MINUTE 4 OF THE EXPERT PANEL
Invitations to comment
Parkburn Subdivision [FTAA-2607-1271]
20 November 2026

[1] This minute addresses invitations to comment on the application under section 53 of the Fast-track Approvals Act 2024 (the Act).

[2] The Expert Panel (Panel) undertook a site visit on 10 November 2026, before finalising the invitations to comment on this application.

[3] Section 53(1) of the Act requires the Panel to direct the EPA to invite written comments on the application. Section 53(2) lists the persons from whom comments must be invited. Sections 53(2)(d) to (g) do not apply to this application. The Panel considers the persons identified in Appendix 1 must be invited to comment.

[4] Section 53(2)(h) and (i) require that the owners and occupiers of the land to which the application relates, and of the land adjacent to that land, be invited to comment (in the case of occupiers, unless, after reasonable inquiry, an occupier cannot be identified).

[5] After considering the information provided by the Applicant and the advice from the EPA, and having reviewed the application material, the Panel has determined that the following land is adjacent to the land to which the application relates:

(a) the land shaded orange on the Map in Appendix 2; and

(b) the State Highway 6 road corridor along the western boundary of the application site, which is controlled by NZ Transport Agency Waka Kotahi.

Some of the land shaded orange is on the western side of State Highway 6. That land does not share a boundary with the application site, but the Panel considers it adjacent because it is separated from the site only by the state highway. The owners and occupiers of the land described in (a) and (b), listed in Appendix 3, are therefore to be invited to comment under section 53(2)(h) and (i). NZ Transport Agency Waka Kotahi is also the requiring authority for the State Highway 6 designation, and is therefore also to be invited to comment under section 53(2)(l).

[6] The Panel has considered section 53(3) of the Act, which provides that comments may be invited from any other person the Panel considers appropriate. The properties shaded purple on the Map in Appendix 2, and listed in Appendix 3, do not share a boundary with the application site. They are separated from the site by a narrow strip of land in separate ownership. In its ordinary meaning, "adjacent" does not necessarily require that land adjoin; it may extend to land that is near or close to other land. It is therefore arguable that the purple properties could be treated as adjacent to the land to which the application relates, although the position is not free from doubt. The Panel has not found it necessary to determine that question. Given the proximity of those properties to the site, the Panel considers it appropriate to invite comments from their owners and occupiers under section 53(3). This ensures they are invited to comment whether or not they fall within section 53(2)(h) and (i).

[7] Section 54(1) of the Act requires the EPA, at the Panel's direction, to specify in the invitation the date by which comments must be received by the EPA on behalf of the Panel (which must be 20 working days after the date on which the invitation is given under section 53).

[8] Invitations to comment will be given on 20 November 2026. Comments

must be made to the EPA:

(a) by email to substantive@fasttrack.govt.nz;
(b) by post to Private Bag 63002, Wellington 6140, New Zealand; or
(c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011.

[9] Comments must be received by 18 December 2026.

[10] The application may be accessed on the Fast-track website here: https://www.fasttrack.govt.nz/projects/parkburn/substantive-application.

[11] The Applicant's response to the request for further information set out in Minute 3 is due by 25 November 2026. The response will be uploaded to the Fast-track website within a few days of receipt and can be accessed here: https://www.fasttrack.govt.nz/projects/parkburn/reports-and-advice.

[12] The Fast-track website will be updated as information is made available to the Panel.



