



TOWNPLANNING
GROUP

Referral Application for Fast-Track Approvals Process |

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

**Fulton Hogan Land Development
Limited**

PLANNING REPORT

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Supporting Attachments

- [01] Subdivision Scheme Plans
- [02] Illustrative Master Plan
- [03] Subdivision Staging Plans
- [04] Cut and Fill Depth Plan
- [05] Infrastructure Memorandum
- [06] Carriageway Consulting Transport Assessment(s)
- [07] Stormwater Memorandum
- [08] Landscape Concept Plans
- [09] Urban Design Memorandum
- [010] Crown Land Works Plan
- [011] Lake Dunstan / Te Wairere Statutory Acknowledgement
- [012] Record of Title and Interests
- [013] Summary of Consultation and Correspondence Records
- [014] Land Status Information Plan
- [015] Company Extract – Fulton Hogan Land Development Limited
- [016] Economic Assessment
- [017] Ecological Memorandum
- [018] PC21 Geotechnical Assessment
- [019] PC21 Site Contamination Assessment
- [020] PC21 Te Rūnanga o Ngai Tahu and Aukaha Tabled Evidence



1 Project Overview

1.1 Introduction

This Planning Report forms part of the referral application lodged on behalf of **Fulton Hogan Land Development Limited (FHL D)** (s11(2) and s13(4)(w)). It has been prepared to provide additional detail and assessment in support of the prescribed Referral Application Form; and is structured to demonstrate compliance with each of the specific information requirements of Section 13 of the Fast-track Approvals Act 2024 (**FTAA**).

A concise project overview is outlined within **Table 1** below, with further details presented in the subsequent sections of this Planning Report.

Table 1 Project Overview

Applicant:	Fulton Hogan Land Development Limited
Project Summary:	<p>The purpose of the application is to authorise the subdivision and use of land for urban development in support of the rehabilitation of the existing Parkburn Quarry, with associated enabling works, activities, and infrastructure, as well as riparian restoration works. The key components of the project include:</p> <ul style="list-style-type: none"> • 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 Parkburn Stream and the Lake Dunstan / Te Wairere boundaries. <p>SECTION 2 of this Report provides further detail on the proposed works, while SECTION 5 outlines the range of statutory approvals required and sought as part of the referral application.</p>
Site Details:	<p>SECTION 3 of this Planning Report outlines the characteristics of the site, including the legal descriptions, ownership details, and relevant statutory classifications of the land parcels. It also identifies key planning features such as zoning, overlays, and other provisions relevant to the project. In addition, SECTION 3 describes the receiving environment, with particular reference to existing resource consents, and provides an overview of the plan change that established the urban zoning across the site.</p> <p>Figure 1 presents an overview plan illustrating the extent of the project site subject to this application.</p>
Local Authorities:	<p>Otago Regional Council (ORC) Central Otago District Council (CODC)</p>



<p>Relevant Administering Agencies:</p>	<p>Ministry for the Environment (MfE) Department of Conservation (DoC)</p>
<p>Relevant Iwi Authorities:</p>	<p>Te Rūnanga o Ngāi Tahu Aukaha Te Ao Mārama Incorporated Te Rūnanga o Moeraki Kāti Huirapa ki Puketeraki Te Rūnanga o Ōtākou Hokonui Rūnanga Waihōpai Rūnaka Te Rūnanga o Awarua Te Rūnanga o Ōraka-Aparima</p>
<p>Other Relevant Agencies / Groups:</p>	<p>Ministry of Education (MoE) Contact Energy (CE) Land Information New Zealand (LINZ) Waka Kotahi New Zealand Transport Agency (NZTA)</p>



Figure 1 Project Site Aerial Overview (s13(4)(d)) (CODC GIS)

1.2 Structure of report

This report is structured as follows:

- Section 1 – Project Overview
- Section 2 – Project Description
- Section 3 – Project Area
- Section 4 – Appropriateness for Fast Track Approvals Process
- Section 5 – Approvals Sought
- Section 6 – Environmental Effects of the Project
- Section 7 – Persons and Groups Affected
- Section 8 – Consultation
- Section 9 – Statutory Assessment
- Section 10 – Conclusion

A number of attachments are provided in support of this application and referenced throughout, with these providing a comprehensive appraisal of the project suitable for the referral phase and associated relevant provisions of the FTAA.



2 Project Description

2.1 Project Overview

The site was recently rezoned through Plan Change 21 (**PC21**) to the Central Otago District Plan (**CODP**), with this providing for a range of urban zonings (residential, industrial and business) to support the future efficient and appropriate rehabilitation of the site post quarrying activities. PC21 introduced a prescriptive Structure Plan to guide development. Following the rezoning (which was not promoted by FHLD), FHLD 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 industrial activity at this location.

In light of the above, FHLD are proposing an application under the FTAA an urban development that will facilitate the rehabilitation of the existing Parkburn Quarry, as illustrated in **Figure 2**. The project provides for the staged creation 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 new roads, intersections with SH6, and associated infrastructure, and includes the formation of two small lake coves and restoration works along the stream and lake margins.



Figure 2 Illustrative Master Plan

The activities forming part of this proposal are described in **SECTION 2.2** of this Report, with the project to be completed over a 10-year timeframe (s13(4)(e)).

Figure 1 illustrates the project site and its surrounding environment. The project site encompasses the full extent of works associated with the development, including the SH6 access works, as well as the access, restoration, and enhancement works relating to the Parkburn Stream and Lake Dunstan / Te Wairere boundaries, as illustrated in **Figure 3**.



Figure 3 Landscape Master Plan

2.2 Description of project and the activities it involves (s13(4)(a))

2.2.1 Land Use and Subdivision

The key features of the proposed subdivision development are illustrated in **Figures 3** and **4** and include:

- Approximately 1,000 residential lots/units (of varying densities) with associated roading and intersections with SH6;
- A local commercial centre, positioned centrally within the development;
- A potential primary school site; and
- Several open space reserve areas, including a larger multi-purpose reserve area adjacent to Lake Dunstan / Te Wairere and the Park Burn.

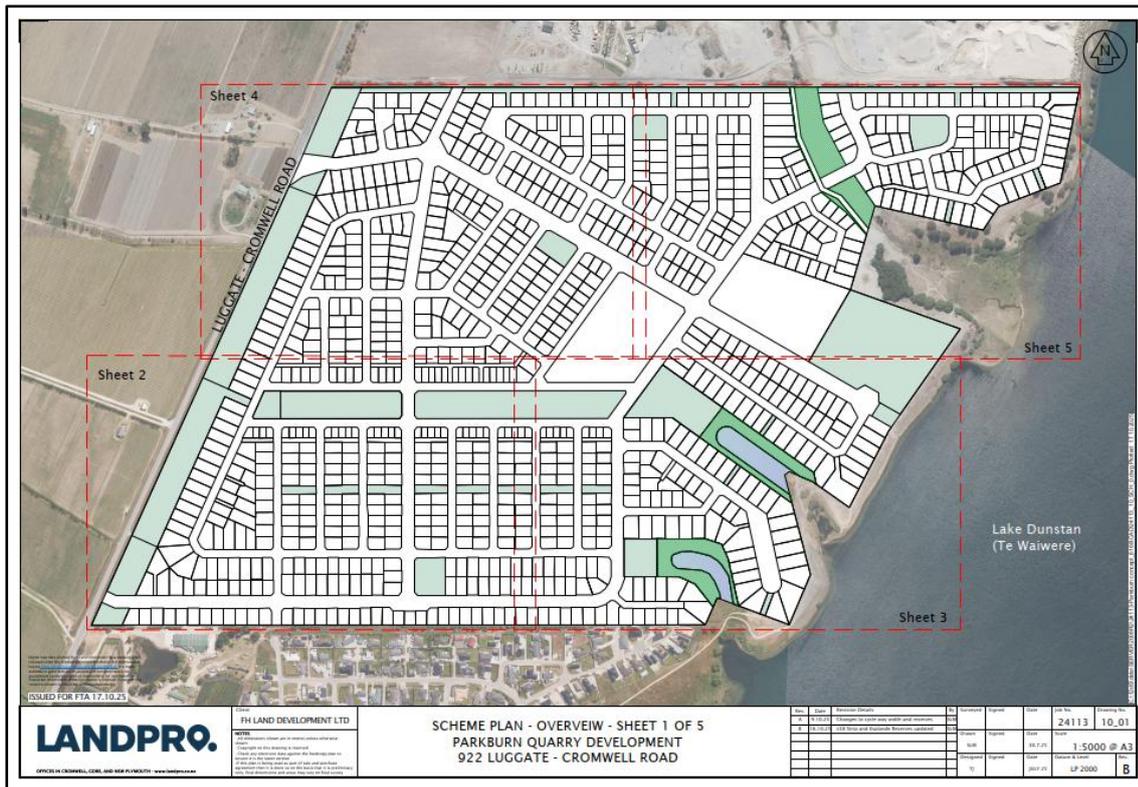


Figure 4 Subdivision Scheme Plan

The subdivision component of the development comprises of varying lot arrangements, sizes and purposes that include residential, commercial, education, open space and roads, as identified in the Subdivision Scheme Plans enclosed as **Attachment [01]**. The Illustrative Master Plan for the site is enclosed as **Attachment [02]**.

With respect to the potential school site and local commercial centre, we note:

- The potential school site is approximately 2.6ha in land area. If the school site is not required by MoE, it is proposed that it would revert to residential land use and development, with both scenarios provided for as part of the present application;
- The local commercial centre is approximately 2.8ha in land area, with this expected to provide for a range of undefined commercial activities that serve the local community, generally in line with that expected for the Business Resource Area 3 as introduced by PC21.

It is noted the entire subdivision illustrated is to be consented together and delivered in stages (s13(4)(f)). The staging of the development is illustrated in **Figure 5**, with the Subdivision Staging Plans enclosed as **Attachment [03]**.

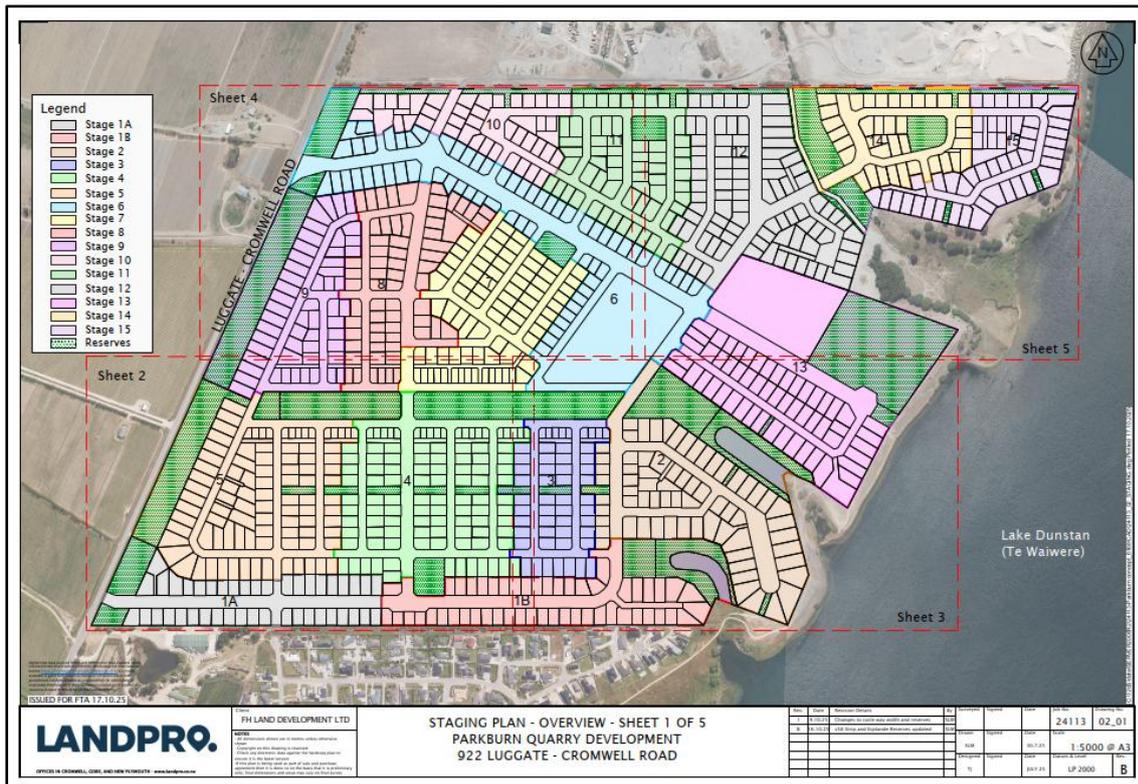


Figure 5 Subdivision Staging Plan

The proposed development staging has been informed by the quarrying programme, and particularly, the timing of infrastructure provision to the site. In this respect, the development will progress in line with infrastructure provision and network capacity, as per any standard large scale urban development project, and as reflected in the provisions introduced by PC21. This approach has been discussed with CODC, with typical consent conditions able to be promoted to address infrastructure provision and timing, with these able to be determined as part of any Substantive Application. In any event, the key staging matters are outlined as follows:

- The development staging will progress from south to north, with this presenting opportunities to avoid and mitigate any reverse sensitivity effects, and achieve efficiencies with infrastructure provision which will come from the south.
- The water and wastewater infrastructure development triggers, with development to progress in line with the required infrastructure upgrades and actions, and subsequent availability of network infrastructure, with these matters to be determined in consultation with CODC.
- The transportation and access infrastructure development triggers as outlined in the Transport Assessment, with no more than 710 residential units until a direct link between the site and Pisa Moorings is achieved, and no more than 875 residential units until the southern approach to the SH6 / SH8 roundabout is improved to create additional capacity.

It is noted that the proposed development layout remains subject to further design refinement and consultation feedback, and will be finalised as part of any Substantive Application, should this application be successful.

