

FAST-TRACK APPROVALS ACT 2024 · FTAA-2607-1271

Parkburn

Project overview conference

Fulton Hogan Land Development Limited · 6 November 2026, 10am

Greg Dewe (FHLD) · Melanie Foote (Town Planning Group) · Jeremy Brabant (Brabant Barristers)

TOWNPLANNING GROUP

TODAY

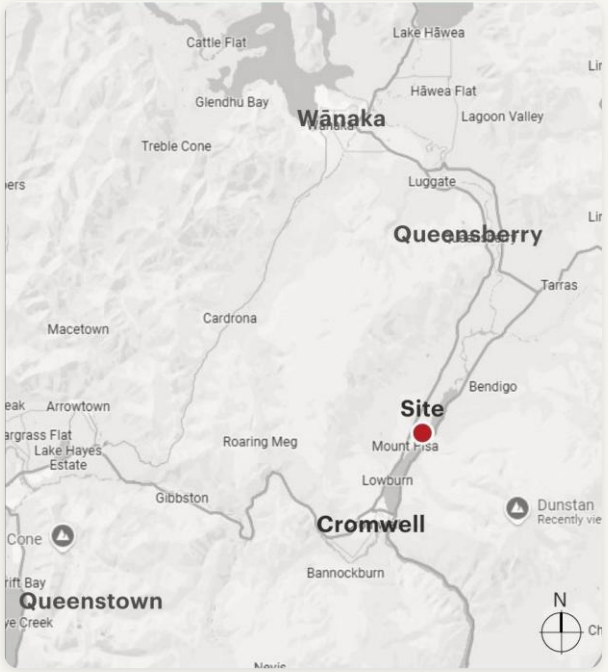
Agenda

01	The site and its context		Greg
02	The project, staging and rehabilitation	Minute 1 [4](a), (c)	Greg
03	Approvals and changes since lodgement	[4](a), (b)	Melanie
04	Conditions and dwelling design	[4](d), (e)	Melanie

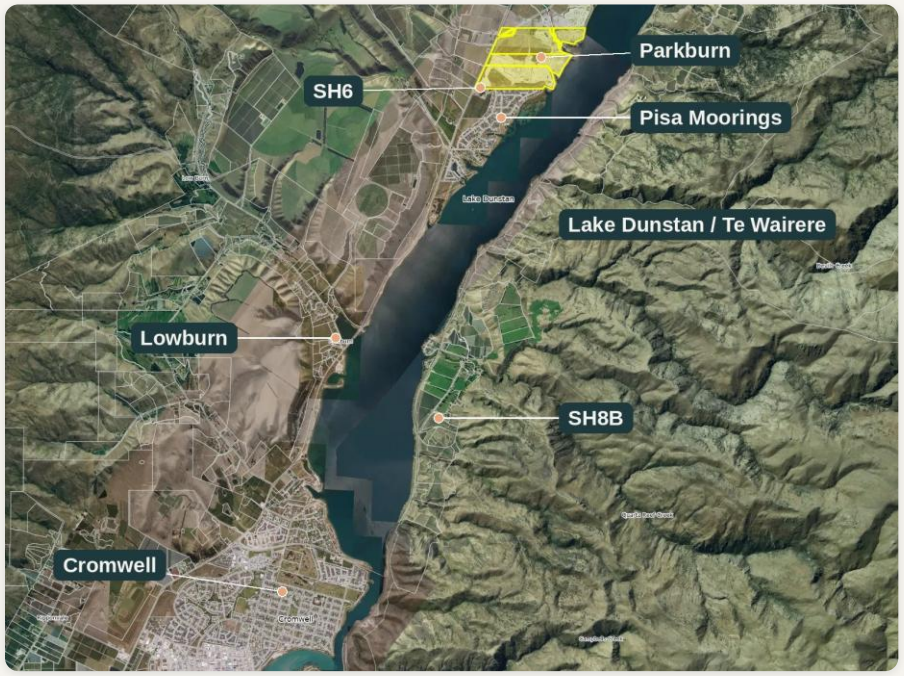
An outline of the application as amended on 30 October 2026, ahead of the site visit on 10 November.

SITE CONTEXT

Where Parkburn sits



Regional context (Landscape Concept, Attachment Z)



Cromwell to Parkburn (CODC GIS, annotated)

On SH6 between Cromwell and Wānaka, about 8 km north of Cromwell, with SH8B across Lake Dunstan / Te Wairere.

SITE CONTEXT

Parkburn Quarry, Mt Pisa



Survey aerial, 9 December 2025 (Fulton Hogan / Propeller)

118 ha
Two titles, Fulton Hogan Limited

8 km north of Cromwell
922 Luggate–Cromwell Road (SH6)

Lake Dunstan / Te Wairere
Statutory Acknowledgement Area

Pisa Moorings to the south
HWR Site to the north

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SITE CONTEXT

An operating quarry today



Existing site layout (CEMP, Attachment M)

Extraction and crushing
Under Scheduled Activity 25A, RC070217 and Mining Permit 41783

Asphalt, concrete and block plants
JCL Asphalt, Firth, Allied Concrete, Upper Clutha Transport

