

Parkburn

Urban Design Memo

Prepared for Fulton Hogan Land Development Ltd.

21 August 2025



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Document Control

Client: Fulton Hogan Land Development Ltd
Project: Parkburn
Document Name: Urban Design Memo
Document Status: For Fast Track Application
Date: 21st August 2025
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1 INTRODUCTION

This is an urban design memo for the Fast Track Approvals Act referral application for the Parkburn development, by Fulton Hogan Land Development Ltd (FHLD).

The Site is located on the western shores of Lake Dunstan, slightly north of Cromwell township, adjacent to the established residential suburb of Pisa Moorings. The Site is 120 hectares in size and is currently operated as a quarry by Fulton Hogan Ltd.

The Proposal is to develop the Site for approximately 1000 residential housing units, including a number of open spaces, a local retail centre and potential provision for a primary school (subject to decisions by MoE). To meet local demand this Proposal has increased the amount of residential housing from that indicated in the high level concept plan included in the earlier Private Plan Change 21.

Currently, the zoning for the area is a mix of residential, commercial and industrial zones.

This memo describes in summary form; an analysis of the Site and its surrounds together with a description of the Proposal and its formulation based on best practice principals. The Proposal has been developed through an iterative design-led process for masterplanning, that integrates movement, housing, facilities, servicing requirements and open spaces with the environment.

Noting this is not a full Urban Design Assessment and does not cover assessment against the relevant Objectives and Policies of Regional and District Plans.