2.2.2 Enabling Works

As the site is an active quarry, the extent of enabling works required to prepare the site for future development are significant. While the detailed design of these earthworks is yet to be confirmed, an initial Cut and Fill Depth Plan is enclosed as **Attachment [04]**. The enabling works will ensure appropriate rehabilitation and finished levels across the development area, together with the provision of necessary infrastructure, the formation of the coves, and the establishment of a bore to support future irrigation requirements for landscaped areas, along with dust suppression. Further details on these enabling earthwork requirements are provided within the Infrastructure Memorandum enclosed as **Attachment [05]**

Whilst subject to detailed design, specific construction methodologies will be adopted where the required enabling works occur in proximity to sensitive land uses or environmental features. This will take the form of a comprehensive Environmental Management Plan (**EMP**), detailing the approach to managing construction-phase effects such as dust, runoff, noise, land stability, and environmental impacts, including works within riparian areas and the bed of the lake, consistent with best practice and regional and district plan requirements. In this respect, a comprehensive earthworks design package, including details of volumes, staging, methods, and mitigation measures, will be submitted as part of any Substantive Application. Again, this being an industry standard approach.

2.2.3 Transportation

The development will be served by two intersections with SH6, one of which is already established at the northern end of the site. Ongoing consultation with NZTA that commenced through PC21 will confirm the final design treatment, technical specifications, and timing of construction of these intersections. It is noted however that the design outcomes are expected to be the same as that detailed and approved through PC21, as detailed within the Carriageway Consulting Transport Assessment(s) enclosed as **Attachment [06]**. These details will be peer reviewed by NZTA and incorporated into the Substantive Application.

The internal roading network within the application site, along with road connections to the north and south, are suitably provided for by the proposed development.

Whilst subject to further detailed design, the internal roading network will align with the relevant CODC engineering standards, with these matters able to be presented as part of the Substantive Application.

2.2.4 Services

Water supply, wastewater disposal, and stormwater management for the development will be provided in accordance with CODC standards and expectations. This will include the upgrade and extension of existing reticulated systems to service the application site, with the wider network capacity assessed at length through the PC21 process.



As identified in the Infrastructure Memorandum enclosed as **Attachment [05]**, ongoing discussions with CODC infrastructure staff will inform the detail, timing and funding arrangements for the provision of water and wastewater services to the site. Similarly, a range of stormwater treatment and disposal options for the site are available, as outlined within the Stormwater Memorandum enclosed as **Attachment [07]**. These matters able to be presented as part of the Substantive Application.

The site is currently afforded with connections to power and telecommunication services, with these able to be extended to service the development.

2.2.5 Landscaping and Open Space

The landscape and urban design response for the site is detailed in the Landscape Concept and Urban Design Memorandum enclosed as **Attachment [08]** and **[09]** respectively. The Landscape Concept for the site (refer **Figure 6**) illustrates the range of landscaping and open space features proposed to complement the development, with this including:

- A multipurpose reserve and playground adjacent to the lake of approximately 3.2ha in land area,
- Several neighbourhood parks,
- A greenway reserve,
- Coves and esplanade reserves, and
- Bund and buffer areas adjoining the road and the active quarry to the north of the site.



Figure 6 Landscape Concept – Green Network

The project provides for a range of restoration works focused along the margins of the lake and the Parkburn Stream. These restoration works will include weed removal and revegetation works, including the enhancement (and reinstatement as required) of the existing pedestrian

trail that runs along the lake margin, with these works extending beyond the land under the control of FHLD, as illustrated in the Crown Land Works Plan in **Figure 7** (and **Attachment [010]**). The detail of these works remains subject to ongoing consultation, with key stakeholders involving DoC, ORC, CODC, LINZ and relevant iwi authorities. In light of this, the detailed design of these works remains subject to refinement, with the detail able to be presented as part of a future Substantive Application.

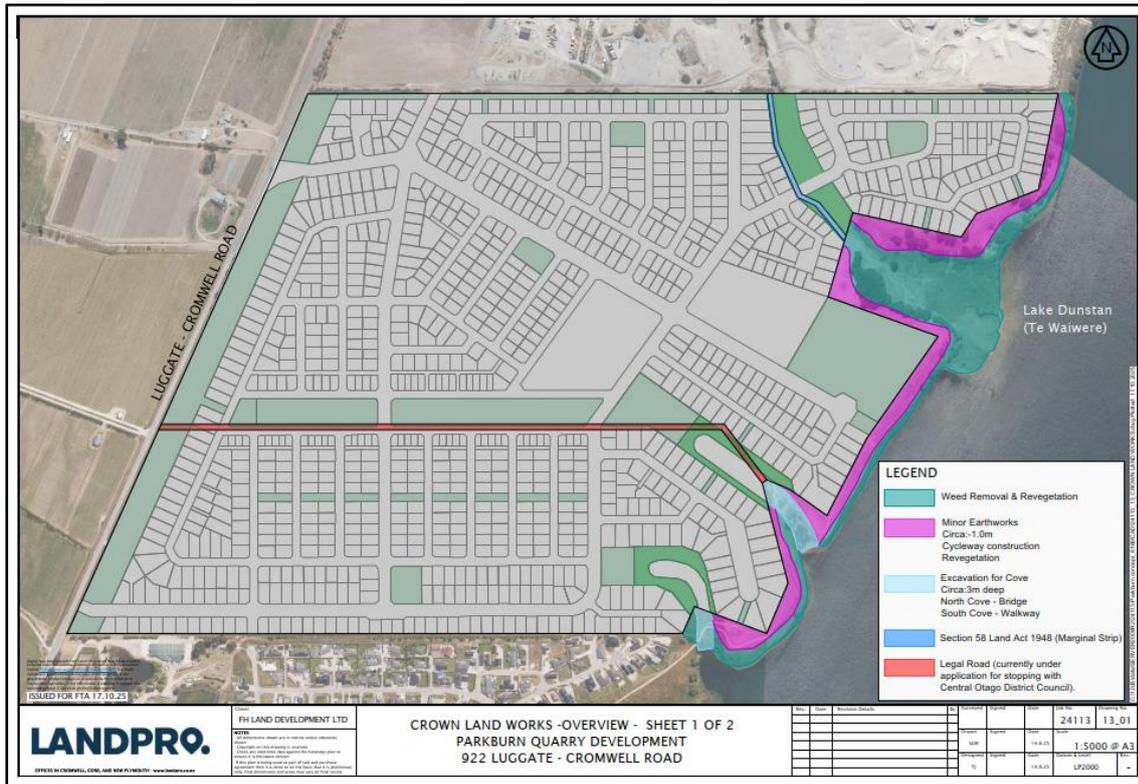


Figure 7 Crown Land Works Plan

2.3 Alternative Project (s13(4)(g))

No part of this proposal is proposed as an alternative project.

3 Project Area

3.1 Project Area Overview

The approximate 118ha site is located at 922 Luggate–Cromwell Road, Mt Pisa, Cromwell, approximately 8.5km from Cromwell, as illustrated in **Figures 8 and 9**.



Figure 8 Site Aerial (CODC GIS)

The majority of the site is, or has historically been, utilised as the Parkburn Quarry, which is being progressively quarried from south to north, with rehabilitation works already undertaken in some areas. The northern end of the site accommodates a range of small-scale yard-based industrial activities.

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.





Figure 9 Site Context Aerial (CODC GIS)

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.

Lake Dunstan / Te Wairere is a Statutory Acknowledgement Area, as recorded in the Ngāi Tahu Claims Settlement Act 1998 (s13(4)(o)). Schedule 61 of the Act recognises the cultural, spiritual, historic, and traditional associations of Ngāi Tahu with the lake, with the Statutory Acknowledgement enclosed as **Attachment [011]**. No other identified Māori land, marae, or cultural heritage features are located within the project area (s13(4)(o)).

3.2 Land Ownership and Title Interests

The project site comprises of multiple parcels that are detailed in **Table 2**, with this also including an overview of the current title interests. The Records of Title and associated interests are enclosed as **Attachment [012]**.

Table 2 Records of Title Summary

Record of Title	Legal Description	Owner	Title Interests
1019401	Part Section 62-63 Block IV Wakefield Survey District and Part Section 63	Fulton Hogan Limited	<ul style="list-style-type: none"> Section 5 of the Coal Mines Act 1979 (affects Part Section 63) Section 8 of the Mining Act 1971 (affects Part Section 63)

Record of Title	Legal Description	Owner	Title Interests
	Block IV Wakefield Survey District and Section 1 Survey Office Plan 365897 and Section 4 Survey Office Plan 557380		<ul style="list-style-type: none"> • Gazette Notice 5041663.1 (2001/1044) declaring State Highway 6 as limited access road (affects Part Sections 62 and 63) • C91 5057376.2 Section 91 Transit New Zealand Act 1989 (affects Part Section 62) – Limited Access Road • C116 12240857.1 Part IVA Conservation Act 1987 and Section 11 Crown Minerals Act 1991 (affects Section 4 SO 557380) – Sections 1, 2,3 and 4 on Title Plan 557380 • EI 12279403.1 Right of way marked A, B and C to convey electricity over part Section 63 to Aurora Energy Limited
OT10B/1 452	Section 64-65 Block IV Wakefield Survey District	Fulton Hogan Limited	<ul style="list-style-type: none"> • Section 5 of the Coal Mines Act 1979 (affects Sections 64 and 65) • Section 8 of the Mining Act 1971 (affects Part Sections 64 and 65) • Gazette Notice 5041663.1 (2001/1044) declaring State Highway 6 as limited access road (affects Part Sections 64 and 65)

With respect to the relevant interests, the proposal does not affect the existing easement (12279403.1) in favour of Aurora Energy Limited (**AEL**). Should any changes be required, the infrastructure will be realigned, and necessary amendments made in consultation with AEL at the time of development.

Further, no effects are anticipated arising from the following:

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

While the subdivision and land use outcomes of the project are principally contained within the boundaries of the land under the control of FHLD, it is noted that several ancillary works are proposed to beyond this (refer **Figure 7**), including:

- Restoration works along the Parkburn Stream and Lake Dunstan / Te Wairere edges, including new connections to, and improvements of, the existing lakefront walking and cycling track; and
- Formation of two coves extending into Lake Dunstan / Te Wairere.

With respect to the above, direct consultation has and will continue to be undertaken with the with relevant statutory agencies, including DoC regarding works within the marginal strip along the stream, and LINZ in relation to works associated within or adjacent to the lake and within Crown Land (feedback received from both to date is outlined within **SECTION 8**, and included at **Attachment [13]**). Similarly, it is noted that the proposed road connections to SH6 and any associated infrastructure upgrades within the SH6 legal road corridor will be determined in



consultation with NZTA (as per the outcome of the current provisions in the CODP, as introduced by PC21).

As illustrated in **Figure 10** (and enclosed as **Attachment 14**), an unformed (paper) road extends through the site between SH6 and Lake Dunstan / Te Wairere. An application to stop this legal road was submitted to CODC 26 May 2025, with this supported by CODC Officers. At the present time, this is subject to adoption by the Cromwell Community Board at their meeting scheduled for 25 November 2025, with CODC ratification scheduled for 26 November 2025.



Figure 10 Land Status Information Plan

3.3 Legal Interests (s13(4)(s))

As identified by the Records of Title, Fulton Hogan Limited is the registered owner of the development land area. The applicant, FHLD, is a wholly owned subsidiary of Fulton Hogan Limited (refer Company Extract enclosed as **Attachment [15]**) 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 land ownership or project implementation.

It is noted that the works located outside the immediate project area will require separate authorisations from the relevant agencies, some of which are sought within the present referral application (i.e. a concession for works across the marginal strip under the management of DoC). There are works however proposed across Crown Land for which authorisations are required to be sought under the Land Act, which falls outside of the FTAA, with consultation commenced with LINZ (as outlined in the correspondence enclosed as **Attachment [13]**). The nature of these works involves temporary earthwork activities and enhancement and



reinstatement of existing pedestrian trails, with these matters considered to be straightforward and reasonably dealt with independently from the application under the FTAA.

3.4 Existing Consents and Permits

The site is subject to a number of existing resource consents associated with the quarrying activities, with these summarised as follows.

3.4.1 Regional Consents

- **Water Permit RM15.108.01.V1** (take and use groundwater associated with aggregates, truck washing, domestic use, irrigation and dust suppression (x4 Bores)). This consent enables use of Bore 3 for domestic and irrigation supply and requires water taken for irrigation, dust suppression and domestic use to be returned to Pisa Aquifer via soakage ponds. The bore and discharge locations are illustrated in **Figure 11**.
- **Discharge Permit RM15.108.02.V1** (silt, sediment and water to land associated with aggregates, truck washing and dust suppression (x4 discharge points)). This consent requires a minimum 50m setback to Lake Dunstan / Te Wairere.
- **Air Discharge 10.376.01.V2** (asphalt plant)

It is noted that the project will not be reliant on any of the above existing resource consents (which would be surrendered following completion of the quarrying activities), with independent consents sought to support the proposed subdivision and urban development outcomes.



Figure 11 Location of Bores and Discharge Points (ORC GIS)

3.4.2 District Consents

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

The eastern portion of the site is identified in the CODP as Scheduled Activity 25A, recognising its use as a gravel pit. In accordance with Rule 4.7.1(ii), this scheduled activity permits gravel extraction within the defined area. Beyond this scheduled activity area, but within the overall mining permit boundary, the current quarrying operations are authorised by Resource Consent RC070216.

3.5 Plan Change 21

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

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

The relevant zone and activity notations are shown on **Figure 12**.