Matt Allan
Parkburn Subdivision Expert Panel Chair

Appendix 1: Parties invited to comment under section 53(2) of the Act

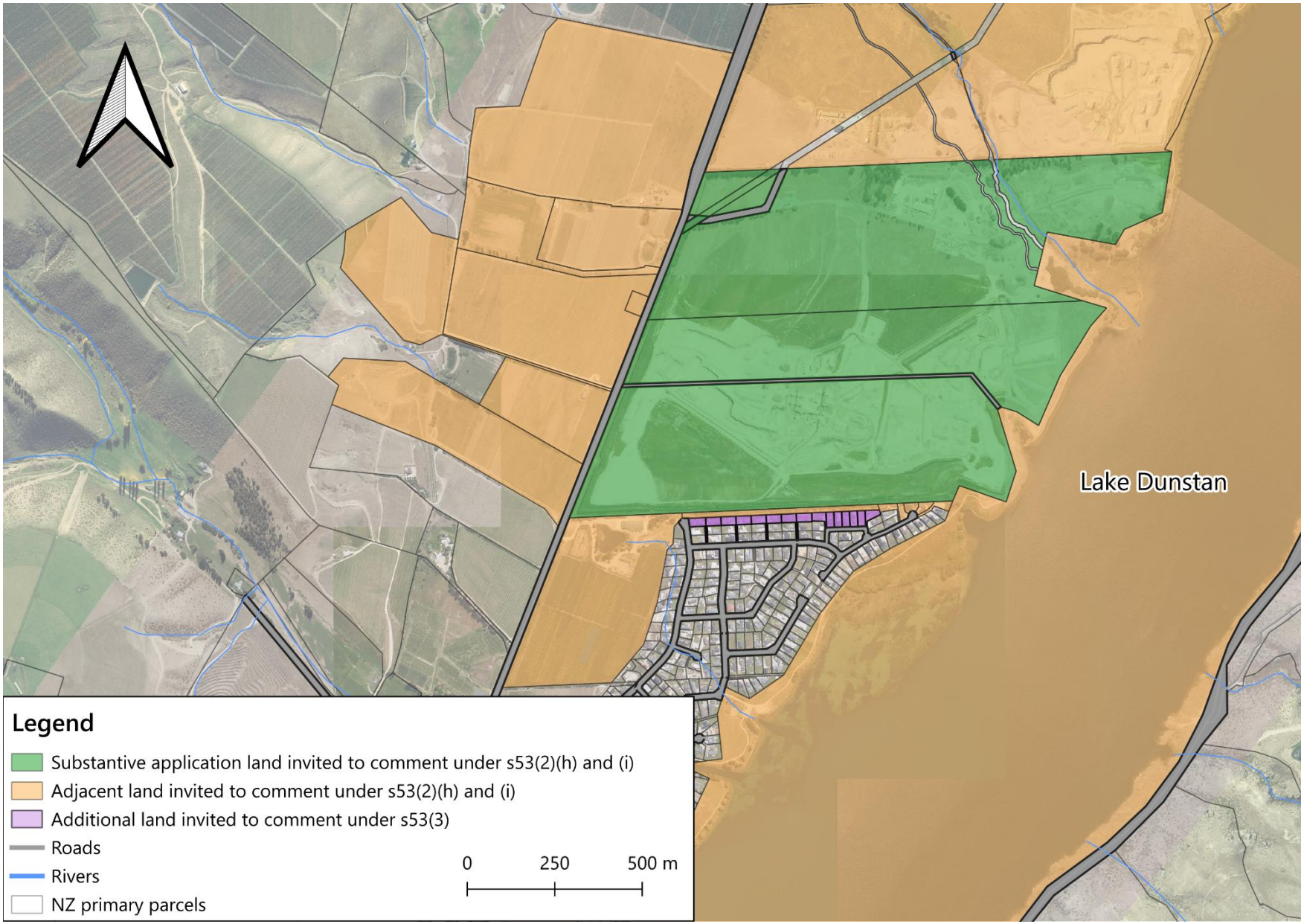
Section of Act	Description from Act	Party identified
53(2)(a)	the relevant local authorities	• Central Otago District Council • Otago Regional Council
53(2)(b)	any relevant iwi authorities	• Te Rūnanga o Ngāi Tahu
53(2)(c)	any relevant Treaty settlement entities, including, to avoid doubt,— (i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and (ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area	• Te Rūnanga o Moeraki • Kāti Huirapa Rūnaka ki Puketeraki • Te Rūnanga o Ōtākou • Hokonui Rūnanga • Waihōpai Rūnaka • Te Rūnanga o Awarua • Te Rūnanga o Ōraka-Aparima
53(2)(d)	any protected customary rights groups and customary marine title groups whose protected customary rights area or customary marine title is within the area to which the substantive application relates	N/A
53(2)(e)	any applicant group under the Marine and Coastal Area (Takutai Moana) Act 2011 that is identified in the report prepared under section 18 or 49 and seeks recognition of customary marine title or protected customary rights within the area to which the substantive application relates	N/A
53(2)(f)	ngā hapū o Ngāti Porou if the area to which the substantive application relates is within or adjacent to, or the activities to which it relates would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou	N/A
53(2)(g)	the tangata whenua of any area within the area to which the substantive application relates that is	N/A