Ponds, stockpiles and yards
Previously quarried pits and imported clean fill

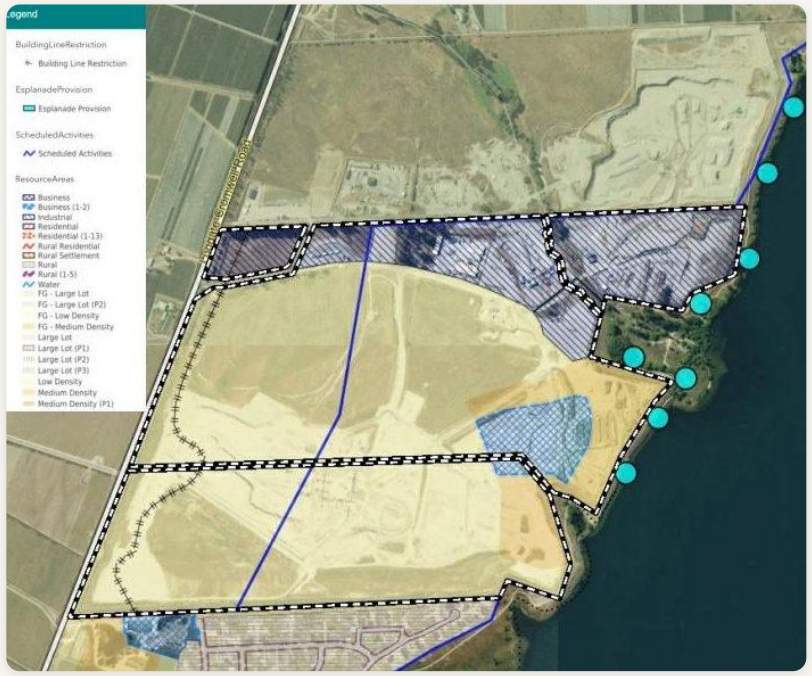
HAIL areas
Around the plants, fuel storage and yards



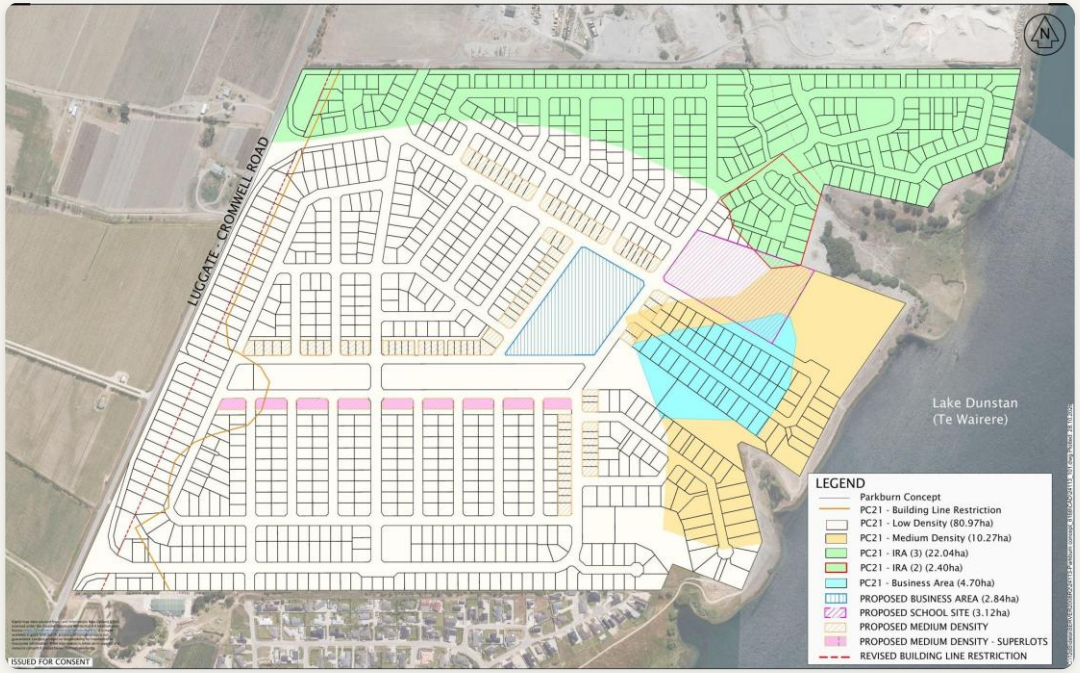
The quarry floor, looking south

PLAN CHANGE 21, OPERATIVE 23 JULY 2025

Already zoned for urban development



CODC planning map



PC21 zoning over the proposed layout (LandPro 101_02)

Zoned for residential, business and industrial use under PC21. The application seeks a revised layout and yield.

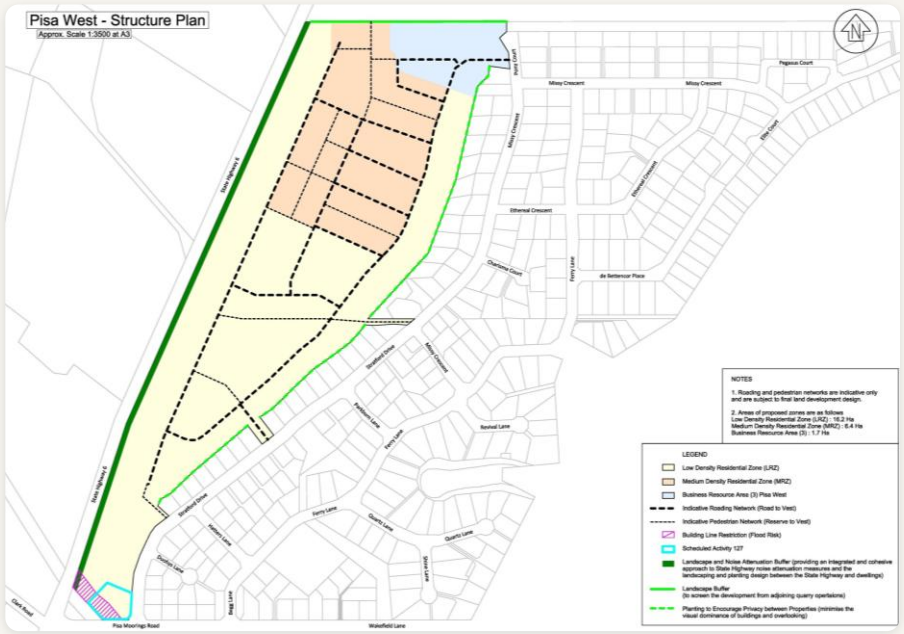
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SITE CONTEXT

Neighbouring land



Parkburn and its neighbours (CODC GIS, annotated)



Pisa West Structure Plan (CODP Schedule 19.27)

North: HWR Site · West: vineyards across SH6 · South: Pisa Moorings and the Pisa West growth area · East: the lake

THE PROPOSAL

Parkburn masterplan



Illustrative masterplan (Woods, October 2026)