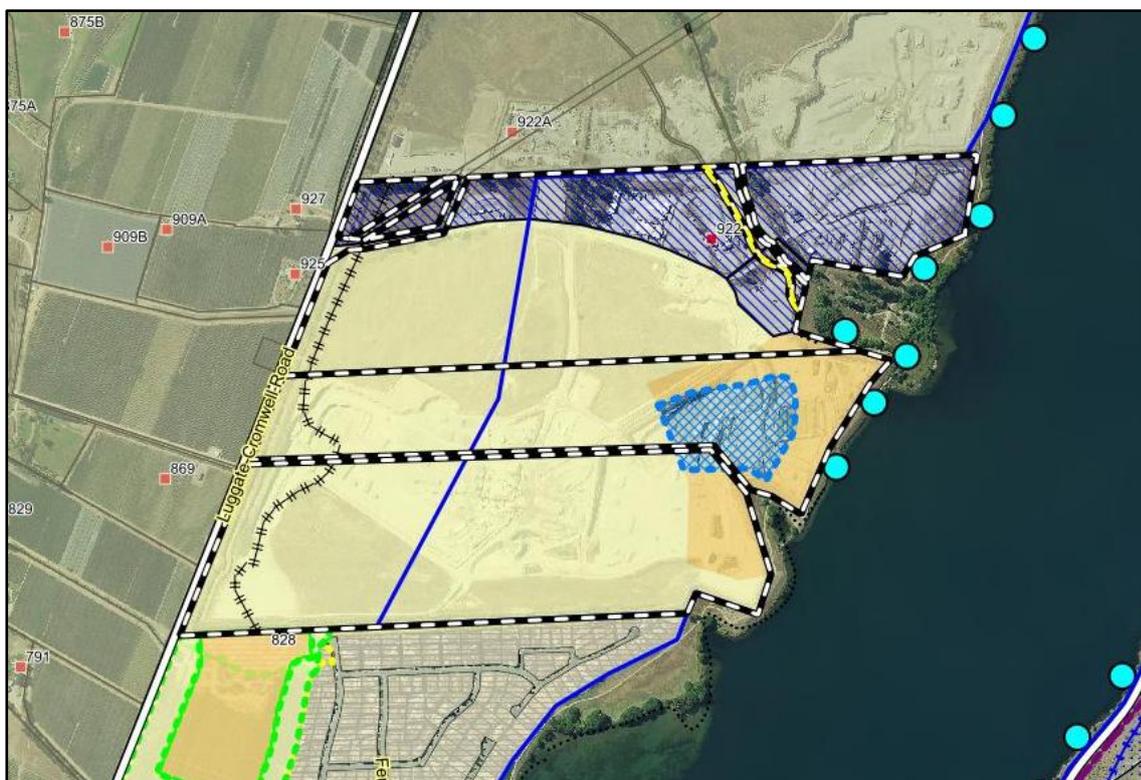


Figure 12 Operative District Plan (GIS)

PC21 introduced a Structure Plan (refer **Figure 13**) which linked into several specific rules, and provided direction around the final form and layout of development. Of note, whilst the entire site was zoned for urban development, the relatively prescriptive Structure Plan identified a number of 'possible' features, most notably 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 13 Parkburn Structure Plan (Schedule 19.28 of the CODP)

4 Appropriateness for Fast-Track Approvals Process

4.1 Explanation of how the project meets the criteria in Section 22 (Section 13(4)(b))

4.1.1 Significant Regional or National Benefits of Infrastructure or Development Project (s22(1)(a))

The criteria for accepting a referral application are that—

(a) the project is an infrastructure or development project that would have significant regional or national benefits; and

The proposal qualifies as a development project under the FTAA. The nature and scale of its benefits are detailed throughout this Report and at length within the Economic Assessment enclosed as **Attachment [16]**, and by way of summary, include:

- **Residential development outcomes**, enabling the establishment of a substantial urban area that will contribute to meeting projected housing demand within the Central Otago District and the wider region.
- **Economic benefits**, through increased employment during construction and the long-term provision of housing to support workforce needs.
- **Environmental benefits**, arising from riparian and lake-edge restoration works, including weed removal, native revegetation, and improved ecological and recreational values along Parkburn Stream and Lake Dunstan / Te Wairere.

Collectively, these outcomes represent significant regional benefits, contributing to the housing, economic, and environmental wellbeing of the district and region. The project therefore meets the criteria of Section 22(1)(a) of the FTAA for acceptance as a referral application.

4.1.2 Referring the project to the fast-track approvals process (s22(1)(b)) –

The criteria for accepting a referral application are that—

(b) referring the project to the fast-track approvals process—

(i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and

(ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The site is zoned for a mix of urban development following PC21, however, this is subject to several different zone outcomes, and a prescriptive Structure Plan that on further investigation is unlikely to deliver an optimal outcome. As identified in **SECTION 2.1** of this Planning Report, FHL D undertook further investigations into the development opportunities and constraints associated with the site, and identified a number of concerns with the Structure Plan introduced by PC21. By way of summary, the proposed development involves the following notable departures from the Structure Plan (and associated zone outcomes, as illustrated in **Figure 14**):



- The removal of the large water lagoon / inlet areas, with two small coves proposed.
- No industrial activity provision, with residential activity proposed in the industrial zoned area.
- A relocation of the local commercial centre to a central position within the development in a residential zoned area.
- The creation of a large multi-purpose reserve adjacent to the lake and the provision for an adjacent school should MoE desire the same (this has been included based on the MoE feedback on PC21).

The above have been driven by the further technical and urban design investigations undertaken by FHL D post rezoning through PC21, with FHL D 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.

The nature of the above changes would necessitate a non-complying resource consent process, and a number of policy challenges under the CODP, such that significant delays and complexities would be involved if following normal processes. These challenges may present a need for further rezoning outcomes to support the proposal, and given the recent operative status of PC21, the ability to achieve this would be limited. To this end, advancing a referral under the FTAA is considered to support and facilitate efficient implementation of the proposed urban development.

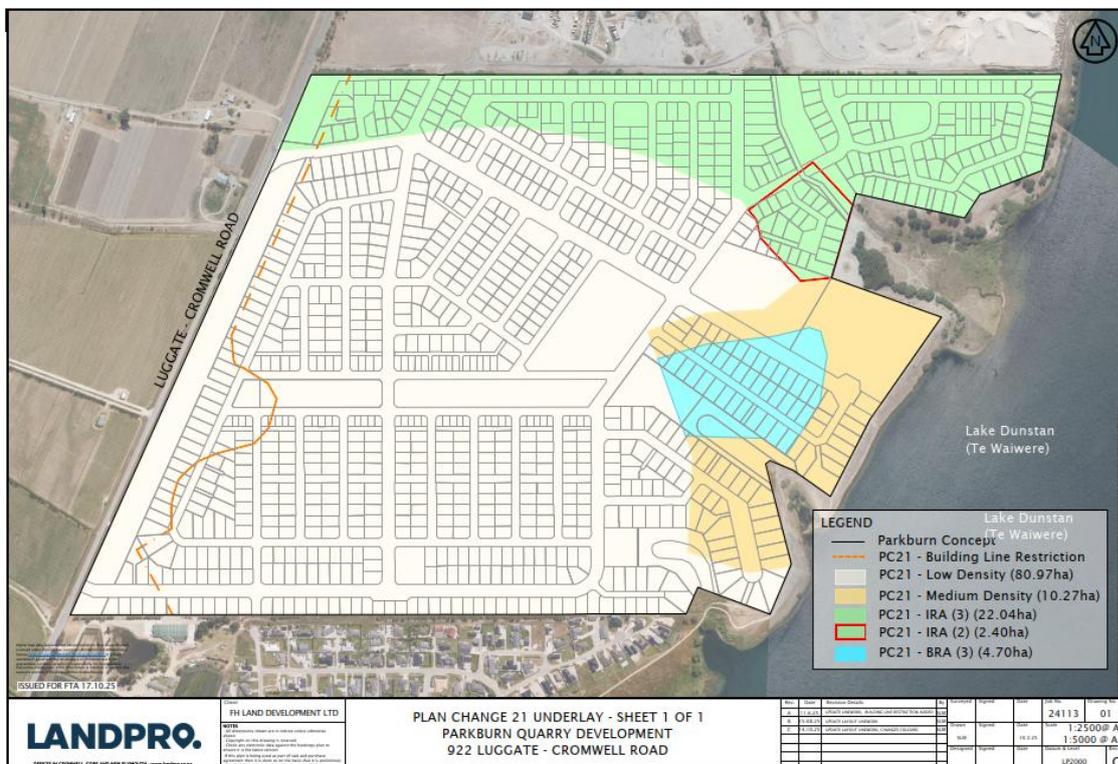


Figure 14 PC21 Zone Overlay of Scheme Plan



The proposal is for the subdivision and development of land (for predominately residential purposes), with no particularly unique aspects with respect to the required land development works and associated resource consent requirements. Accordingly, it is anticipated that processing by an expert panel and administering agencies will be comparatively straightforward and efficient, and would not materially affect the efficient operation of the fast-track approvals process.

In this context, referral under the FTAA is considered to provide a timely, cost-effective, and administratively efficient pathway to facilitate delivery of this regionally significant residential development, consistent with the intent of Section 22(1)(b).

4.1.3 Matters that may be considered by the Minister (s22(2))

(a) whether the project

(i) has been identified as a priority project in a central government, local government, or sector plan or strategy (for example, in a general policy statement or spatial strategy), or a central government infrastructure priority list:

The project has not been specifically identified as a priority project in any current central government or local government plan, strategy, or infrastructure priority list.

The proposal supports and advances the vision of the Cromwell “Eye to the Future” Spatial Plan 2019, which seeks to meet the challenge of future growth by “*embracing opportunities that protect, share and enhance our ‘World of Difference’ values now and in the future*”. This vision is underpinned by a number of desired outcomes, including:

- Creating an attractive, vibrant, and thriving heart for Cromwell;
- Accommodating growth in a manner that protects landscape and visual amenity values;
- Enhancing the functionality and connectivity of Cromwell;
- Ensuring housing is affordable and available; and
- Supporting a thriving and competitive local economy based on efficient use of available resources.

In this context, the advantages of the current project include the development of a consolidated urban form with varying residential densities, located immediately adjacent to the existing Pisa Moorings urban area and within land now zoned for urban use under the CODP. The proposed range of housing densities and typologies will provide greater housing choice and affordability, directly contributing to Cromwell’s future housing supply and aligning with the Cromwell 2050 growth objectives to achieve consolidated urban form.

The development also provides environmental and amenity benefits through the restoration, enhancement, and protection of the natural environment, including riparian planting along Parkburn Stream and the Lake Dunstan / Te Wairere frontage, and the creation of an integrated open space network. These measures will enhance ecological and visual values, while the walking and cycling connections to the existing Lake Dunstan Trail will deliver additional recreational benefits for residents and visitors.



Furthermore, the inclusion of a localised retail and commercial area will meet the day-to-day needs of the expanded community in this location while maintaining Cromwell's role as the commercial heart of the district.

(ii) will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure:

Not applicable.

(iii) 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):

The proposed development will make a significant contribution to housing supply within Cromwell and the wider Central Otago District, directly responding to identified housing needs. The development will provide additional, more affordable housing opportunities, particularly for those currently priced out of nearby centres such as Queenstown and Wānaka.

The Economic Assessment (refer **Attachment [16]**) concludes that the residential component of the development will generate substantial economic benefits, including a one-time boost in regional Gross Domestic Product (**GDP**), job creation, and increased household incomes during both the construction and delivery phases. Over the anticipated 10-year delivery period, the development is expected to generate:

- A one-time GDP boost of approximately \$472 million,
- Employment for an average of 331 full-time equivalent positions per year, and
- An additional \$283 million in household income.

These outcomes indicate that the project will play a meaningful role in addressing the region's housing supply, demand, and affordability challenges. In particular:

- The rate at which new allotments are released to market will exert downward pressure on housing prices, supporting a more balanced and resilient housing market; and
- The range of housing typologies and lot sizes proposed will provide diversity of choice, fostering a vibrant, mixed community.

The non-residential components of the proposal are also expected to generate enduring benefits, supporting approximately 147 full-time jobs, contributing an annual GDP of over \$14 million, and generating around \$9 million in wages and salaries.

Strategically, the project represents a planned and integrated urban expansion given its established urban zoning, and can be supported by coordinated infrastructure. This approach will deliver affordability outcomes through choice in housing size and typology, speed of delivery, and pricing diversity, contributing to a well-functioning urban environment consistent with the objectives of the National Policy Statement on Urban Development (**NPS-UD**).

The proposed transport infrastructure also provides for the future integration of public transport facilities, ensuring connectivity and sustainable travel options as the community grows.

Collectively, these factors demonstrate that the development is strongly aligned with national and regional housing objectives under both the NPS-UD and the FTAA, and will make a significant contribution to the economic, social, and housing wellbeing of the region.



(iv) will deliver significant economic benefits:

As outlined earlier in this Report, the Economic Assessment (refer **Attachment [16]**) concludes that the proposal is expected to generate a range of significant direct economic and social benefits. The development directly responds to the rapid population growth experienced within the Cromwell Ward and the corresponding need for a steady and reliable supply of new housing to support this growth.

In addition to these direct benefits, the proposal will deliver broader economic outcomes that support the long-term functioning, resilience, and growth of Cromwell and surrounding areas, including:

- Increased housing supply and land capacity, achieved through greater housing choice, improved affordability, and the timely delivery of developable allotments to the market (this being greatly assisted by the removal of the large areas of lagoons on the current Structure Plan).
- Enhanced economic activity and local employment during both the construction phase and ongoing operation, generating flow-on benefits across multiple sectors.
- Planned upgrades and efficient utilisation of existing infrastructure, facilities, and amenities, maximising the value of prior investment in local services.
- Improved local convenience through the establishment of a well-positioned commercial centre to serve the day-to-day needs of local residents.

Collectively, these outcomes demonstrate the project's potential to strengthen the regional economy, enhance local wellbeing, and contribute meaningfully to a well-functioning urban environment.

(v) will support primary industries, including aquaculture:

Not applicable.

(vi) will support development of natural resources, including minerals and petroleum:

Whilst subject to other authorisations, the proposal can be seen to provide additional housing supply that can support the demands that are expected to arise from the proposed mining operations planned across Central Otago.