	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	
53(2)(h)	the owners of the land to which the substantive application relates, and the land adjacent to that land	Owners of the land to which the substantive application relates (shaded green) and of the adjacent land identified in paragraph [5] (the land shaded orange and the State Highway 6 road corridor), as shown on the Map in Appendix 2 and listed in Appendix 3.
53(2)(i)	the occupiers of the land to which the substantive application relates, and the land adjacent to that land, unless, after reasonable inquiry, an occupier cannot be identified	Occupiers of the land to which the substantive application relates (shaded green) and of the adjacent land identified in paragraph [5] (the land shaded orange and the State Highway 6 road corridor), as shown on the Map in Appendix 2 and listed in Appendix 3.
53(2)(j)	the Minister for the Environment and other relevant portfolio Ministers The phrase "relevant portfolio Minister" is defined in the Act as meaning a Minister of the Crown who, under the authority of a warrant or with the authority of the Prime Minister, is responsible for,— (a) in relation to a proposed Government policy statement, a portfolio that is directly related to the subject of the proposed Government policy statement; or (b) in relation to a project, either or both of the following: (i) a portfolio that is directly related to the nature of the project (for example, the Minister responsible for energy, in the case of a project to construct a solar farm):	• Minister for the Environment • Minister for Māori Crown Relations: Te Arawhiti • Minister for Māori Development • Minister for Treaty of Waitangi Negotiations • Minister for Economic Growth • Minister for Regional Development • Minister of Education • Minister for Land Information • Minister of Conservation • Minister of Housing • Minister of Transport

	(ii) the administration of a specified Act that relates to a proposed approval for the project or to an approval being sought in the substantive application (for example, the Minister responsible for the administration of the Heritage New Zealand Pouhere Taonga Act 2014, in the case of a project that requires an archaeological authority)	• Minister for Infrastructure
53(2)(k)	relevant administering agencies	• Department of Conservation
53(2)(l)	any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land	• NZ Transport Agency Waka Kotahi (State Highway 6 designation)
53(2)(m)	if the approvals sought in the substantive application include— (i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups listed in clause 13 of Schedule 5: (ii) an approval described in section 42(4)(e) (concession), the persons listed in clause 5 of Schedule 6: (iii) an approval described in section 42(4)(g) (conservation covenant), the persons listed in clause 44 of Schedule 6: (iv) an approval described in section 42(4)(h) (wildlife approval), the persons listed in clause 4 of Schedule 7: (v) an approval described in section 42(4)(k) (marine consent), the persons listed in clause 5 of Schedule 10: (vi) an approval described in section 42(4)(l) or (m) (access arrangement), the persons listed in clause 5 of Schedule 11:	• Director-General of Conservation • New Zealand Conservation Authority • Otago Conservation Board • New Zealand Fish and Game Council • Game Animal Council

	(vii) an approval described in section 42(4)(n) (mining permit), the person listed in clause 18 of Schedule 11.	
53(2)(n)	any persons or groups specified by the Minister under section 27(3)(b)(iii).	• Aukaha • Te Ao Mārama Incorporated

Appendix 2: Map of land to which the substantive application relates, the adjacent land, and the additional land invited to comment under section 53(3)