Two SH6 roundabouts
Southern and northern access

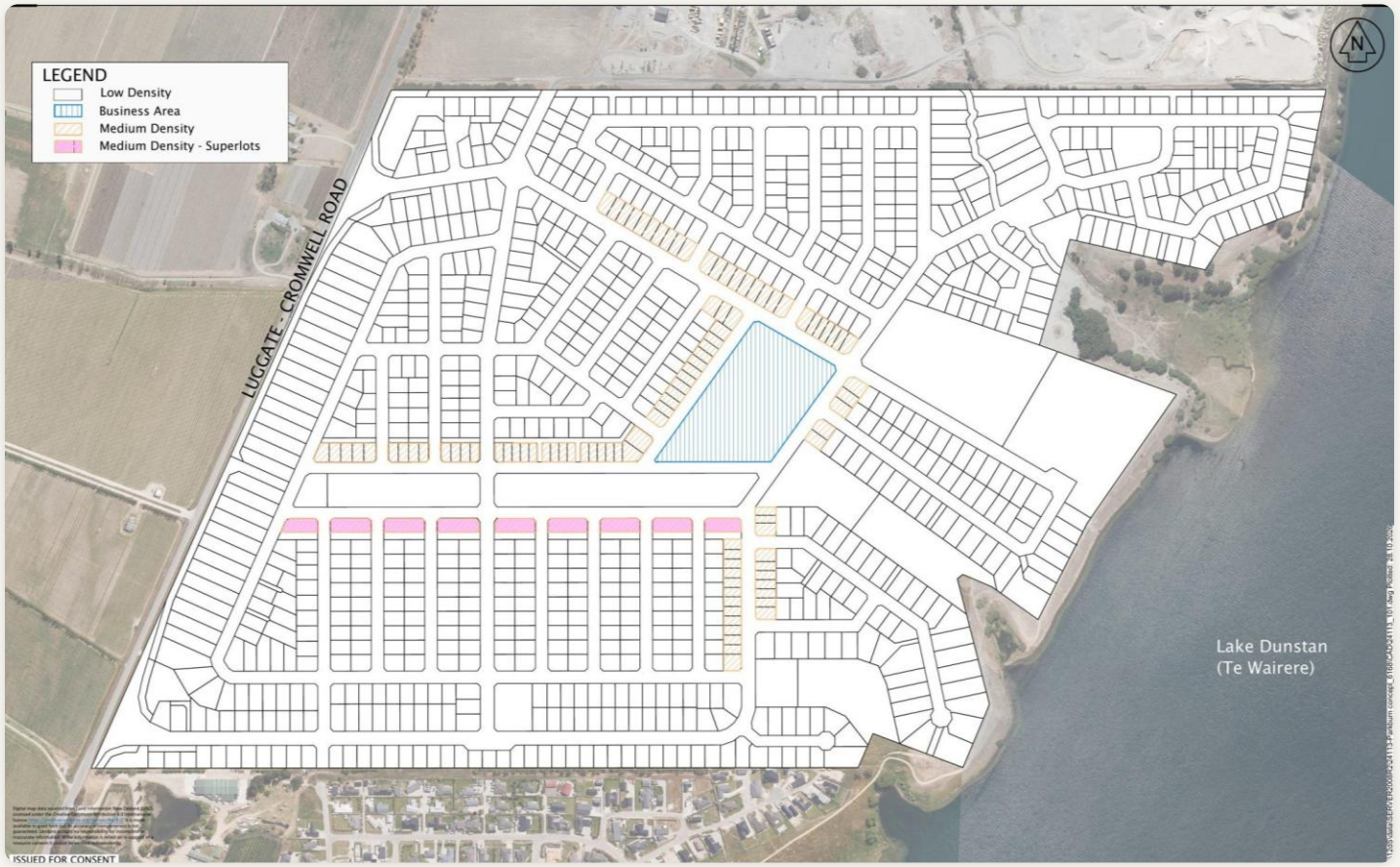
Central green corridor
Stormwater, walking and cycling spine

Centre and school site
At the heart of the neighbourhood

Lakeside reserve and coves
Public access to the lake edge

THE PROPOSAL

Land use outcomes



Development plan (LandPro 101_01 Rev B)