(vii) will support climate change mitigation, including the reduction or removal of greenhouse gas emissions:

In broad terms, the PC21 process established a framework for development that incorporates a number of features supporting climate change mitigation and the reduction of greenhouse gas emissions. These features have been retained and reinforced in the current proposal and include:

- Provision of convenience retail and commercial activities within the development, reducing the need for residents, both within the proposed development and the adjacent Pisa Moorings community, to travel to Cromwell for daily needs.
- Design of the road network to enable future north–south transport connections for all transport modes, supporting integrated and efficient movement across the area.



- Direct connection to the Lake Dunstan / Te Wairere walking and cycling trail, providing active transport access to the Cromwell Town Centre and reducing private vehicle reliance.
- Inclusion of primary roads designed to accommodate future public transport services, facilitating the eventual establishment of a bus network within and beyond the development.
- Provision for a potential future school site, promoting a walkable community and further minimising transport emissions associated with daily travel.

In addition, the proposal's increased housing supply will contribute to a more self-sufficient and compact settlement pattern, supporting the long-term sustainability and resilience of both the development and the wider Pisa Moorings neighbourhood. Collectively, these elements promote a low-carbon urban form consistent with national and regional climate change mitigation objectives.

(viii) will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards:

The site is generally free from natural hazards, however several indirect responses are incorporated that collectively support climate change adaptation and reduce greenhouse gas emissions across the district and region, including:

- A planned and integrated urban layout that reduces daily travel demands by providing local convenience and employment opportunities within the development, complemented by active transport options such as walking and cycling connections to the existing lakefront trail network.
- A diverse mix of land uses and transport alternatives, reducing dependence on private vehicles and supporting a compact, self-sufficient community form.

Together, these features contribute to a more adaptive, resilient, and low-carbon urban environment, consistent with national climate adaptation priorities.

(ix) will address significant environmental issues:

The proposal does not specifically address any significant environmental issues, however it will support the rehabilitation and remediation of the cleanfill site at the Parkburn Quarry and see the wider quarry site enhanced. In addition to this, it is recognised that climate change represents a significant environmental issue. In this respect, whilst not directly targeting emissions reduction initiatives, it will contribute indirectly through its design and function as a well-functioning urban environment. By reducing transport-related carbon emissions, promoting compact urban form, and supporting active transport options, the project will aid in the decarbonisation of the New Zealand economy and contribute to achieving the national greenhouse gas reduction targets.

(x) is consistent with local or regional planning documents, including spatial strategies:

An assessment against the relevant local and regional planning documents, and spatial strategies follow, finding that the proposal is consistent with the same.



Regional Policy Statement for the Otago Region 2019 (RPS) and Proposed Regional Policy Statement for the Otago Region 2021 (PRPS)

The RPS seeks to ensure that Otago's natural and built resources are managed to provide for the region's social, economic, cultural, and environmental wellbeing, promote community health and safety, and protect opportunities for future generations. At a high level, the project is generally consistent with the objectives and policies of both the RPS and PRPS, with specific commentary provided as follows.

- **Urban Growth and Development:**

Objective 4.5 and Policies 4.5.1–4.5.5 of the RPS direct that urban growth be integrated and co-ordinated, and that adverse effects be minimised. The proposal aligns with this by enabling planned, staged residential development supported by appropriate infrastructure and urban design outcomes.

- **Public Access and Amenity:**

Objective 5.1 and Policy 5.1.1 of the RPS seek to maintain and enhance public access along lakes and rivers. This is reinforced in the current proposal, which provides connections and open space linkages to the Lake Dunstan / Te Wairere frontage.

- **Freshwater Quality and Management:**

Objective LF-FW-O8 and Policies LF-FW-P7, P15, and Method LF-FW-M7 of the PRPS seek to ensure freshwater bodies support community wellbeing and mahinga kai, maintain or improve water quality, and require stormwater discharges to meet appropriate standards. The proposal will adopt best practice stormwater management measures to manage stormwater quality and quantity, minimising peak flows and contaminant loads. The proposed riparian restoration works will also improve water quality, habitat values, and land stability along the Parkburn Stream and lake margins.

- **Infrastructure Provision and Coordination:**

Objective EIT-INF-O5, Policy EIT-INF-P17, and Method EIT-INF-M5 provide for the co-ordinated development of infrastructure to support growth. The project includes the upgrade and timely delivery of new infrastructure, ensuring capacity is available to meet planned and existing demand.

- **Urban Form and Development (UFD):**

Objectives UFD-O1, O2, and O5, together with Policies UFD-P2–P4 and Method UFD-M2, guide the form and functioning of urban areas. Of particular relevance:

- Development should improve housing choice, quality, and affordability, and enhance connectivity.
- Growth should be integrated with existing land uses and planned infrastructure, resulting in well-designed, consolidated urban areas.
- Adequate development capacity should be maintained through strategic planning and identification of areas for intensification and expansion.
- Intensification should contribute to a well-functioning urban environment supported by infrastructure and accessible by active or public transport.



- Urban development should respond to climate change, increasing community resilience, reducing energy use, and facilitating adaptation to future effects.

As discussed throughout this Planning Report, the proposed development gives effect to these principles. The site is appropriately zoned for urban development, and its suitability has been tested and confirmed through the PC21 process. Growth is therefore accommodated in a planned manner, having regard to rural productive land, landscape and amenity values, significant habitats, heritage and cultural values, and natural hazard risk.

The proposal will provide for the establishment of an expanded urban area that promotes a safe, healthy, and cohesive community, delivering a diverse housing mix and well-integrated infrastructure. The subdivision layout applies low-impact design principles and provides for staged implementation to ensure necessary infrastructure capacity and upgrades are available in advance of development progression.

Regional Plan – Water for Otago

The Regional Plan: Water for Otago promotes the sustainable management of Otago’s water resources to safeguard their life-supporting capacity, environmental quality, and cultural, social, and economic values.

At a high level, the project is consistent with the objectives and policies of the Water Plan. As identified in **SECTION 6** of this Planning Report, the proposal ensures that adverse effects on water quality, quantity, and aquatic ecosystems are avoided, remedied, or appropriately mitigated, particularly through:

- Adoption of water-sensitive urban design principles to manage stormwater discharge and surface runoff, and
- Implementation of riparian restoration works that enhance water quality, bank stability, and ecological values.

It is noted that the design changes introduced since PC21, specifically, the removal of the large water features identified in the Structure Plan in favour of land-based open space and recreation areas, with controlled access to existing waterbodies, will further reduce environmental impacts and ensure more sustainable and resilient land use outcomes.

Central Otago District Plan

The CODP manages land use and development activities across all zones. The provisions most relevant to this project are:

- Section 7 – Residential Zones (Large Lot, Low Density, Medium Density, and Residential Subdivisions);
- Section 8 – Business Resource Area; and
- Section 9 – Industrial Resource Area.

In managing activities within these zones, the CODP also provides overarching direction through:

- Section 6 – Urban Areas (addressing the form and function of urban development);
- Section 12 – District-Wide Rules and Performance Standards (including transport, earthworks, noise, and infrastructure requirements); and



- Section 16 – Subdivision (establishing the framework for subdivision design, infrastructure provision, and servicing).

As identified in **SECTION 4.1.2** of this Planning Report, the proposed development seeks to advance residential activity in an area zoned for industrial activity, with a range of other departures in terms of anticipated zone outcomes and consistency with the Structure Plan. To this end, the proposal is considered to give rise to some degree of inconsistency with the relevant CODP provisions specific to the Parkburn development area. However, as outlined within this report, the rationale for the refinements and demonstrates that the underlying intent of the rezoning, to enable well-planned, high-quality urban development, remains intact. The proposed development has been designed to achieve improved environmental, urban design, and infrastructure outcomes, ensuring that any potential adverse effects are avoided, remedied, or appropriately mitigated.

Cromwell “Eye to the Future” Spatial Plan (2019)

As identified earlier in **SECTION 4.1.3**, whilst the site is not within the Spatial Plan area, the proposal is considered to support and advance the vision of Spatial Plan.

Future Development Strategy

As identified in the Economic Assessment (refer **Attachment [16]**), the Cromwell Ward population has now exceeded 10,000 people, meeting the definition of an “urban environment” under the NPS-UD. Despite this, there is currently no formally adopted Future Development Strategy (**FDS**) in place for the Cromwell area. The most relevant and partial reference to future development planning is found within PC19, which recognised Cromwell’s projected population growth and the anticipated transition to an urban environment exceeding this threshold. Accordingly, while the project is not guided by a specific FDS, it is consistent with the direction and growth assumptions identified through PC19 (as demonstrated through the approval of PC21), providing for coordinated, well-serviced urban development that responds proactively to housing and infrastructure needs in the district.

Iwi Management Plans

- **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 aligns with these provisions through the proposed options for the management and treatment of stormwater, riparian restoration, and the incorporation of public access along the Parkburn Stream and Lake Dunstan / Te Wairere margins. The development also applies a holistic, integrated planning approach, consistent with the intent of the Kāi Tahu ki Otago Natural Resource Management Plan.

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

The Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 assists Ngāi Tahu ki Murihiku to participate in environmental planning and resource management processes. It consolidates Ngāi Tahu values, knowledge, and perspectives, representing an expression of kaitiakitanga. The policies of relevance to the proposal include:

- 3.4.8.2 – Building activity should consider specific landscape and geographic features and their significance to Ngāi Tahu whānui.
- 3.4.13.5 – Advocate for the 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 Parkburn Stream. Furthermore, the project includes riparian restoration to enhance water quality, biodiversity, and ecological resilience.

In summary, the proposal is consistent with the principles and objectives of both the Kāi Tahu ki Otago Natural Resource Management Plan (2005) and Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008. 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 Parkburn 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.

(2)(b) any other matters the Minister considers relevant.

While no other matters are of considered to be of particular interest or relevance, the proposal will deliver a range of positive outcomes, including:

- An improved visual outlook across the site through rehabilitation, landscaping, and sensitive urban design, noting the removal of the industrial land area from the lake margin areas.
- Enhanced connection with the Lake Dunstan / Te Wairere recreational trail, improving public access and active transport opportunities, including the provision of a large multipurpose reserve space on the lake margin.



- Infrastructure upgrades, including new and improved roading, water supply, and wastewater systems to support both the development and wider community resilience.
- Creation of an integrated open space network and green corridors that enhance amenity and connectivity.
- Riparian planting and protection to stabilise banks and restore natural character.
- Improved habitat quality for flora, fauna, and macroinvertebrates.
- Enhanced freshwater outcomes through restoration works along Parkburn Stream and the Lake Dunstan / Te Wairere frontage, contributing to long-term environmental health.

Collectively, these measures reinforce the positive environmental, social, and amenity aspects of the proposal, ensuring that the site's transition from a quarry to urban environment delivers sustainable and enduring community benefits.

4.1.4 Land Exchange (s11(1)(f), s22(3), s22(4) and s42(4)(f))

Not applicable. The project does not involve any land exchange.

4.2 Consideration of Ineligible Activities (s13(4)(c) and s23)

Ineligible activities are defined under Section 5 of the FTTA, and include:

- Any activity that would occur on Māori land and has not been agreed to in writing by the owners, or is subject to a determination under (s5(1)(a));
- Any activity that would occur within a customary marine title area without written agreement of the title group (s5(1)(b));
- Any activity that would occur within a customary rights area and would have a more-than-minor adverse effect on the exercise of protected customary rights, without written agreement of the rights group (s5(1)(c));
- Any activity that would occur on Māori customary land or land set aside as a Māori reservation under Section 4 of Te Ture Whenua Māori Act 1993 (s5(1)(d));
- An aquaculture activity, or an activity incompatible with aquaculture (s5(1)(e));
- An activity that requires access arrangements under the Crown Minerals Act 1991 (s5(1)(f) and (h));
- Any prevented activity as defined in the Act (s5(1)(g));
- An activity occurring on a national reserve or a reserve held under the Reserves Act 1977 (s5(1)(i), (j) and (k));
- An activity prohibited under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 or the Resource Management Act 1991 (s5(1)(l));
- A decommissioning-related activity (s5(1)(m)); and
- An offshore renewable energy project (s5(1)(n)).

The proposed development does not involve any of the above ineligible activities. It does not include linear infrastructure, occur on Māori land, or involve electricity infrastructure located on Schedule 4 land or national reserve areas as described in Sections 23 and 24 of the Act.

Accordingly, the proposal is considered to be eligible for referral under the FTAA.



5 Approvals Sought (s13(2)(d) and s13(4)(t))

5.1 Resource Management Act 1991 (RMA)

Pursuant to Schedule 5 of the FTAA, this application seeks approvals under the Resource Management Act 1991 (**RMA**) to authorise the subdivision and use of land, together with associated enabling works, activities, and infrastructure.

It is noted that the development does not include any ineligible or prohibited activities under the RMA (s13(4)(i)). The following resource consents are anticipated to be required under the planning instruments listed below.

- **Section 9(1) – Use of land that contravenes a national environmental standard:**
 - NES–Freshwater 2020: Construction of culvert structures and dams for the coves affecting fish passage.
 - NES–Soil Contaminants 2011: Disturbance of potentially contaminated soil.
- **Section 9(2) – Use of land that contravenes rules in the Otago Regional Plan – Water for Otago (2004):**
 - Disturbance of contaminated soil.
 - Bulk earthworks associated with residential development with potential for material to enter water.
 - Establishment of structures (e.g., bridge over Parkburn Stream).
 - Restoration works along Lake Dunstan / Te Wairere and Parkburn Stream riparian margins.
- **Section 9(2) – Use of land that contravenes rules in the Otago Regional Plan – Waste for Otago (2022):**
 - Disturbance of contaminated soil.
- **Section 9(3) – Use of land that contravenes rules in the Central Otago District Plan (2008):**
 - Urban land use activities within proposed allotments that do not align with the Structure Plan, including residential and commercial development outside zoned areas.
 - Earthworks exceeding permitted thresholds.
 - Access off a limited access road (i.e. SH6).
 - Utilities and infrastructure installation.
- **Section 11 – Subdivision of land under the Central Otago District Plan (2008):**
 - Subdivision for urban development (residential, commercial, and infrastructure including open space and roads) that departs from the approved Structure Plan.
 - Waiver of esplanade reserve requirements along Lake Dunstan / Te Wairere, a Schedule 19.9 listed lake.