Lake Dunstan
Legend
Substantive application land invited to comment under s53(2)(h) and (i)
Adjacent land invited to comment under s53(2)(h) and (i)
Additional land invited to comment under s53(3)
Roads
Rivers
NZ primary parcels
0
250
500 m

Appendix 3: Owners and occupiers of the land to which the substantive application relates, the adjacent land, and the additional land invited to comment under section 53(3)

Owners of the land to which the substantive application relates (green)
• Part Section 62 Blk IV Wakefield SD; Part Section 63 Blk IV Wakefield SD; Section 1 SO 365897 – Luggate-Cromwell Road, Mount Pisa – Fulton Hogan Limited • Section 64 Block IV Wakefield SD; Section 65 Block IV Wakefield SD – Luggate-Cromwell Road, Mount Pisa – Fulton Hogan Limited
Occupiers of the land to which the substantive application relates (green)
• Central Otago District Council • JCL Asphalt • Firth Concrete • Allied Concrete • Upper Clutha Transport
Owners and occupiers of the adjacent land (orange)
Land that shares a common boundary with, or is separated only by State Highway 6 from, the land to which the substantive application relates (shown orange, or described in paragraph [5]): • 15 Arion Court, Mount Pisa – Lot 10 DP 514674 • 13 Arion Court, Mount Pisa – Lot 11 DP 514674 • 11 Arion Court, Mount Pisa – Lot 12 DP 514674 • 9 Arion Court, Mount Pisa – Lot 15 DP 514674 • Pony Court, Mount Pisa – Lot 16 DP 514674 • Lot 2 DP 397990 • 17 Arion Court, Mount Pisa – Lot 9 DP 514674 • Lake Dunstan – Part Section 1 SO 23940 • 922A Luggate-Cromwell Road, Mount Pisa – Section 5 SO 22536; Section 6 SO 22536; Section 7 SO 22536; Part Section 8 SO 22536; Section 9 SO 22536; Section 10 SO 22536 • 869 Luggate-Cromwell Road, Mount Pisa – Lot 1 DP 24987 • 829 Luggate-Cromwell Road, Mount Pisa – Lot 1 DP 25503 • Lot 1 DP 508669

- Lot 2 DP 24301
- Luggate-Cromwell Road, Mount Pisa – Lot 2 DP 25665
- 909B Luggate-Cromwell Road, Mount Pisa – Lot 2 DP 508669
- Lot 3 DP 24478
- Section 41 Block IV Wakefield SD
- State Highway 6 (Luggate-Cromwell Road) road corridor – NZ Transport Agency Waka Kotahi (not shaded on the Map)
- Toitū Te Whenua Land Information New Zealand

Owners and occupiers of additional land (purple)

Land that does not share a common boundary with the land to which the substantive application relates, the owners and occupiers of which the Panel considers it appropriate to invite to comment under section 53(3) (shown purple):

- 55B Missy Crescent, Pisa Moorings – Lot 103 DP 397990
- 57B Missy Crescent, Pisa Moorings – Lot 104 DP 397990
- 30 Pegasus Court, Pisa Moorings – Lot 109 DP 503810
- 28 Pegasus Court, Pisa Moorings – Lot 110 DP 503810
- 26 Pegasus Court, Pisa Moorings – Lot 111 DP 503810
- 24 Pegasus Court, Pisa Moorings – Lot 112 DP 503810
- 22 Pegasus Court, Pisa Moorings – Lot 113 DP 503810
- 20 Pegasus Court, Pisa Moorings – Lot 114 DP 503810
- 18 Pegasus Court, Pisa Moorings – Lot 115 DP 503810
- 5 Pony Court, Pisa Moorings – Lot 85 DP 384366
- 37B Missy Crescent, Pisa Moorings – Lot 86 DP 384366
- 39B Missy Crescent, Pisa Moorings – Lot 91 DP 384366
- 41B Missy Crescent, Pisa Moorings – Lot 92 DP 384366
- 47B Missy Crescent, Pisa Moorings – Lot 97 DP 373085
- 51B Missy Crescent, Pisa Moorings – Lot 98 DP 373085