p>	<p>As required by s11, the applicant has consulted with:</p>				
<p>Relevant local authorities</p> <ul style="list-style-type: none"> Central Otago District Council Otago Regional Council 	<p>Relevant iwi authorities, hapu and Treaty settlement entities</p> <ul style="list-style-type: none"> Te Rūnanga o Ngāi Tahu Aukaha – representing Otago based Rūnanga (Te Rūnanga o Waihao, Te Rūnanga o Moeraki, Kati Huirapa ki Puketeraki, Te Rūnanga o Ōtākou and Hokonui Rūnanga) Te Ao Mārama Inc - representing Southland based Rūnanga (Waihōpai Rūnaka, Te Rūnanga o Awarua, Ōraka Aparima Rūnaka and Hokonui Rūnaka) 	<p>Relevant MACA groups</p> <p>N/A</p>	<p>Ngā hapū o Ngāti Porou</p> <p>N/A</p>	<p>Relevant administering agencies</p> <ul style="list-style-type: none"> Ministry for the Environment Department of Conservation 	<p>Holder of land to be exchanged</p> <p>N/A</p>
<p>Section 22 assessment criteria</p>					
<p>The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]</p>	<p>You may consider any of the following matters, or any other matters you consider relevant.</p> <p><i>Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment [s22(2)(a)(iii)]</i></p> <p>The applicant notes the project will provide for an additional approximately 1000 residential units and considers this will make a significant contribution to housing supply within the Cromwell and wider Central Otago District, directly responding to identified housing needs. The applicant considers the project will provide additional, more affordable housing opportunities, particularly for those currently priced out of nearby centres such as Queenstown and Wānaka.</p> <p>The applicant considers the increased housing supply and land capacity, enhanced economic activity and local employment, upgrades and efficient utilisation of existing infrastructure, and establishment of a local commercial centre, will contribute meaningfully to a well-functioning urban environment.</p> <p><i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i></p>				

	<p>The applicant has provided an economic assessment in support of the project and considers the project will generate a wide range of significant economic benefits. These include:</p> <ul style="list-style-type: none"> • providing approximately 60 full-time equivalent (FTE) jobs and contributing approximately \$91 million to GDP associated with design, infrastructure and civil construction over a 10-year delivery period • providing or enabling approximately 271 FTE jobs and contributing approximately \$381 million to GDP associated with building construction over a 10-year delivery period • enabling approximately 147 ongoing FTE jobs and approximately \$14 million annually to GDP through the operation of non-residential activities. <p><i>Will support development of natural resources, including minerals and petroleum [s22(2)(a)(v)]</i> The applicant considers the proposal will enable additional housing supply that can support the demands that are expected to arise from the proposed mining operations planned across Central Otago.</p> <p><i>Will support climate change mitigation, including the reduction or removal of greenhouse gas emissions [s22(2)(a)(vii)]</i> The applicant considers the following features of the project promote a low-carbon urban form, support climate change mitigation and the reduction of greenhouse gas emissions:</p> <ul style="list-style-type: none"> • provision of retail and commercial activities, and a potential future school site, to reduce the need to travel to Cromwell for daily needs • road network design to support integrated and efficient movement of traffic and to accommodate future public transport services • connection to existing walking and cycling trail to promote active transport and reduce private vehicle reliance. <p><i>Will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards [s22(2)(a)(viii)]</i> The applicant notes the site is generally free from natural hazards but considers the integrated urban layout, local convenience, employment and active transport opportunities contribute to a more adaptive, resilient, and low-carbon urban environment, consistent with national climate adaptation priorities.</p> <p><i>Will be consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)]</i> The applicant notes the site is already zoned for urban development and the project will provide for additional opportunities and maximise the efficient use of the land resource to meet the housing needs of the region. The applicant considers the project is consistent with the relevant regional planning documents but acknowledges there may be some inconsistency with the Central Otago District Plan (CODP) provisions specific to the Parkburn development area.</p> <p><i>Any other matters that may be relevant [s22(b)]</i> The applicant notes the project will deliver a range of positive outcomes including an improved visual outlook of the site, riparian planting and improved ecological and freshwater outcomes for Parkburn Stream and Lake Dunstan / Te Wairere.</p>		
<p>Referring the project to the fast-track approvals process [section 22(1)(b)]</p>	<p><i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]</i> The application notes the departures from the relevant Structure Plan for the site under the CODP and the non-complying activity status are likely to create significant delays if the project proceeds under normal RMA processes. The applicant also considers the ability to advance a plan change is limited given the recent operative status of the Structure Plan and therefore referral through the Act will support and facilitate more timely and efficient delivery of the project.</p> <p><i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i> The applicant considers the activities involved in the project (earthworks and urban development) are straightforward in nature therefore the proposal is not expected to impact the efficiency of the fast-track approvals process.</p>		
<p>Minister invites comments</p>	<p><i>You must copy the application to, and invite written comments from [s17(1)]:</i></p> <p>a. Relevant local authorities: Central Otago District Council and Otago Regional Council b. Minister for the Environment c. Relevant portfolio Ministers:</p> <p>i. Minister of Conservation – because the project will require approvals under the Conservation Act 1987 and Wildlife Act 1953 ii. Minister for Land Information – because the project includes works on Crown Land administered by Land Information New Zealand iii. Associate Minister of Housing – because the project will enable the delivery of housing iv. Associate Minister of Transport – because the project will include works within a state highway road reserve v. Minister for Education – because the project includes the creation of an allotment for a potential future school.</p> <p>d. Relevant administering agencies: Ministry for the Environment and Department of Conservation e. Māori groups identified in Attachment 3</p>	<p><i>You may copy the application to, and invite written comments from, any other persons [s17(5)]:</i></p> <p>a. Minister for Regional Development b. Minister for Economic Growth c. the Chief Executive of the New Zealand Transport Agency Waka Kotahi as the project involves works within a state highway road reserve d. the Chief Executive of Land Information New Zealand as the project involves works on Crown Land administered by Land Information New Zealand. We recommend you specifically invite comments on the nature of the approvals required under the Land Act 1948, the likely timeframe for obtaining the approvals, and whether the process may prevent or delay project delivery e. the Chief Executive of Contact Energy as the project involves the formation of two coves extending into Lake Dunstan / Te Wairere that feeds the Clyde Dam hydro power scheme that is owned and operated by Contact Energy.</p>	<p><i>The Minister may request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request.</i></p> <p>a. additional information from Central Otago District Council on the timeframe for completion of the road stopping process for the unformed legal road extending through the project area and whether this process may prevent or delay project delivery.</p> <p>The Minister must request a report in relation to the use of public conservation land from the Director-General of Conservation as required under s19(1).</p>
<p>Recommendations</p>		<p>Minister's decision</p>	
<p>a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the relevant local authorities, the Minister for the Environment, any relevant Ministers, the relevant administering agencies and the Māori groups identified in the list provided.</p>		<p>Noted</p>	
<p>b. Note that you have not yet provided the application to, nor sought any written comments on it from, the parties listed in section 17(1) but that you are required to do so if you do not decline the application under section 21 of the Act.</p>		<p>Noted</p>	

c. Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.	Noted
d. Note that if comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.	Noted
e. Note that section 20 of the Act permits you to request further information from the applicant or relevant local authorities or relevant administering agencies at any time before you decide whether to accept or decline an application.	Noted
f. Agree to progress the Parkburn project to our Stage 2 analysis (invite written comments and request section 18 Treaty report).	Yes / No
g. Agree to provide the application to, and invite written comments from: <ul style="list-style-type: none"> i. Relevant local authorities: Central Otago District Council and Otago Regional Council ii. Minister for the Environment iii. Relevant portfolio Ministers: Minister of Conservation, Minister for Land Information, Associate Minister of Housing, Associate Minister of Transport and Minister for Education iv. Relevant administering agencies: Ministry for the Environment and Department of Conservation v. Māori groups identified in Appendix 3 vi. Any parties you are required to invite comments from under section 17(1)(d) and (e) of the Act who may be subsequently identified. 	Yes / No Yes / No Yes / No Yes / No Yes / No Yes / No
h. Agree to provide the application to and invite written comments from the Minister for Regional Development, Minister for Economic Growth, Chief Executive of the New Zealand Transport Agency Waka Kotahi, Chief Executive of Land Information New Zealand and Chief Executive of Contact Energy as persons under section 17(5) of the Act.	Yes / No
i. Agree to seek further information from Central Otago District Council on the timeframe for completion of the road stopping process and whether this process may prevent or delay project delivery.	Yes / No
j. Note that section 19(1) of the Act requires you to obtain and consider a report in relation to the use of public conservation land for the project from the Director-General of Conservation	Noted
k. Agree to the Ministry for the Environment requesting the section 19(1) report on your behalf in accordance with your delegation to the Secretary for the Environment	Yes / No
j. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers.	Noted
k. Agree to send email and invite written comments from Ministers.	Yes / No

Signed:

Hon Chris Bishop
Minister for Infrastructure

Date:

Appendix 1:

Statutory framework summary

1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
 - a. Give the document the same or equivalent effect through this process as it would have under any specified Act; and
 - b. Comply with any applicable procedural requirements.
3. You must decline a referral application if:
 - a. you are satisfied the project does not meet the referral criteria in s22
 - b. you are satisfied the project involves an ineligible activity (s5)
 - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in s21(5) and even if the application meets the s22 referral criteria.
5. You can decline an application before or after inviting comments under s 17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at this initial stage you must copy the application to, and invite written comments from:
 - a. the relevant local authorities,
 - b. the Minister for the Environment and relevant portfolio Ministers
 - c. the relevant administering agencies
 - d. the Māori groups identified by the responsible agency
 - e. the owners of Māori land in the project area:
 - f. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.

Appendix 2: Application documents for Parkburn project: (in File Exchange)

Appendix 3: List of the Māori groups referred to in section 18(2)

Name of group	Type of group (section of Act)
Te Rūnanga o Ngāi Tahu	Iwi authority (s18(2)(a)); Treaty settlement entity – Ngāi Tahu Claims Settlement Act 1998 (s18(2)(a))
Te Rūnanga o Moeraki	Papatipu Rūnanga (s18(2)(a))
Kāti Huirapa Rūnaka ki Puketeraki	Papatipu Rūnanga (s18(2)(a))
Te Rūnanga o Ōtākou	Papatipu Rūnanga (s18(2)(a))
Hokonui Rūnanga	Papatipu Rūnanga (s18(2)(a))
Waihōpai Rūnaka	Papatipu Rūnanga (s18(2)(a))
Te Rūnanga o Awarua	Papatipu Rūnanga (s18(2)(a))
Te Rūnanga o Ōraka-Aparima	Papatipu Rūnanga (s18(2)(a))
Aukaha	Entity owned by Papatipu Rūnanga (s18(2)(k))
Te Ao Marama Incorporated	Entity owned by Papatipu Rūnanga (s18(2)(k))