- **Section 13(1) – Disturbance, deposition, or introduction of plants on the bed of a lake or river under the Otago Regional Plan – Water for Otago (2004):**
 - Formation of coves, including lakebed modification, vegetation removal, and replanting.
- **Section 14(2) – Take, use, dam, or divert water under the Otago Regional Plan – Water for Otago (2004):**
 - Groundwater takes via new bores.
 - Take and use of surface water from the lake for the coves.
 - Diversion of surface and groundwater.
 - Damming and diversion of water to form coves.
 - Construction of bunds for flood management and water control (i.e. defence against water associated with directed water to channels).
- **Section 15(1) – Discharge of contaminants or water into water under the Otago Regional Plan – Water for Otago (2004):**
 - Earthworks discharges associated with subdivision and site development.
 - Disturbance of land for bore installation.
 - Stormwater discharge to Lake Dunstan / Te Wairere, including treated water discharges.
- **Section 15(1) – Discharge of contaminants to air under the Otago Regional Plan – Air for Otago (2008):**
 - Construction activities, including earthworks and building operations.
 - Activities associated with aggregate handling and preparation for residential development.

It is acknowledged that detailed design of the proposal and associated infrastructure is ongoing. Accordingly, this list represents a preliminary outline of the likely consents, which will be confirmed and finalised within the Substantive Application.

5.2 Conservation Act 1987

The Conservation Act 1987 promotes the conservation of New Zealand’s natural and historic resources. A concession will be required under this legislation to authorise the access link and any restoration works where they occur on or directly adjoin public conservation land or marginal strip administered by the DoC.

5.3 Reserves Act 1977

The Reserves Act 1977 provides for the acquisition, classification, and management of land for reserve purposes, including the administration of leases and licences associated with reserve land. The proposed development does not involve any activities or land subject to the Reserves Act, and therefore no approvals are required under this legislation.

5.4 Wildlife Act 1953

The Wildlife Act 1953 seeks to protect animals classified as wildlife by regulating and controlling human interaction with indigenous species.



As identified in the Ecological Memorandum (refer **Attachment [17]**), the site may possibly provide habitat for lizards and various bird species, while the Parkburn Stream has the potential to support fish and macroinvertebrate communities. As part of the Substantive Application, fauna surveys will be undertaken to inform the detailed design of the development and ensure potential ecological effects are appropriately managed. These effects are considered manageable through the application of standard survey, mitigation, and management practices commonly adopted for comparable developments in New Zealand.

In accordance with Section 53 of the Wildlife Act, approval will be required to authorise any activities involving the capture, handling, or relocation of protected wildlife if any classified wildlife are found to be present on site. Appropriate management plans will be prepared to guide these actions as/if required, incorporating appropriate pre-clearance surveys, translocation protocols, and habitat enhancement measures.

5.5 National Parks Act 1980

The National Parks Act 1980 seeks to preserve national parks in perpetuity for their intrinsic worth and for the benefit, use, and enjoyment of the public. The proposed development does not involve any land within or adjoining a national park, and therefore no approvals are required under this legislation.

5.6 Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 seeks to identify, protect, and promote New Zealand's cultural and historic heritage, ensuring the preservation of heritage values for present and future generations. The proposed development does not involve any known archaeological sites or heritage features, and therefore no approvals are required under this legislation. As the majority of the site has already been quarried the risk of an accidental discovery is considered unlikely, however, industry standard conditions can be included on the Substantive Application to cover such an occurrence.

5.7 Freshwater Fisheries Regulations 1983

The Freshwater Fisheries Regulations 1983 govern the management and conservation of freshwater fisheries, establishing rules for sustainable fishing practices, the protection of freshwater fish species, and the maintenance of aquatic ecosystems. The proposed development does not involve any activities requiring authorisation under these Regulations, and therefore no approvals are sought under this legislation.

5.8 Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012

The Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 manages the environmental effects of activities occurring within the exclusive economic zone and continental shelf, aiming to balance economic development with environmental protection in marine areas beyond the territorial sea. The proposed development is entirely land-based



and does not involve any activities within the exclusive economic zone or continental shelf. Accordingly, no approvals are required under this legislation.

5.9 Crown Minerals Act 1991

The Crown Minerals Act 1991 establishes the framework for the management and regulation of Crown-owned minerals. It provides for the allocation of rights through minerals programmes, sets the financial return to the Crown from those rights, establishes conditions for responsible resource development, enables the collection of information on the Crown mineral estate, and prescribes rules governing access to land for prospecting, exploration, or mining. The proposed development does not involve any activities requiring authorisation under this legislation, and therefore no approvals are sought under the Crown Minerals Act 1991.

5.10 Marine and Coastal Area (Takutai Moana) Act 2011

The Marine and Coastal Area (Takutai Moana) Act 2011 replaced the Foreshore and Seabed Act 2004. It establishes the common marine and coastal area as an area incapable of ownership, and provides for its management and protection while recognising the rights of Māori to seek legal recognition of customary interests within these areas. The proposed development is land-based and does not involve any activities within the marine or coastal environment. Accordingly, no approvals are required under this legislation.

5.11 Public Works Act 1981 (s13(4)(m))

The Public Works Act 1981 enables the Crown and local authorities to acquire, use, and manage private land for public works, while ensuring fair compensation to affected landowners. The proposed development does not require land acquisition or authorisations under this legislation, and therefore no approvals are sought under the Public Works Act 1981.

5.12 Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 (s13(4)(n))

The Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 recognises the customary interests of Ngāti Porou hapū in their marine and coastal areas, providing a framework for management and governance that ensures hapū have an active role in decision-making affecting their traditional lands and waters. This legislation replaces parts of the Marine and Coastal Area (Takutai Moana) Act 2011 as it relates to Ngāti Porou hapū, but it does not apply to the subject site. Accordingly, no approvals are required under this legislation.

5.13 Application or Decision under a Specified Act (s13(4)(u))

No application has been made or decision issued for any activities involved in this project under a specified Act.



5.14 Any Other Approvals

5.14.1 Road Stopping

As identified in **SECTION 3.2** of this Planning Report, a road stopping process is currently underway for an existing paper road that traverses the site. This has been substantively advanced by CODC, and is progressing independently of the present application.

5.14.2 Sections 23 and 24 (s13(4)(p)-(r))

The project is not for a linear infrastructure. As such, no determination is necessary under Sections 23 and 24 of the FTAA in relation to land, rights or interests of Maori.

5.15 Compliance and Enforcement Matters (s13(4)(x))

An Abatement Notice (ABT21733379) was issued by Auckland Council in relation to a property owned by FHL D at 1636 Dairy Flat Highway, Auckland, where a farmer leasing the site had inadvertently undertaken works within an area identified as a waterway. FHL D promptly implemented the corrective actions required under the Abatement Notice, and the matter was formally confirmed as closed by Auckland Council on 12 November 2024.

5.16 Specific Proposed Approvals (s13(4)(y))

With respect to the identified matters relating to specific proposal approvals as detailed in Section 13(4)(y), we note:

- No activities are classed as prohibited use; involve a designation or alteration to an existing designation, with the relevant information specified in Clause 2 of Schedule 5 provided within this report (s42(4)(a) and 4(d)).
- No changes to or cancellation of existing resource consent conditions are necessary (s42(4)(b) and (6)).
- No certificate of compliance is necessitated by this development (s42(4)(c) and (7)).
- Concessions are sought under the Conservation Act 1987 and approvals under the Wildlife Act 1953 with the relevant information specified in Clause 2 of Schedule 6 provided within this report. No other concessions including any lease, license, permit or easement of a reserve other than a Crown-administered reserve are necessary for the proposed development (s42(4)(e) and clause 1 of Schedule 6).
- No land exchange is necessitated by this development (s42(4)(f) and (8)).
- No complex freshwater fisheries activity approval is necessary under Regulations 42 or 43 of the Freshwater Fisheries Regulations 1983 (s42(4)(j)).
- No marine consent is necessitated by this development under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 (s42(4)(k) and as such s22(5) and s22(6) do not apply).
- No access arrangements (including changes to an existing arrangement) are required for this development under s61B of the Crown Minerals Act 1991 (s42(4)(m)).



- Mining permits are not relevant to this development under s23A of the Crown Minerals Act 1991 (s42(4)(n)).



6 Environmental Effects of Project

6.1 Anticipated and Known Adverse Effects of the Project on the Environment (s13(4)(h))

The actual and potential effects on the environment associated with the proposed development can be broadly categorised into:

- Construction-related effects, and
- Ongoing effects once the development is completed and operational.

The following section outlines the anticipated effects of the proposal, supported by preliminary technical assessments prepared both in support of PC21 and more recent specifically commissioned technical assessments for this referral application under the FTAA. These assessments provide the foundation for understanding potential environmental impacts and inform the proposed management and mitigation measures.

It is noted that this assessment, together with the supporting technical documentation, will be further refined as part of the Substantive Application (if this current application is successful), incorporating detailed design information, targeted mitigation measures, and a comprehensive suite of proposed consent conditions.

6.1.1 Land suitability (geotechnical, contamination and productivity)

(a) Geotechnical (including natural hazards and climate change (s13(4)(v)))

A technical assessment of ground conditions, prepared by Geotago and included as **Attachment [18]**, was undertaken as part of the PC21 process. This assessment provides a detailed understanding of the site's geological and geotechnical characteristics, and is summarised as follows.

In terms of ground conditions, the key findings of the Geotago assessment were:

- Within the non-quarried areas (northern and northwestern parts of the site), the natural geological sequence comprises superficial topsoil over loess—post-glacial wind-blown fine sands and silts—underlain by a deep sequence of Late Pleistocene outwash (river) deposits, consisting of coarse sandy gravels with cobbles and occasional boulders.
- Within the active quarry area, these outwash deposits are fully exposed.
- Within the previously quarried areas, the ground has been backfilled with uncontrolled fill, comprising crusher dust, general fill, and pea gravel.

Groundwater was encountered within test pits excavated on the quarry floor, approximately 1–2 metres below the current floor level.

With respect to natural hazards, the following were identified and assessed as presenting low risk to the proposed development:

- Localised alluvial fan influence;



- Flooding;
- Liquefaction;
- Slope stability; and
- Seismic risks.

Although the overall risk was assessed as low, areas of former settling ponds, which were not fully drained prior to backfilling and contain fine-grained saturated materials, may be susceptible to liquefaction during significant seismic events. These areas will therefore require specific engineering design solutions, such as pile foundations or equivalent ground improvement techniques, to ensure building platform stability.

No other natural hazards were identified as presenting material risk, and any minor residual risks can be suitably mitigated through standard land development engineering practices at the time of construction.

Overall, the ground conditions across the site are considered suitable for future residential development, provided that standard engineering design and construction procedures are implemented. Any natural hazard risks are nominal and can be effectively managed through appropriate engineering design, construction management, and compliance with relevant standards. There are no known direct climate change impacts, and any potential indirect effects, such as increased rainfall intensity or groundwater fluctuations, can be appropriately addressed through the design and construction phases. In this respect, further investigations will be undertaken as part of the detailed design stage to confirm slope stability, liquefaction potential, and any required mitigation measures, with these investigations to be included as part of any Substantive Application.

(b) Soil Contaminations

A preliminary soil investigation, prepared by e3Scientific and included as **Attachment [19]**, was undertaken as part of the PC21 process. The investigation identified potential areas of contamination and assessed the risk to human health associated with the future development and use of the site.

The investigation identified six HAIL (Hazardous Activities and Industries List) activities within the industrial portion of the site, as well as HAIL activities associated with quarry operations. Under the current proposal, these areas are now intended for residential use, which necessitates further detailed investigation to confirm the suitability of the land for sensitive development.

The assessment noted that the identified HAIL activities could have resulted in localised areas of hydrocarbon contamination. Although topsoil will be imported for residential development, there remains a low risk that inhalation of volatile contaminants could present an exposure pathway. While the initial assessment concluded that contamination within the existing industrial areas was unlikely to pose a risk to human health under their prior land use, the change to residential activity increases sensitivity and therefore warrants additional site-specific assessment. The greatest potential risk relates to hydrocarbon storage associated with the existing asphalt plant, particularly the underground fuel infrastructure within the area previously zoned for industrial use but now proposed for residential development. Additional

risk may also arise from the historic filling of quarry areas, where localised contaminated fill may be present.

The e3Scientific assessment recommended that:

- Further site investigations be undertaken upon decommissioning or closure of any potentially contaminating land uses, with appropriate remedial actions implemented as required.
- Any topsoil imported to the site be certified as meeting the relevant human health and environmental standards.

These recommendations will be adopted moving forward, and will be effective for identifying, managing, and, where necessary, remediating contaminated soils to ensure the land is suitable for the proposed residential and community uses. In this respect, a detailed site assessment will be prepared in support of the Substantive Application. This assessment will confirm the extent and location of contamination, and set out the required remediation and validation procedures required to ensure the land is suitable for its intended land use.

(c) Land Productivity

Through the PC21 process, CODC accepted that the site met the exception criteria under Clause 3.6(4) of the National Policy Statement for Highly Productive Land (**NPS-HPL**). In this respect, given on the ongoing quarry operations, and the urban zoning now afforded to the subject site under PC21, the proposal is considered to have no adverse effects on land productivity, or the availability of highly productive land within the district.

6.1.2 Construction Impact

(a) Erosion and Sedimentation

All excavations and earthworks within the site, including those occurring adjacent to water bodies, will be undertaken in accordance with best-practice erosion and sediment control measures. These controls will be designed and implemented to minimise sediment generation and runoff, ensuring that on-site and off-site effects are reduced to acceptable levels. This mitigation will be achieved through an Erosion and Sediment Control Plan (**ESCP**) or equivalent Environmental Management Plan (**EMP**), which will outline the specific control methods, sequencing, and monitoring procedures to be adopted during construction.