Residential

978 standalone lots: about 868 low density and 110 medium density

Terraces/duplexes

9 superlots for about 43 homes

Neighbourhood centre

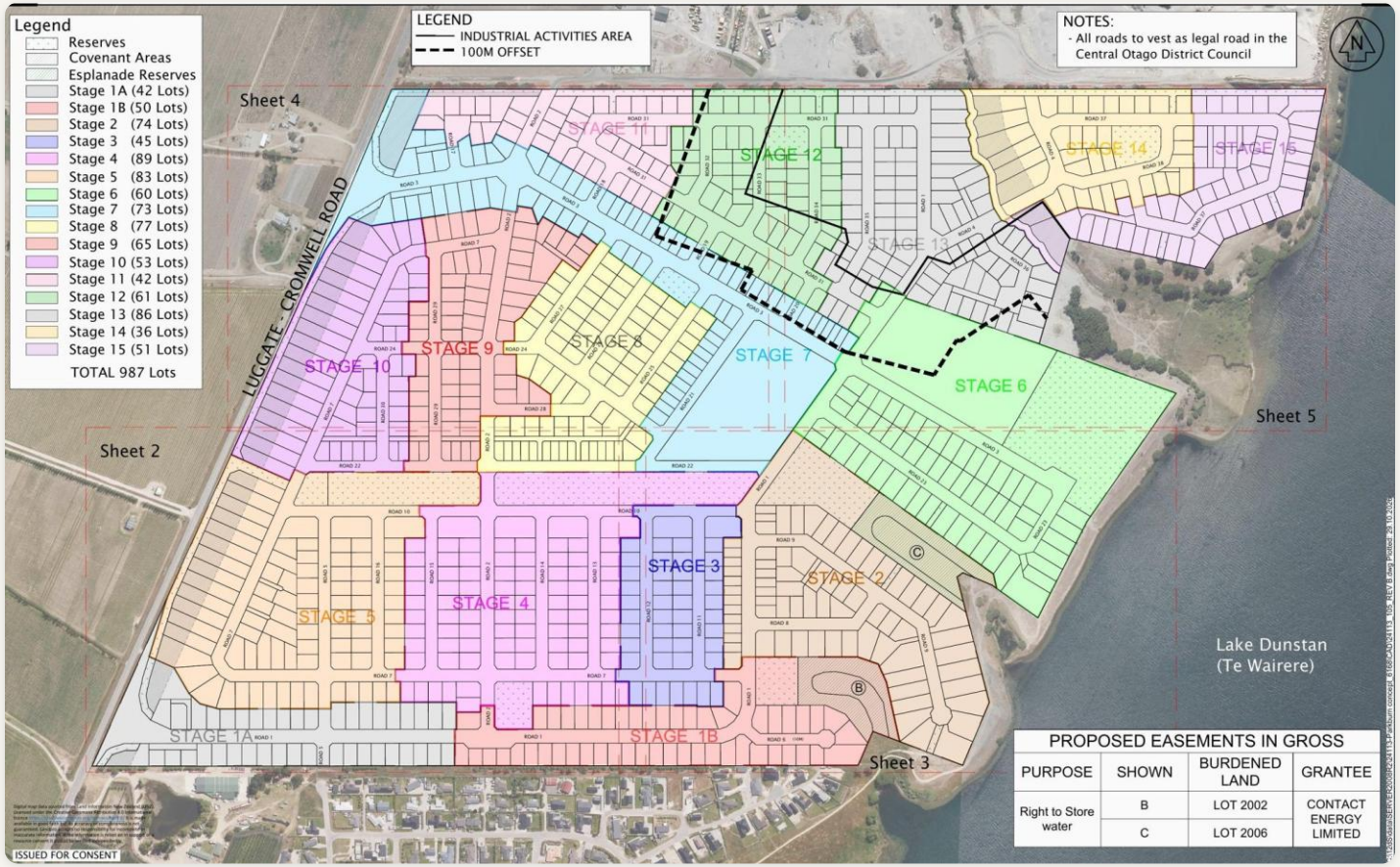
About 2.8 ha, up to 5,000 m^2 GFA: grocery, cafés, offices, childcare, accommodation

School site

About 3 ha for the Ministry of Education

THE PROJECT

Staging alongside the quarry



Staging plan overview (LandPro 105_01 Rev B)

South to north

Stage 1A starts beside Pisa Moorings, with development progressing north

Quarrying ceases early

Quarrying activity will cease before the first stage is completed

Separation from industry

Industrial activity within 100 m must cease before nearby titles issue

Rehabilitation stage by stage

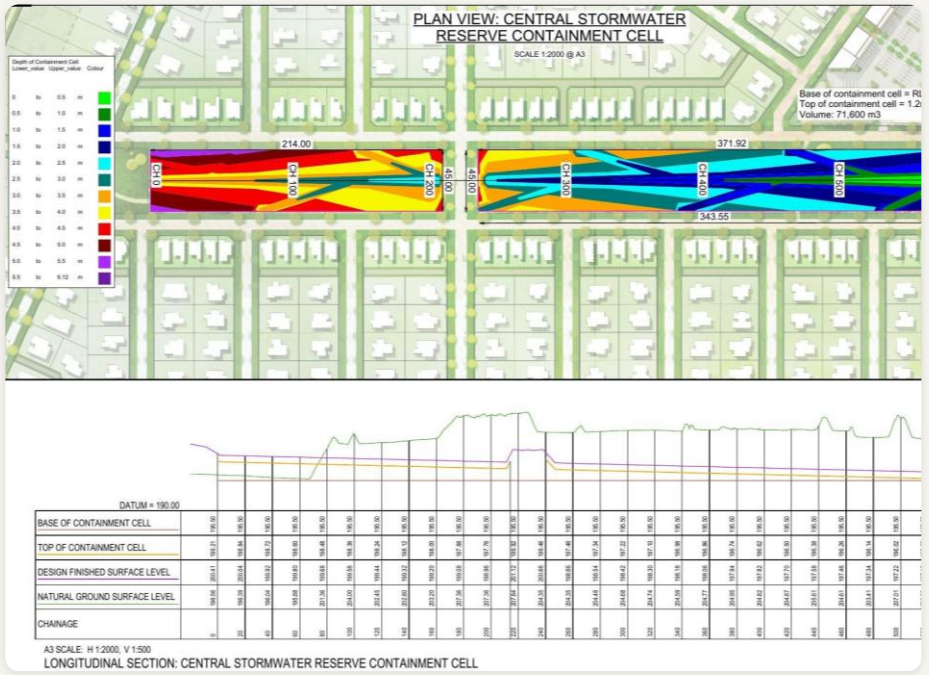
Earthworks, remediation and revegetation as each stage is released

REHABILITATION

Reshaping and remediating the quarry



Bulk earthworks methodology overview (LandPro 113_01)