(b) Noise and Vibration

Noise nuisance may arise from excavation and ground filling / compaction activities, as well as from vehicle movements. While vibration is considered unlikely, particularly when compared with the existing quarry operations within the application site, any vibration that does occur will relate primarily to excavation and compaction activities.

Construction noise and vibration effects are expected to occur intermittently during works, over a limited duration, and will be temporary in nature and controlled in accordance with NZS 6803:1999 'Acoustics – Construction Noise', as is industry standard practice. Standard mitigation measures will be applied to manage and reduce both on-site and off-site effects to acceptable levels. These measures will be implemented through a Construction Management



Plan or an equivalent management plan. The final suite of mitigation measures, along with detailed implementation information, will be provided as part of the Substantive Application.

(c) Dust and Air Quality

The primary and most likely sources of dust generation are exposed surfaces during dry and windy conditions associated with excavation and ground filling / compaction, landscaping, stockpiling, vehicle movements, and to a lesser extent, the loading and unloading of construction materials.

These construction-related dust effects are expected to occur during works, over a limited timeframe, and will be temporary in nature. Industry standard dust mitigation measures will be applied to ensure that both on-site and off-site dust effects are reduced to acceptable levels. These measures will be implemented through a Construction Management Plan or equivalent management plan. By way of summary, preliminary dust control measures could include:

- Careful site planning to minimise dust-generating activities near sensitive receivers, avoid works during extreme weather conditions, and ensure sufficient water supply on site.
- Use of windbreaks and fencing designed to respond to prevailing wind directions.
- Minimisation of exposed surfaces and maintenance of surface moisture during windy conditions.
- Control of vehicle speeds to a maximum of 15 km/h, inclusion of wheel-wash facilities, limitation of load capacity to prevent spillage, and covering of loads containing fine materials.
- Limiting stockpile heights and applying water sprays or polymer dust suppressants as necessary.

The final suite of mitigation measures, along with detailed design and implementation information, will be included within the Substantive Application.

(d) Traffic, Access and Parking

Construction traffic, access, and parking effects will be managed through a Construction Management Plan. The details of this plan will be developed alongside the detailed design stage to address vehicle types, access arrangements, and any applicable time restrictions. A key focus of the plan will be ensuring the safe and efficient operation of the road network within and adjacent to the site during construction, maintaining appropriate access for construction vehicles while minimising disruption to other road users. The final suite of mitigation measures, along with detailed implementation information, will be included within the Substantive Application.

6.1.3 Infrastructure

(a) Transport

An Integrated Transport Assessment completed by Abley was undertaken as part of the PC21 process. The assessment concluded that the safety and efficiency of the district's road network

will be maintained and appropriately managed through future subdivision over the site, provided the following measures are adopted:

- The masterplan includes at least two indicative transport connections to SH6, with this achieved by the development.
- A connection to Pony Court, linking the site with the existing Pisa Moorings development to the south, is established. The development layout includes provision for this connection, as can be seen on the Illustrative Master Plan enclosed as **Attachment [02]**.
- Ongoing engagement with NZTA to confirm and implement necessary upgrades to the SH6 and Pisa Moorings Road intersection, and the SH6 and SH8B intersection. These matters have been the subject of further investigations, as outlined in the Carriageway Consulting Transport Assessment(s) enclosed as **Attachment [06]**.

In addition to the above, the assessment identified limited opportunities for walking and cycling between the site and Cromwell, while acknowledging the existing unsealed off-road trail connecting Pisa Moorings to Cromwell via McNulty Inlet. This recreational trail runs past and is intended to integrate with the development site, with the development seeking to enhance and reinstate parts of the trail adjacent to the site.

With respect to public transportation, the Abley assessment noted that there are currently no Council-operated public transport services connecting the site to Cromwell. However, regional bus services operate between Wanaka and Queenstown, and between Queenstown and Dunedin, both passing through Cromwell. The proposed development will accommodate future public transport by ensuring primary roads are suitably engineered to support potential bus routes and associated facilities.

As identified above, a Transport Assessment was commissioned as part of this application (refer **Attachment [06]**) and will be expanded in the Substantive Application. The findings reaffirm the earlier PC21 recommendations while accounting for the increased residential density now proposed. In detail, based on further assessment and modelling, the transport assessment has identified the following staging works in relation to the provision of transport infrastructure:

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

These matters have been reflected in the proposal, with the infrastructure development triggers able to be imposed by way of consent conditions within any Substantive Application.

Overall, in combination with ongoing consultation with NZTA, ORC, and CODC, it is considered that a safe and efficient transport network, including provision for walking, cycling, and potential public transport, can be achieved both within the development and through connections to existing infrastructure such as the SH6 and the Lake Dunstan / Te Wairere walking and cycling trail.



(b) Water supply

The existing water supply for Cromwell is sourced from two bores located near the southern end of Lake Dunstan / Te Wairere. Water is treated at the bores and then stored in a reservoir situated to the west of Cromwell.

A DN 250 PVC-U trunk main runs along SH6 and currently services the Pisa Moorings development, which is located immediately south of the application site. Within the Pisa Moorings area, this trunk main transitions to a DN 150 PVC-M watermain on the northern side of the development. An extension of this existing line is identified as the intended solution to provide water supply for the proposed development.

Consultation with the CODC has been undertaken to confirm the preferred servicing approach. Whilst the initial design response is identified in the Infrastructure Memorandum enclosed as **Attachment [05]**, the details of the proposed solution, including infrastructure location, capacity, mitigation measures, and any associated staging requirements, will be finalised in conjunction with CODC and provided within the Substantive Application.

(c) Wastewater

An existing wastewater treatment plant is located approximately 12 kilometres south of the site. A DN 200 PVC-U gravity main runs along SH6, discharging to a pump station connected via a DN 150 PVC-U rising main, which transitions to a DN 200 PE rising main closer to Cromwell. The Pisa Moorings development, located immediately south of the application site, discharges to a DN 150 PVC-U gravity main supported by several pump stations within the development and along the downstream trunk network.

Consultation with CODC has been undertaken to confirm an appropriate servicing solution. Whilst the initial design response is identified in the Infrastructure Memorandum enclosed as **Attachment [05]**, the details of the preferred option, including infrastructure alignment, capacity upgrades, mitigation measures, and staging requirements, will be confirmed in conjunction with CODC and included within the Substantive Application.

(d) Hydrology and Stormwater

As identified in the Infrastructure Memorandum (**Attachment [05]**), the stormwater management and treatment methodology remains subject to detailed design but will involve discharge to ground supported by appropriate treatment systems. The potential stormwater treatment and disposal options have also been investigated by Woods, with their memorandum enclosed as **Attachment [07]**. These options have been developed to provide flexibility while aligning with best-practice water-sensitive urban design principles.

Further investigation will be undertaken to inform the Substantive Application, including design-level modelling and refinement of treatment details. Preliminary design options indicate that stormwater from the development will be directed toward low points at the central Cove and Parkburn Creek. Piped stormwater flows will be treated through devices such as baffle boxes, downstream defenders, or similar systems prior to discharge into Lake Dunstan / Te Wairere.



(e) Utilities

As identified in the Infrastructure Memorandum (**Attachment [05]**), the site is afforded with existing power and telecommunications connections, with these to be enhanced to support the development. Note that details of services will be developed further within the Substantive Application in consultation with the relevant providers.

6.1.4 Landscape, Character, Amenity and Urban Design

The site is highly modified as a result of historic and ongoing gravel extraction activities, and as a result, the existing environment exhibits low levels of natural character and visual amenity.

Notwithstanding the above, the rezoning of the site through PC21 is such that large scale urban development is anticipated across the site. This urban development will be managed through the application of appropriate bulk and location controls in line with the relevant residential or business zone standards. While the proposed development will alter the current visual characteristics of the site, no significant reduction or degradation of visual amenity is anticipated. On the contrary, the proposal, particularly the inclusion of parks, reserves, and restoration works, will enhance the visual outlook of the area and strengthen physical connections to the lake frontage.

As identified in **SECTION 2.2.5**, the proposed development has been informed by technical and urban design assessments, with the Urban Design Memorandum and associated Landscape Concept Plan enclosed as **Attachments [09]** and **[08]** respectively. The overall conclusion from an urban design perspective is that the project will not only repair but also enhance the currently modified and quarried landscape by creating high-quality open spaces and pedestrian linkages that connect directly to the lakefront.

The proposal is considered to be broadly consistent with the established residential character of the surrounding environment, including the nearby Pisa Moorings development located immediately to the south of the site. To this end, the proposal is considered to maintain and enhance the landscape, character and amenity outcomes for the site and surrounds, and achieves a high-quality urban design outcome.

6.1.5 Heritage and Archaeology

There are no known sites of historic or cultural significance within the application site or on adjoining land. Given the extent of historic and ongoing quarrying activities, it is likely that any such sites that may have once existed have been disturbed or destroyed.

Notwithstanding the above, accidental discovery protocols will be implemented across all areas of the development, particularly in locations that remain undisturbed and in adjoining areas where restoration works are proposed. These protocols will ensure that any unexpected discoveries are appropriately managed in accordance with legislative requirements and best practice. Standard procedures will be detailed (along with any specific matters arising from the consultation with agencies and iwi groups) within the suite of consent conditions offered within the Substantive Application.



6.1.6 Ecological

As identified in the Ecological Memorandum prepared by Viridis (enclosed as **Attachment [17]**), the site could support suitable habitat for lizards and may be used by a range of native and introduced bird species, despite the ongoing quarry operations. Aquatic habitats associated with Parkburn Stream may also support fish and macroinvertebrate communities. It is noted that the assessment prepared by Viridis has had regard to the earlier ecological investigations undertaken as part of PC21.

As per the recommendations of the Viridis Ecological Memorandum, as part of the Substantive Application fauna surveys will be undertaken to inform the detailed design of the proposed development, and ensure that potential ecological effects are appropriately managed. These surveys will be determined having regard to the ongoing quarrying operations and the staging of rehabilitation works for urban development. However, any ecological effects are considered to be manageable through standard survey, mitigation, and management practices commonly applied to similar developments across New Zealand.

Overall, no significant ecological constraints to the proposed development are anticipated, provided that the recommended surveys and management actions are implemented as part of the Substantive Application.

6.1.7 Economics

The proposed development will deliver significant economic benefits at both the local and regional scale. The Economic Assessment (refer **Attachment [16]**) estimates that over the 10-year construction and delivery period, the project will generate a one-time GDP uplift of approximately \$472 million, support an average of 331 full-time equivalent jobs per year, and provide an additional \$283 million in household income.

In addition to direct employment and income generation, the project will stimulate secondary economic activity across supporting sectors, while the rate of land release and housing delivery will help to moderate price pressures and improve housing affordability. The range of lot sizes and dwelling typologies will also broaden housing choice and enhance social and economic resilience.

The non-residential components will contribute ongoing economic activity, supporting approximately 147 full-time jobs and adding more than \$14 million annually to regional GDP.

Overall, the proposal represents a strategically planned urban expansion that supports housing supply, employment, and infrastructure investment, and will achieve significant economic benefits.

6.1.8 Reverse Sensitivity

With the proposed development introducing residential dwellings in closer proximity to the existing quarry operations along the northern boundary, sensitivity to dust and operational effects is expected to increase, albeit nearest portions of the adjacent site have already been quarried. Furthermore, given the development will start in the south it will be some years before development is anywhere the site to the north, by which time any quarry activities will be further to the north. In respect to this, a 10-metre-wide buffer between the proposed residential area

and the quarry boundary has been proposed. This buffer, along with potential mitigation measures such as bunding and dense planting, will assist in reducing potential reverse sensitivity effects. The final design and mitigation details will be confirmed in the Substantive Application.

The proposed development will see additional residential development proximate to SH6, however a large 50m buffer setback area has been maintained along this frontage. This setback area, which includes planting, provides an effective buffer between future residential development and the highway corridor. While the proposed subdivision layout introduces a consistent, parallel setback to the highway (differing from the non-uniform setback in the PC21 Structure Plan), any resulting effects are considered equivalent to those already assessed and accepted through PC21. Additional building mitigation can be applied to dwellings along the highway frontage as/if required, including enhanced acoustic design for habitable buildings (as required by the CODP), with this detail able to be addressed within the Substantive Application.

6.1.9 Summary

The assessments undertaken to date confirm there are no impediments to the proposed development proceeding through the referral process under the FTAA. The site has been extensively modified through quarrying activities and is now zoned for urban use following PC21. The proposal remains consistent with the intent of that rezoning, with refinements made to improve land use efficiency, and achieve enduring and high quality environmental and residential development outcomes.

The preliminary technical assessments across all key disciplines, including geotechnical, infrastructure, transport, ecological, landscape, and economic, demonstrate that potential effects can be appropriately managed through standard design and mitigation measures. No significant environmental constraints or adverse effects have been identified that would prevent the site from being developed for the proposed residential and mixed-use activities.

Further detailed assessments, management plans, and mitigation measures will be provided as part of the Substantive Application to confirm design solutions, staging, and implementation details. Overall, the information available confirms that the proposal is suitable for progression through the FTAA process.