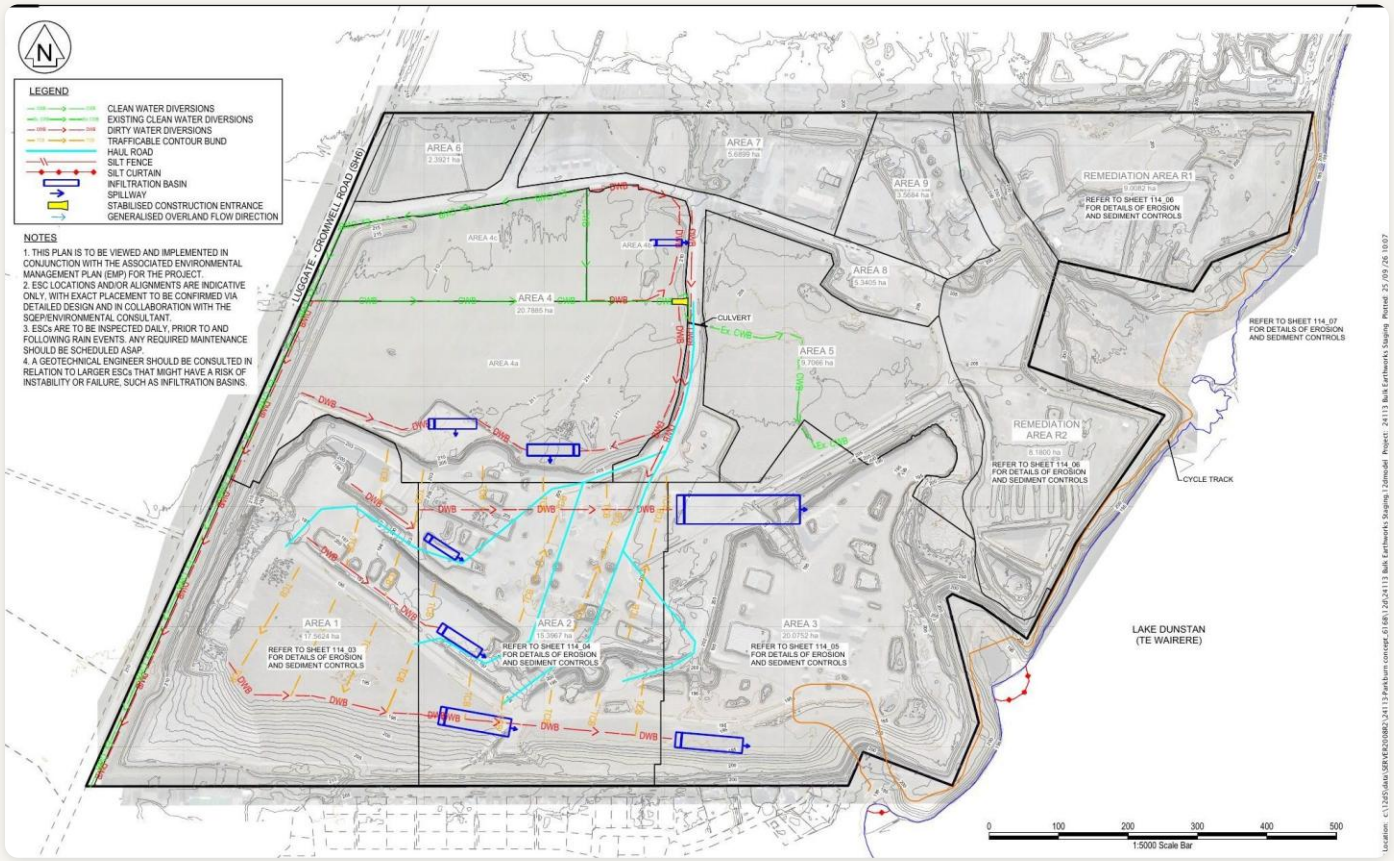


Containment cell detail (LandPro 120)

Cut-to-fill balanced on site, in 11 areas worked in pairs; contaminated material encapsulated in two capped cells; settlement monitored before lots are released.

EARTHWORKS

Environmental management



Erosion and sediment control overview (LandPro 114)

Conditions, then CEMP, then plans
Certified by ORC and CODC before works

Inspected and reported
Weekly and post-rain; monthly SQEP inspection

Infiltration-led controls
Suited to free-draining quarry gravels

THE PROJECT

Open space, landscape and the lake edge



Open spaces (LandPro 102_01)



Landscape concept (Attachment Z)



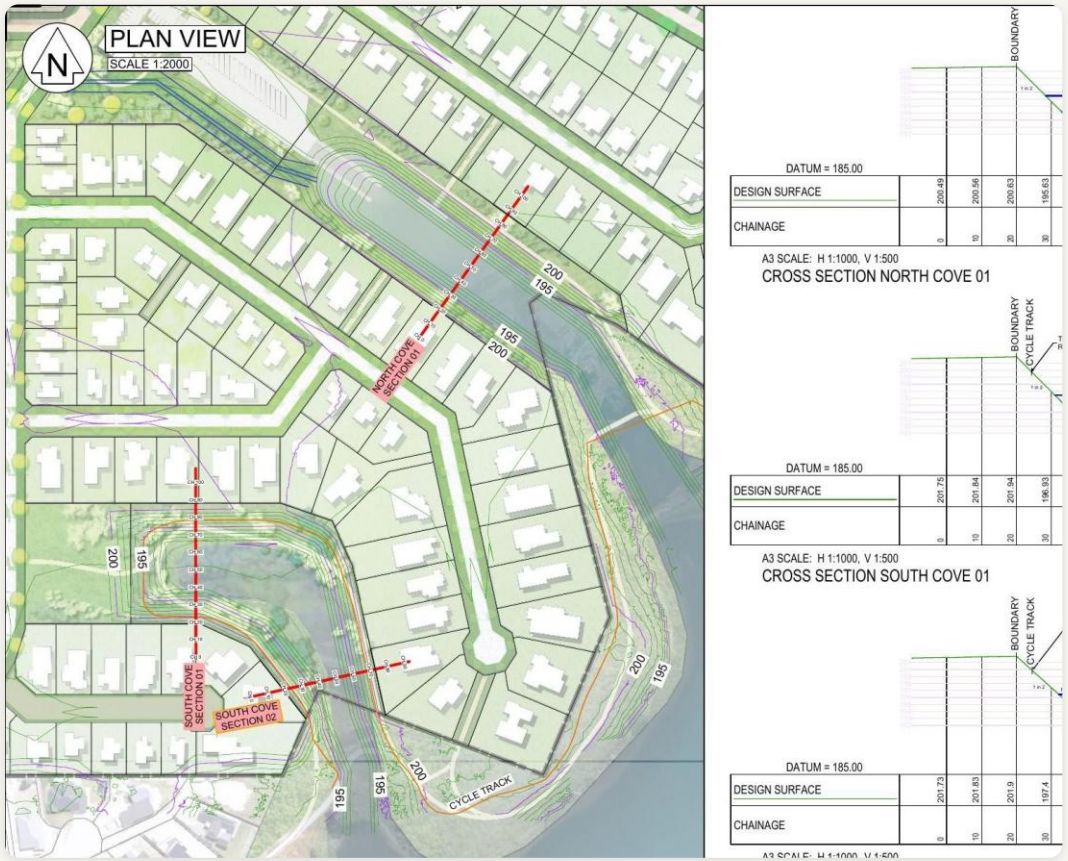
Lake edge restoration (Attachment LL)

13.8 ha of reserves, a greenway and buffers, and a restored, publicly accessible lake edge.

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THE PROPOSAL

Two lake coves



Cove plan and cross-sections (LandPro 117)

North cove
Boat ramp, jetty and parking

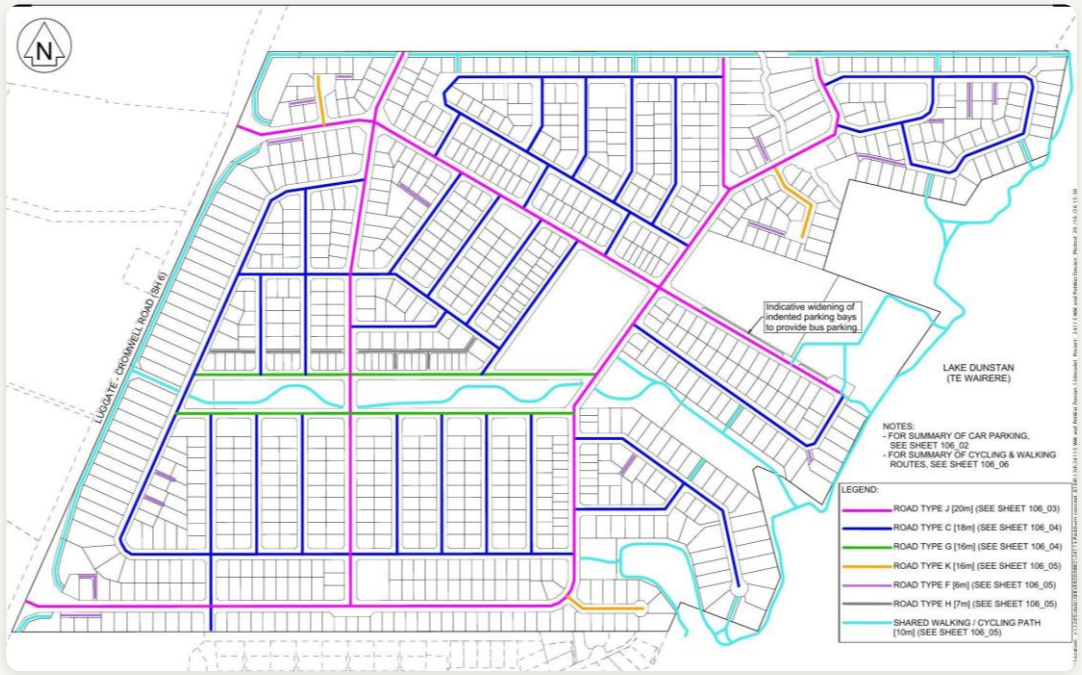
South cove
Swimming and non-motorised craft

Built in the dry
Bund opened to the lake last, behind a silt curtain

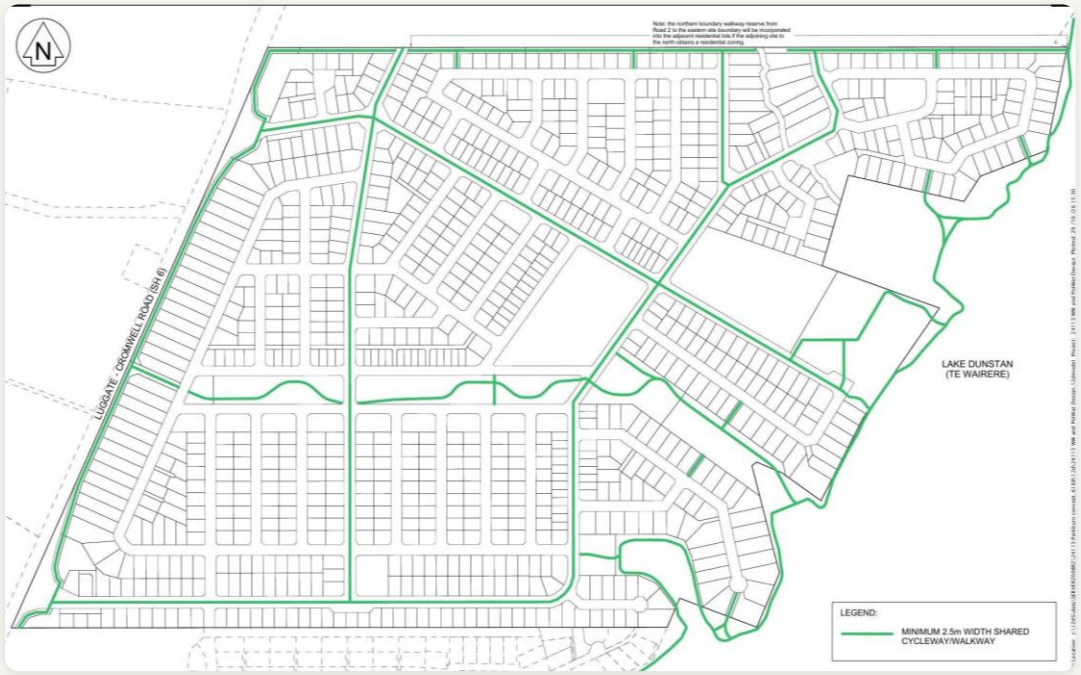
Public reserve
Vest as esplanade reserve

THE PROPOSAL

Roading and movement



Road typology (LandPro 106_01)



Key walking and cycling routes (LandPro 106_06)

A clear road hierarchy, with walking and cycling routes linking every stage to the lake and the trail.