7 Persons and Groups Affected

7.1 Persons and Groups the applicant considers likely to be affected (s13(4)(j))

It is noted that the site has recently gone through a rezoning process through PC21, with this involving notification and subsequent submissions and a hearing process. To this end, the urban development outcomes across the site have been considered at length, including any actual or potential effects on the surrounding environment (including impacts on directly adjoining properties). In this context, **Table 3** below identifies the following persons, groups and entities likely to be affected by the Project:

Table 3 Summary of Persons and Groups Likely Affected

Entity	Type of Group
Relevant authorities (s13(4)(j)(i))	
<i>Central Otago District Council</i>	Local authority
<i>Otago Regional Council</i>	Local authority
Iwi authorities and groups (s13(4)(j)(ii))	
<i>Te Rūnanga o Ngāi Tahu</i>	Iwi authority and Treaty Settlement entity - Ngai Tahu Claims Settlement Act 1998
<i>Aukaha</i>	Environmental entity of Papatipu Rūnaka
<i>Te Ao Mārama Inc</i>	Environmental entity of Papatipu Rūnaka
<i>Te Rūnanga o Moeraki (represented by Ka Runaka)</i>	Iwi authority
<i>Kāti Huirapa ki Puketeraki (represented by Ka Runaka)</i>	Iwi authority
<i>Te Rūnanga o Ōtākou (represented by Ka Runaka)</i>	Iwi authority
<i>Hokonui Rūnanga (represented by Ka Runaka)</i>	Iwi authority
<i>Waihōpai Rūnaka</i>	Iwi authority
<i>Te Rūnanga o Awarua</i>	Iwi authority
<i>Te Rūnanga o Ōraka-Aparima</i>	Iwi authority
Other relevant iwi authorities (s13(4)(j)(iii))	
<i>No other iwi authorities are reasonably known to have interest in this location and this project</i>	
Relevant Treaty settlement entities (s13(4)(j)(iv))	
<i>Te Rūnanga o Ngāi Tahu</i>	Iwi authority and Treaty Settlement entity - Ngai Tahu Claims Settlement Act 1998
Relevant protected customary rights groups or marine title groups (s13(4)(j)(v))	
<i>N/A - No groups exist in relation to this project.</i>	
Nga hapu o Ngati Porou (s13(4)(j)(vi))	



Entity	Type of Group
Relevant authorities (s13(4)(j)(i))	
<i>N/A - The proposal is not within or adjacent to, and the proposal does not directly affect nga rohe moana o nga hapu o Ngati Porou</i>	
Groups under the Marine and Coastal Area (Takutai Moama) Act 2011 (MCAA) (s13(4)(j)(vii))	
<i>N/A - No groups impacted under MCAA.</i>	
Persons with registered interest in land that need acquiring under the Public Works Act 1981 (s13(4)(j)(viii))	
<i>N/A - No persons with registered interest exist.</i>	
Any other consultation (s13(4)(k)) including administering agencies (s11(1)(e))	
<i>Ministry for the Environment</i>	As the relevant administering agency for approvals relating to the RMA.
<i>Department of Conservation</i>	As the relevant administering agency for approvals relating to the Conservation Act and Wildlife Act.
<i>NZTA Waka Kotahi (NZTA)</i>	As the relevant administering agency for approvals associated with works on SH6, including interests associated with works in proximity to SH6.
<i>Ministry of Education (MoE)</i>	As interested agencies recognising the provision of a school site, works across Crown land, and management of works associated with the water body.
<i>Land Information New Zealand (LINZ)</i>	
<i>Contact Energy (CE)</i>	

The specific consultation outcomes with the relevant parties, including commentary on how the feedback has informed the project, is outlined in **SECTION 8** of this Planning Report.

7.2 Treaty Settlements (s13(4)(l))

Lake Dunstan / Te Wairere is a statutory acknowledgement area recorded in the Ngāi Tahu Claims Settlement Act 1998 (s13(4)(o)). Schedule 61 of the Act sets out the cultural, spiritual, historic, and traditional associations of Ngāi Tahu with Lake Dunstan / Te Wairere. The purposes of this statutory acknowledgement are to:

- Require that consent authorities forward summaries of relevant resource consent applications to Te Rūnanga o Ngāi Tahu in accordance with regulations made under section 207 (clause 12.2.3 of the Deed of Settlement).
- Require that consent authorities, Heritage New Zealand Pouhere Taonga, and the Environment Court have regard to this statutory acknowledgement in relation to Te Wairere, as provided under sections 208 to 210 (clause 12.2.4 of the Deed of Settlement).
- Empower the Minister responsible for management of Te Wairere, or the Commissioner of Crown Lands as applicable, to enter into a Deed of Recognition as provided in section 212 (clause 12.2.6 of the Deed of Settlement).
- Enable Te Rūnanga o Ngāi Tahu and any member of Ngāi Tahu Whānui to cite this statutory acknowledgement as evidence of the association of Ngāi Tahu with Te Wairere under section 211 (clause 12.2.5 of the Deed of Settlement).



The statutory acknowledgement is enclosed as **Attachment [011]**. It is noted that consultation with Te Rūnanga o Ngāi Tahu is ongoing in relation to the proposal, particularly regarding the restoration works along the lakefront and the creation of the two coves extending Lake Dunstan / Te Wairere waters into the subject site. The initial feedback is outlined in **SECTION 8** of this Planning Report, however Te Rūnanga o Ngāi Tahu have supported the direct engagement with the relevant Papatipu Rūnaka.



8 Consultation (s11(1)(a))

8.1 Overview

The rezoning of the site through PC21 involved extensive consultation and engagement, including public notification, submissions, and a hearing. Feedback obtained during this process has informed the development now proposed under the current application.

In addition, FHLD has undertaken further consultation with a range of parties in accordance with the requirements of the FTAA. Information provided to stakeholders included a project briefing (refer **Attachment [13]**) containing:

- Background to the plan change.
- Development plans and design updates.
- Description of the proposal and site.
- Likely triggers for resource consent.

Further direction and input were sought from key agencies and stakeholders, and these are discussed in the following sections of this Report. A record of consultation undertaken to date is provided in **Attachment [13]**. Consultation with key parties remains ongoing, with additional details to be presented in any Substantive Application.

8.2 Local Authorities (s11(1)(a))

8.2.1 Otago Regional Council

(a) Consultation details

On 6 August 2025, a request was made to the ORC to initiate formal consultation for this application. In response, a meeting was held with ORC on 21 August 2025 with this involving a broad range of discussions on the project, with this assisting to inform the refinement of the development plans, with the following matters discussed.

- Bulk earthworks within the application site.
- Establishment of a bore for irrigation and dust suppression during construction.
- Stormwater management and discharge to land and water.
- Establishment of coves (north and south) and associated works outside the application site.
- Structures such as the proposed bridge over Parkburn Stream.
- Restoration works along the Parkburn Stream banks.
- Restoration works and walking and cycling infrastructure within the marginal strip along Lake Dunstan / Te Wairere.

On 25 August 2025, ORC provided a file note summarising their consultation advice (enclosed as **Attachment [013]**). This confirmed their support for reviewing technical reports, confirming consent triggers, reviewing draft conditions, and undertaking a site inspection at the



appropriate time. In addition to this, ORC identified the following expected resource consent requirements based on the discussions and information provided to date:

- Discharge of stormwater to Lake Dunstan / Te Wairere.
- Discharge of water (other than stormwater).
- Construction of bunds to manage flood risks.
- Damming and diversion of water to form the coves.
- Bore construction.
- Take and use of surface water or groundwater.
- Alteration of the bed of Lake Dunstan / Te Wairere associated with the coves.
- Removal or planting of vegetation on the lakebed.
- Earthworks associated with residential development where sediment may enter water.
- Structures over Parkburn Stream.
- Disturbance of a HAIL site.
- Discharge of contaminants to air during construction works.

ORC also advised that assessments should be provided on the relevant regional policy statements (operative and proposed), national policy statements (for freshwater and biodiversity), national environmental standards for freshwater, and the Kai Tahu ki Otago Natural Resource Management Plan. No issues were raised concerning productive soils, natural hazards, or climate change effects.

FHLD provided ORC with the Cut and Fill Plans and Stormwater Options Memorandum on 29 August 2025.

Further feedback was received from ORC on 18 September 2025, which:

- Emphasised the importance of staging earthworks near Lake Dunstan / Te Wairere and early review of draft consent conditions.
- Encouraged consideration of urban form that supports future public transport (as outlined in Appendices E and F of the Otago Regional Public Transport Plan 2025–2035).
- Indicated support for proposed social infrastructure such as the primary school, neighbourhood centre, and preschool.
- Strongly supported the inclusion of local retail and commercial spaces.
- Advocated for high-quality walking and cycling infrastructure consistent with NZTA's pedestrian and cycling network guidance.

ORC noted that with these elements incorporated, the proposal would align with Section 22(2) of the FTAA, particularly in supporting reduced transport-related greenhouse gas emissions and contributing to a well-functioning urban environment.

(b) How this consultation has informed the project

Consultation with ORC has informed the project through:

- Identification of consent requirements under the Regional Water, Waste, and Air Plans.

- Guidance on information needed to enable suitable assessments ahead of the Substantive Application.
- Clarification of the assessments and technical information to be included within the Substantive Application.

This Planning Report includes further detail and information responding to the matters raised by ORC. Further technical assessments, draft consent conditions, and updated design details will be shared with ORC as the project design progresses.

8.2.2 Central Otago District Council

(a) Consultation details

FHLD have consulted with CODC at an early stage, with a meeting held with CODC 22 April 2025, with this introducing the revised development outcome from that detailed in the PC21 Structure Plan. It is noted that earlier meetings have been held with CODC engineering teams to discuss revised development yield outcomes and staging outcomes, and obtain further information around CODC planned water and wastewater upgrade proposals.

With respect to formal consultation under the Fast Track, on 6 August 2025 a request was made to the CODC to initiate formal consultation for this application. Subsequent informal discussions focused on infrastructure and servicing, particularly the capacity of the existing reticulated systems and potential connection options for potable water and wastewater.

On 3 October 2025, a meeting was held with CODC planning and infrastructure staff where preliminary feedback was provided on the project and proposed development outcome. The key matters of feedback provided included:

- Updated on infrastructure standards and the recommendation that design work be undertaken in collaboration with CODC.
- Support for a staged approach to development to manage infrastructure impacts, particularly on the wastewater network and treatment plant.
- Discussion of development contributions and infrastructure funding arrangements, which will be addressed as part of any Substantive Application if the referral is accepted.
- Consideration of locating the school adjacent to the main park to enable an opportunity for shared use, noting that the school remains an unconfirmed activity pending decisions by the MoE.
- Recommendation to increase the northern boundary landscape buffer to 10 metres to provide opportunities for larger scale landscaping as well as an active mode connection (shared path) between SH6 and the lake.
- General support for reserve provision, while suggesting removal of smaller pocket parks and clarification of the purpose and alignment of the southernmost walking and cycling path to improve user safety and ensure it provides a clear destination.
- Confirmation that CODC has no interest in additional esplanade reserves along the lake margin due to the existing walking and cycling network, and support for connections between the development and that network.



CODC also confirmed that road stopping procedures are progressing with respect to the existing paper road that traverses the site, with a report scheduled for presentation to the Community Board on 25 November 2025.

(b) How this consultation has informed the project

The feedback provided by CODC has been directly incorporated into this Referral Application, with key changes including:

- Commitment to continued engagement with CODC through the detailed design stage on planning, infrastructure, and development contributions.
- Removal of a number of pocket parks and confirmation around the lack of any need for esplanade reserves.
- Inclusion of a 10-metre wide landscape buffer along the northern boundary.
- Relocation of the commercial and potential school sites to allow flexibility and coordination with CODC and MoE (in terms of reserve / school and shared facility potential).
- Clarification of the purpose and alignment of the southern walking and cycling path.

Consultation with CODC remains ongoing, with further engagement to occur during detailed design. Future sharing, review, and feedback on detailed plans and technical reports will continue to inform any Substantive Application.

8.3 Iwi Authorities, hapū, and Treaty settlement entities (s11(1)(b)(i) and (ii))

The following iwi authority groups have been identified as having interest in the project site and surrounding area:

- Te Rūnanga o Ngai Tahu
- Aukaha
- Te Ao Mārama
- Te Rūnanga o Moeraki Incorporated
- Kāti Huirapa ki Puketeraki Incorporated
- Te Rūnanga o Ōtākou Incorporated
- Hokonui Rūnanga Incorporated
- Waihōpai Rūnaka Incorporated
- Te Rūnaka o Awarua Charitable Trust; and
- Ōraka Aparima Rūnaka Incorporated

(a) Consultation details

As identified in **SECTION 8.1**, the proposed urban development of the site was subject to consultation and engagement through the PC21 process, with this including public notification, submissions, and a hearing. Te Rūnanga o Ngai Tahu and Aukaha provided submissions and evidence on the PC21, with this feedback (refer memorandum dated 31 January 2024 enclosed as **Attachment [20]**) considered as part of the present application. Notably, the



proposed development outcome no longer incorporates industrial activities, with FHLD committed to commissioning a cultural impact assessment and further detailed technical assessments as part of any Substantive Application.

In relation to formal consultation under the FTAA, a project brief and supporting documents were provided on 6 August 2025 to Te Rūnanga o Ngāi Tahu, Aukaha, and Te Ao Mārama. The information package included preliminary project details and planning context to assist with understanding the proposal and invited feedback on the development.

While no response has been received from Te Ao Mārama to date, feedback has been received from Te Rūnanga o Ngāi Tahu and Aukaha, summarised as follows:

- On 16 October 2025, Te Rūnanga o Ngāi Tahu advised that resourcing constraints limit their ability to be directly involved in this referral application but expressed support for continued engagement with Papatipu Rūnanga.
- On 26 September 2025, a meeting was held with representatives of the following Papatipu Rūnanga (collectively referred to as Kā Rūnaka):
 - Te Rūnanga o Moeraki Incorporated
 - Kāti Huirapa ki Puketeraki Incorporated
 - Te Rūnanga o Ōtākou Incorporated
 - Hokonui Rūnanga Incorporated

This meeting was preliminary in nature, and following the discussion, FHLD entered into a process engagement agreement with Kā Rūnaka to guide future engagement for the project.

(b) How this consultation has informed the project

Whilst engagement has taken place, no specific or direct feedback on the development proposal has been provided at this point in time by the relevant iwi authorities. It is noted however that FHLD have had regard to earlier feedback obtained through PC21 (refer **Attachment [20]**), and have signed a process agreement with Kā Rūnaka, with this providing a framework for further engagement at the time further detailed design outcomes are available.

8.4 Applicant Groups with Applications for Customary Marine Title (s11(1)(c))

No relevant applicant groups with applications for customary marine title exist in relation to this proposal.

8.5 Ngā Hapū o Ngāti Porou (s11(1)(d))

Not relevant, as the project area is not within or adjacent to or would directly affect Ngā Rohe Moana o Ngā Hapū o Ngāti Porou.