THE PROPOSAL

SH6 access



Northern roundabout (110_02)



Southern roundabout (110_03)

Southern roundabout
New SH6 access, built in Stage 1A

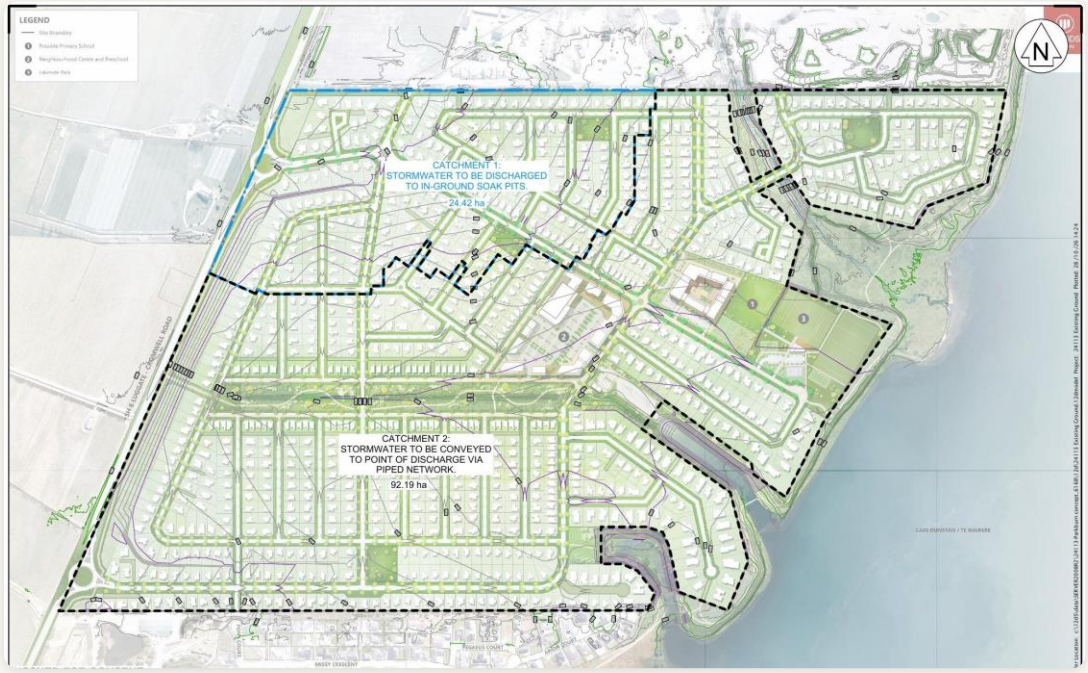
Northern roundabout
Existing access upgraded before the 518th lot

SH6/SH8B intersection
Upgraded to a dual-lane roundabout before the 875th lot

No direct lot access
SH6 is a limited access road; all access via the two roundabouts

THE PROPOSAL

Three waters



Stormwater catchments (LandPro 109_01)



SH6 water and wastewater mains (LandPro 116_01)

Water

New main along SH6; new reservoir on Clark Road

Wastewater

Rising mains along SH6 to the connection point at Clark Rd / SH6

Stormwater

Soakage across 24.4 ha; treated piped network for 92.2 ha

Stage 1A from Q4 2029

Southern Waters network upgrades

APPROVALS

Approvals sought

CODC · RMA	Land use and subdivision; NES-CS
ORC · RMA	Earthworks, bed works and structures, dewatering, diversions, contaminated site
DOC · Wildlife Act	Lizard capture and relocation
DOC · Conservation Act	Easement concession, Park Burn marginal strip

Express lapse periods: 10 years for land use and ORC consents; subdivision 10 years for Stage 1A, then 15.

THE APPLICATION

Guide to the application

Planning Report (30 October 2026)

Proposal, approvals sought, assessment of effects, statutory and FTAA assessment, conditions summary

Plans and design

Development plans [X] · Landscape concept [Z] · Crown land esplanade [LL] · Urban design memo [D] · Landscape assessment [C]

Technical assessments

Economics [B] · Transport [E] · Infrastructure [F] · Contamination [G, H] · Geotechnical [I] · Hydrology [J] · Ecology [K] · Stormwater [L] · CEMP [M] · Noise [N]

Peer reviews and responses

Council and independent reviews [DD]–[KK], [MM], [OO], [PP], with applicant responses [NN] and [QQ]

Conditions and rules

Proposed conditions [O] · Rules assessment [T]

Cultural and consultation

Final Cultural Impact Assessment [W] · Consultation record [V]

Statutory and concession

Referral decision [A] · s30 notice [P] · Declarations [Q, R, RR, SS] · Titles [U] · Easement maps and forms [Y, AA, BB, CC]

THE APPLICATION AS AMENDED ON 30 OCTOBER 2026

What has changed since lodgement

Revised scheme plan (Rev B)

987 lots and about 1,021 homes, a reduction of 2 sites; road widths aligned to draft CODC standards, as requested; staging updated

Peer reviews addressed

Updated specialist reports, with responses to council and independent peer reviews

New and updated material

Updated landscape concept; Crown land esplanade concept; urban design memo; jetty and boat ramp concepts; CEMP Rev B with dewatering plan

Rules assessment refined

No change to the works; refined with CODC and ORC to cover cove dewatering, edge protection, Park Burn fill and the contaminated site

Conditions

One master set for CODC, ORC and the wildlife approval, with Kā Rūnaka, NZTA and DOC input

Assessments updated

Rules, objectives and policies, and the consultation record

The updated application replaces the 4 August 2026 lodgement and the August completeness update.

CONDITIONS

How the conditions are structured

General conditions	All consents: management plan certification, Kā Rūnaka input, Cultural Health Programme, accidental discovery
CODC land use	Development matrices, earthworks, centre and school
CODC subdivision	Staging, SH6 thresholds, servicing, reserves, consent notices
ORC consents	Earthworks, bed works, dewatering, diversions, bores, contaminated land
Wildlife approval	Lizard Management Plan, certified by DOC

Recent changes

One master set
CODC, ORC and wildlife conditions together

Kā Rūnaka conditions
Three conditions adopted in full

NZTA and DOC input
Transport conditions and wildlife comments

Consent lapse periods
Land use and ORC 10 years; subdivision 10 then 15

3 waters (CODC)
Contributions and development agreement being finalised

Management plans are certified by CODC, ORC or DOC: these include CEMP, erosion and sediment control, remediation, landscape, lizard and fish, among others.

DWELLING DESIGN

Designing and approving homes

Consent notice on every lot
Homes must follow the Residential Development Matrix (Appendix Two); the underlying zone rules cannot be used instead

Matrix met
No further resource consent; building consent only

Medium density lots and superlots
Design certified by CODC as consistent with the CODC Medium Density Residential Zone Design Guide 2022

Any departure
A separate resource consent from CODC

Key matrix standards

	Low density	Medium density and superlots
Height	7.5 m	11 m, three storeys
Building coverage	40%	45%
Road setback	4.5 m	2 m
Internal setback	1.8 m	1 m
Lake margin setback	15 m	15 m

ENGAGEMENT

Engagement with the agencies

REFERRAL PHASE

Feb–Oct 2025
CODC meetings, including three waters

6 Aug 2025
Invitations to 11 agencies and rūnaka

Aug–Sep 2025
ORC, DOC, NZTA and LINZ engagement

Sep 2025
First hui with Kā Rūnaka; Process Agreement

Oct 2025
Referral application lodged

Jan 2026
Site visits with Kā Rūnaka

Feb 2026
Minister accepts the referral

SUBSTANTIVE APPLICATION

Mar–Jul 2026
Drafts and peer reviews with CODC and ORC

May–Jun 2026
Site visits; DOC and LINZ meetings

Jul 2026
NZTA review of conditions

Aug 2026
Application lodged

15 Oct 2026
Conditions workshop

30 Oct 2026
Updated application

Engaged throughout

- CODC
- ORC
- NZTA
- DOC
- LINZ
- Kā Rūnaka and Aukaha
- Contact Energy
- Southern Lakes Trails Trust
- Neighbours and tenants
- Ministry of Education

LAKE DUNSTAN / TE WAIRERE: STATUTORY ACKNOWLEDGEMENT AREA

Engagement with Kā Rūnaka

Process Agreement
Engagement since September 2025

Site visits
26 January 2026 with the Kā Rūnaka representative; CIA authors the following week

Final Cultural Impact Assessment
13 recommendations

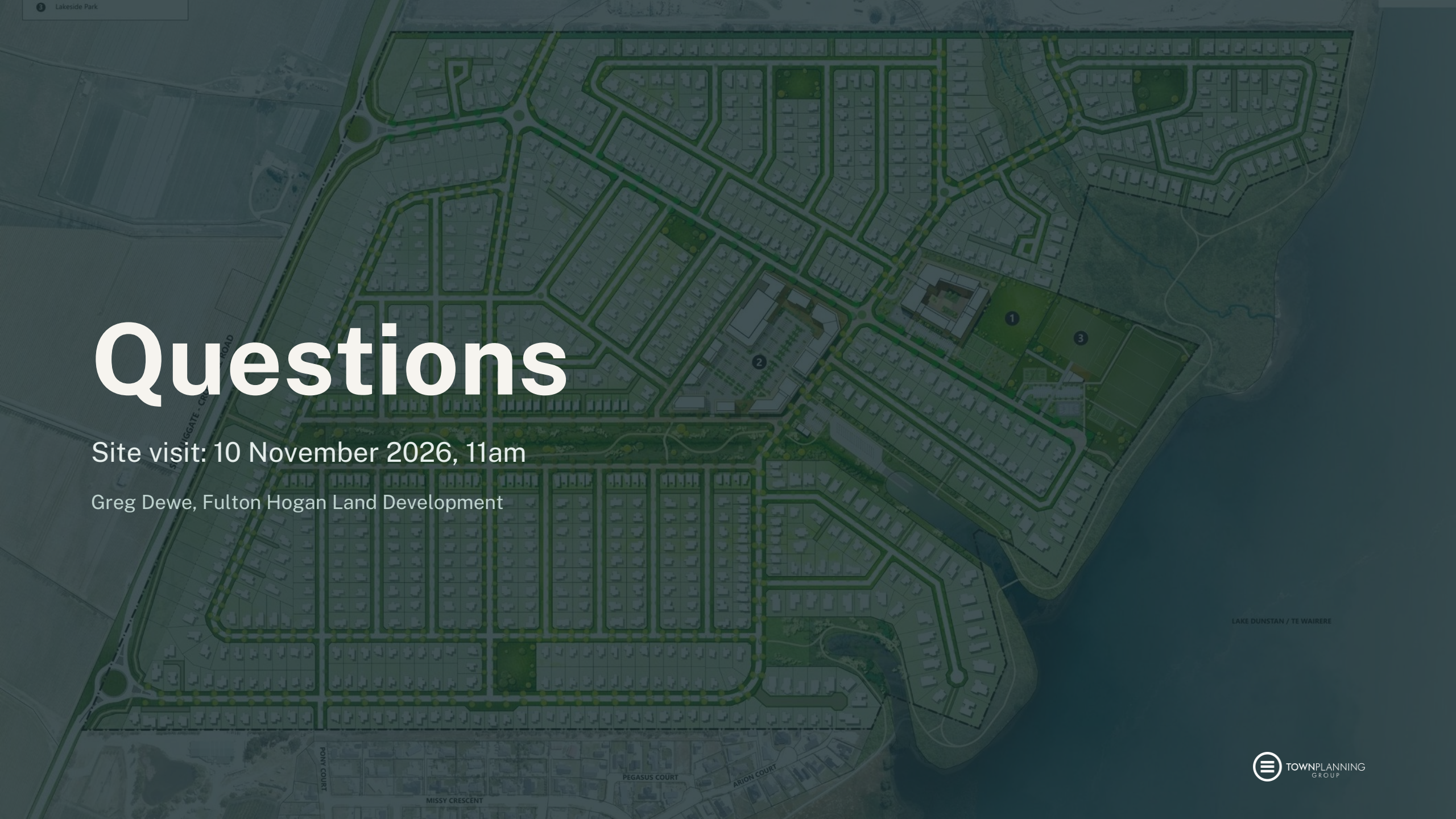
Ongoing kōrero
July, August, September and October 2026

Cultural Health Programme
Baseline, monitoring at 5 and 10 years, annual kaitiaki report

Input on management plans
Every draft goes to Kā Rūnaka first

Landscape design
Cultural narratives, planting, signage and art

Three conditions proposed by Kā Rūnaka in response to the CIA, adopted in full.



Questions

Site visit: 10 November 2026, 11am

Greg Dewe, Fulton Hogan Land Development

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