8.6 Relevant Administering Agencies (s11(1)(e))

8.6.1 Ministry for the Environment

(a) Consultation Details

On 6 August 2025, a project brief along with supporting documents were submitted with MfE (s11(1)(e)). The package contained preliminary information to enable an understanding of the project and the applicable planning framework; and invited feedback.

(b) How this consultation has informed the project

On 14 August 2025, a response was received setting out the need to provide an assessment of the project against any relevant national policy statements and national environmental standards, and if relevant, the New Zealand Coastal Policy Statement. These are required under s13(4)(y)(i) and Schedule 5 (paragraph 2) of the FTAA. **SECTION 9** of this Report contains an assessment of all relevant national policies and environmental standards.

8.6.2 Department of Conservation

(a) Consultation Details

On 6 August 2025, a project brief along with supporting documents were submitted with DOC. The package contained preliminary information to enable an understanding of the project and the applicable planning framework; and invited feedback.

On 4 September 2025, a further overview of the project with plans specific to works impacting Crown Land was provided to DoC. The purpose of this consultation was to confirm the status of the land interests including management and administering agencies for the marginal strip along Lake Dunstan / Te Wairere and the Parkburn Stream, and any associated concession / approval requirements.

On 26 September 2025 a response from DoC was received, with this enclosed as part of the consultation records in **Attachment [13]**. By way of summary, the feedback confirmed DOC's interests in the marginal strip and concession options for the bridge / road over the marginal strip. The feedback also identified recommendations around consultation with iwi authorities, and identified the potential need for permissions under the Wildlife Act and associated information requirements.

(b) How this consultation has informed the project

The feedback from DoC has confirmed the outcomes sought within the referral application, namely the concession required to facilitate access over the marginal strip, and the permissions sought under the Wildlife Act. In response to the feedback, FHLD commissioned the Ecological Memorandum enclosed as **Attachment [17]**, with this informing the information and survey requirements that will be undertaken as part of any future Substantive Application.



8.6.3 NZ Transport Agency Waka Kotahi (NZTA)

(a) Consultation Details

NZTA consultation has extended from the PC21 process, and has been primarily focused on SH6, confirming the necessary upgrades to this infrastructure and timing of development. This led to a staging proposal for the development as detailed earlier in this Report and the Transport Assessment contained in **Attachment [06]**. The feedback from NZTA, and the specific transport infrastructure triggers have been considered with respect to the project staging as outlined within the application.

On 6 August 2025, a formal FTAA project brief along with supporting documents were submitted to NZTA. The package contained preliminary information to enable an understanding of the project and the applicable planning framework; including a preliminary Transport Assessment. NZTA provided a response 22 August 2025, with this identifying areas of clarification and further information required. The Transport Assessment enclosed as **Attachment [06]** provides this further information, with this also recently provided to NZTA. Further consultation with NZTA will occur if this application is successful.

(b) How this consultation has informed the project

As identified, consultation with NZTA has been ongoing through the PC21 process and as part of the present referral application. FHLD have commissioned expert transport advice to inform the development staging and appropriate timing of access / infrastructure works, with these able to be further refined through any Substantive Application.

8.6.4 Ministry for Education

(a) Consultation Details

Through the PC21 process, MoE made a submission seeking provision for a future school requirement within the development, should that be required to respond to increases in student numbers in the catchment. A formal project brief was issued to MoE on 6 August 2025, with this including supporting documents to enable an understanding of the project and the applicable planning framework; and invited feedback. At this point, no feedback from MoE has been received.

(b) How this consultation has informed the project

The current application retains a site for a future school, with this appropriately sized and with suitable provision for road frontages to enable flexibility for future educational development. It is noted that in response to feedback from CODC, the initially identified school site was relocated from that initially circulated to MoE, with the revised site located adjacent to the proposed open space area. This revised location is considered to provide some opportunity for shared facility outcomes in the future. It is noted that should MoE confirm no school is required, the proposal will see the school site area revert to residential land use outcomes.



8.7 Other Consultation and Engagement

8.7.1 Contact Energy

On 6 August 2025, a project brief and supporting documents were provided to Contact Energy (CE). The information package included preliminary details to assist in understanding the project and its planning context, and invited feedback on the proposal. Specific comments were requested in relation to potential effects of the development on Lake Dunstan / Te Wairere, including water / ground levels and sedimentation matters.

On 19 August 2025, CE provided feedback acknowledging the proposal and identifying potential risks relating to flooding, sedimentation, and lakeweed accumulation within the proposed coves. CE advised that these matters could be appropriately managed through design measures or, if necessary, through registration of a deed of covenant on the relevant titles. CE also noted an interest in reviewing the technical reports once available, prior to confirming its formal position.

The detailed design, construction methodology, and management protocols for the coves will be developed if the current application is successful. These matters overlap with feedback provided by the ORC, and will be progressed collaboratively. Once the engineering assessment, works methodology, and detailed plans are completed, they will be shared with CE and ORC for review and comment before being finalised as part of any Substantive Application.

8.7.2 Land Information New Zealand / Crown Land

On 6 August 2025, a project brief and supporting documents were provided to LINZ. The information package included preliminary details to assist in understanding the project and the relevant planning framework, and invited feedback. Specific comments were requested in relation to the adjacent Crown Land and the proposed restoration works intended to occur over this area.

On 7 August 2025, LINZ confirmed that it held no specific concerns regarding the project on land adjoining Lake Dunstan / Te Wairere, provided that all necessary consents are obtained. The feedback recommended inclusion of conditions requiring appropriate sediment and erosion control measures to be implemented during construction, ensuring that any sediment-contaminated water (including stormwater) discharged from the site to water, or to land where it may enter water, is treated to minimise suspended solids.

The condition recommended by LINZ is supported and will be incorporated within any Substantive Application as part of the broader suite of management and monitoring conditions. These will ensure the development proceeds as proposed, that mitigation and monitoring measures are implemented, and that land stability and water quality are appropriately maintained throughout construction and beyond.

LINZ also noted that the Land Act 1948 is not covered under the FTAA process, such that separate approvals from LINZ may be required, including easements, access arrangements, or leases/licences, for works beyond the site and on Crown Land. Where such approvals are

necessary, they will be sought directly from LINZ, with this able to be reasonably advanced independently to the application process under the FTAA.



9 Statutory Assessment (Clause 2(1), Schedule 5)

9.1 Relevant Statutory Assessment for Referral Applications

Subclause 2(1)(a)(i)–(iii) of Schedule 5 of the FTAA requires that an application include an assessment of the activity against the relevant provisions and requirements of the following statutory documents:

- Any relevant national policy statements.
- Any relevant national environmental standards.
- If relevant, the New Zealand Coastal Policy Statement.

These provisions are addressed in the following sections of this Planning Report.

It is noted that subclause 2(1)(b) of Schedule 5 requires, to the best of the applicant's knowledge, identification of any existing resource consents referred to in Section 30(3)(a) of the Act that relate to the same activity. To the applicant's knowledge, no such existing consents apply to the subject site.

9.2 National Policy Statement(s)

9.2.1 National Policy Statement on Urban Development 2020

The NPS-UD sets out the objectives and policies for achieving well-functioning urban environments under the RMA. Its primary objective is to ensure that New Zealand has urban environments 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.

Although the Cromwell Ward population now exceeds 10,000 residents, Cromwell is not currently defined as an "urban environment" under the NPS-UD, and a formal housing capacity assessment is therefore not required. The Economic Assessment enclosed as **Attachment [16]** challenges the dwelling demand projections identified in the PC19 Cromwell Yield Assessment (September 2022), which estimated demand for around 5,100 dwellings across the Ward. The Economic Assessment considers this to be an underestimate due to feasibility assumptions not being explicitly modelled. This presents a risk that insufficient land will be available to support a competitive and responsive housing market. The current proposal directly addresses this risk by providing additional, feasible land supply to meet projected demand and support efficient housing delivery.

The proposal enables approximately 1,000 residential lots within a master-planned setting supported by coordinated infrastructure. It reduces reliance on uncertain small scale infill development, improves market competition, and provides a resilient supply of land and housing. The strategic and coordinated approach achieves economies of scale, lowers per-unit development costs, optimises infrastructure investment, generates employment, and creates a connected, vibrant, and safe neighbourhood. The proposal also incorporates active



transport options, local commercial amenities, and best-practice urban design principles, collectively contributing to a well-functioning urban environment and delivering significant social and economic benefits.

The proposal has been informed by the consultation undertaken as part of the FTAA, with issues raised through that process addressed in the current design, or able to be addressed through further detailed design moving forward into a Substantive Application. The proposal is considered to contribute indirectly to national climate objectives by supporting reduced transport emissions and fostering resilience to climate change.

For these reasons, the proposal is considered consistent with the objectives and policies of the NPS-UD.

9.2.2 National Policy Statement on Indigenous Biodiversity (as amended October 2024)

The National Policy Statement on Indigenous Biodiversity (**NPS-IB**) recognises the importance of identifying, maintaining, and enhancing indigenous biodiversity, including indigenous vegetation and habitats of indigenous fauna.

Given the existing quarrying operations across the site, the extent of indigenous biodiversity across the site is considered to be low. However, as outlined within the Ecological Memorandum enclosed as **Attachment [17]**, the site may present habitats for lizards, birds and aquatic species, with these matters able to be further investigated as part of any Substantive Application. The present application seeks scope for appropriate permissions under the Wildlife Act should they be required.

Further to the above, it is noted that the proposed development represents an opportunity to provide significant enhancement of indigenous biodiversity, with extensive greenway and open space areas proposed, along with restoration works along the Parkburn and margins of the lake. To this end, the proposal is considered to represent an opportunity to achieve significant enhancements in biodiversity outcomes for the site and its surrounds, and aligns with the objectives and policies of the NPS-IB.

9.2.3 National Policy Statement for Highly Productive Land 2022

The objective of the NPS-HPL is to protect highly productive land for use in land-based primary production, both now and for future generations. Given on the ongoing quarry operations, and the urban zoning now afforded to the subject site under PC21, the proposal is considered to have no adverse effects on land productivity, or the availability of highly productive land within the district. The proposal is therefore consistent with the intent of the NPS-HPL and does not conflict with its objectives or policies.

9.2.4 National Policy Statement on Freshwater Management 2020

The National Policy Statement for Freshwater Management 2020 (**NPS-FM**) provides direction on how freshwater resources are to be managed under the RMA. Its objective is to ensure that natural and physical resources are managed in a way that prioritises:

- First, the health and wellbeing of water bodies and freshwater ecosystems.

- Second, the health needs of people.
- Third, the ability of people and communities to provide for their social, economic, and cultural wellbeing, now and in the future.

The proposal is considered to be generally consistent with the intent of the NPS-FM for the following reasons:

- Water quality within existing waterbodies on the site, and in the underlying aquifer that drains to Lake Dunstan / Te Wairere, will be maintained through appropriate design and management measures.
- Restoration works along Parkburn Stream and the lakefront will enhance habitat values, water quality, and land stability.
- The stormwater management options for the site represent best-practice water-sensitive urban design principles.
- Construction effects associated with riparian and lakefront restoration, and the creation of coves and associated walking and cycling connections, will be managed through environmental management plans and construction procedures to avoid contamination and protect water quality.

Overall, the proposal will maintain or enhance freshwater outcomes and aligns with the objectives and policies of the NPS-FM.

9.2.5 New Zealand Coastal Policy Statement 2010

The New Zealand Coastal Policy Statement 2010 (**NZCPS**) sets out objectives and policies for the management of activities within the coastal environment. The application site and proposed development are not located within, or in proximity to, the coastal environment. Accordingly, the NZCPS is not relevant to this application.

9.3 National Environmental Standards

The relevant National Environmental Standards (**NES**) applicable to this Project include:

- NES for Freshwater 2020, relating to the structure proposed across Parkburn Stream and the creation of coves extending Lake Dunstan / Te Wairere into the subject site, which may affect fish passage.
- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011, relating to the disturbance of potentially contaminated land.

As outlined in **SECTION 6** of this Report, any environmental effects associated with these activities can be appropriately managed to meet the intent of these standards, ensuring protection of human health and the environment. The proposal is therefore consistent with the relevant NES.



10 Conclusion

The assessment presented in this Planning Report outlines the requirements of the FTAA and provides a high-level planning evaluation confirming there are no planning-related constraints that would prevent the proposal from proceeding and acceptance as a referred project. Further, all relevant consultation and eligibility requirements have been met, with suitable assessments and feedback detailed.

The proposal is supported by preliminary technical assessments commissioned as part of the present application, including a number carried over from the PC21 process. These technical assessments identify appropriate mitigation, management, and rehabilitation measures can be undertaken, with these measures able to be further determined and presented as part of any future Substantive Application.

Overall, the assessments provided in support of the application confirm that the proposed development meets the relevant requirements of the FTAA, and can deliver a high-quality built environment that will positively contribute to future residents and the wider community, without resulting in unacceptable adverse effects on people, property, infrastructure, or the environment.





TOWNPLANNING
GROUP

Supporting Information:

- [01] Subdivision Scheme Plans
- [02] Illustrative Master Plan
- [03] Subdivision Staging Plans
- [04] Cut and Fill Depth Plan
- [05] Infrastructure Memorandum
- [06] Carriageway Consulting Transport Assessment
- [07] Stormwater Memorandum
- [08] Landscape Concept Plans
- [09] Urban Design Memorandum
- [010] Crown Land Works Plan
- [011] Lake Dunstan / Te Wairere Statutory Acknowledgement
- [012] Record of Title and Interests
- [013] Summary of Consultation and Correspondence Records
- [014] Land Status Information Plan
- [015] Company Extract – Fulton Hogan Land Development Limited
- [016] Economic Assessment
- [017] Ecological Memorandum
- [018] PC21 Geotechnical Assessment
- [019] PC21 Site Contamination Assessment
- [020] PC21 Te Rūnanga o Ngai Tahu and Aukaha Tabled Evidence