2 LOCATION AND CONTEXT

2.1 Location and Context

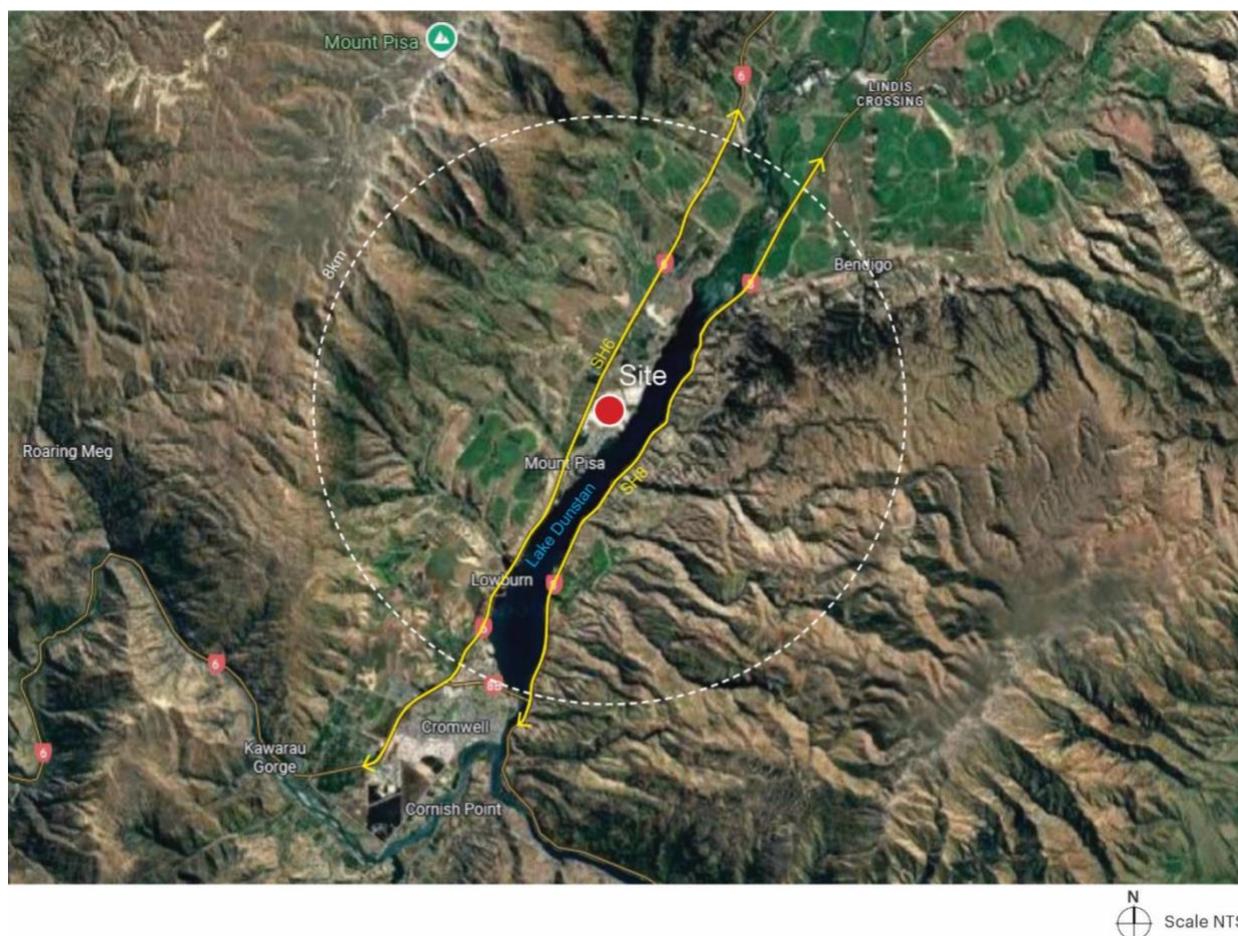


Figure 1 - Location plan showing Site and 8km distance circle

The location of the site is 8km north of Cromwell on the western shores of Lake Dunstan and is directly adjacent to Pisa Moorings, a sizeable (1.35km²) residential development that commenced in the 1990's and is now well established with around 450 homes and a population of approximately 980.

The Site is framed by the Pisa Range to the west and bounded by State Highway 6 (8km to Cromwell and 45km to Wanaka) The surrounding neighbourhood on the western edge lies in horticultural vineyards, and to the north is another quarry. Immediately to the east is a large lake edge reserve with a shared walking and cycling path that continues along the western edge of Lake Dunstan. Pisa Moorings, directly adjacent to the south, is a low density suburban residential area with winding roads and several cul-de-sacs. There are no schools, retail outlets or medical facilities within Pisa Moorings.

2.2 Site and Surrounds

This is a sizeable property of around 120 Hectares. The Site is a large square in shape, with long boundaries of around 800 to 1000m in length and an irregular edge along the lake shoreline.



Figure 2 - The Site and surrounding context

It is very open to the north and east across the lake, with surrounding hills creating some shelter to the south and west.

The western boundary features a wide setback (approximately 40m) from the highway, together with an established shelter belt and earth bund that effectively screens views into the Site.

The southern boundary, adjoining with Pisa Moorings, includes a 6m wide linear unformed strip of land and is edged by the rear of low-density housing.

The northern boundary provides vehicle access to the quarry and another neighbouring quarry.

The eastern boundary is a lake edge with elevated setbacks and a shared path. The southern end has two small coves. At the northern end there is a wide wetted area and a creek (the Parkburn watercourse) that issues from the north, with a mix of taller shrubs and trees. Apart from this area, there are no ponds or flowing creeks on the site.

The overall property is relatively flat with a slight slope towards the lake of approximately 6m from west to east towards the lake. The centre of the Site has been excavated for quarry operations.

The Site has been heavily modified initially for pastoral farming and horticulture, before being quarried over many years. There are no permanent buildings (the buildings that do exist are relocatable including an administration cabin and asphalt plant and glass recycling building) or other features on the site. Also, there do not appear to be any significant cultural features.

2.3 Opportunities and Constraints

The Site presents several positive opportunities for residential development. It is close to Cromwell township, with good access from the main road and features a large lake edge. The Site is relatively level and highly modified, with few physical constraints, adjacent to an established residential neighbourhood with well connected walking and cycling paths around the Site. The Site also offers expansive views of the lake and surrounding mountains.

In terms of constraints, the State Highway is on a long straight and is busy section with high traffic volumes, which limits safe entry points. The existing quarry excavations have created a series of terraces, which will require careful design to achieve balanced earthworks. There is highly modified and limited ecology on the Site.

The lake edge itself is steep in places, with elevated embankments, which restricts access to the shoreline.

3 THE PROPOSAL

3.1 The Proposal

The Proposal is essentially to provide residential housing in an area of high demand and high amenity, along with supporting services, such as neighbourhood retail outlets and possibly a primary school (subject to MoE decision to establish a school on the site). The Proposal has been developed based on best practice urban design principles which include:

- Well-connected network of multi-modal movement routes
- Providing a hierarchy of public open space
- Enhancement of the ecology of the Site
- Diversity of housing
- Provision of local community facilities including retail, education and medical services.



Figure 3 - High level Masterplan

Well-connected network of multi-modal movement routes

The Proposal maintains the established buffer strip along State Highway 6 and positions the single-entry point at the northern end of the site, to serve both the Site, and the adjoining properties to the north.



Figure 4 -- roading network

A 28m wide boulevard leads diagonally, directly to the proposed school and local retail centre. A looped circuit of 23m wide collector roads, provide access to the larger site, supplemented by a small 'exit only' lane located at the south of the Site, to efficiently serve residents leaving the Site.

The 15m wide local roads form a legible street grid network of predominantly north-south orientated streets and short blocks. Based on a slow speed environment and with minimal back lots, active street frontages are maintained throughout.

Pedestrian circuits are strongly connected throughout and focus on the 'greenways' that lead to the lakeside esplanade.

Providing a hierarchy of public open space

The open space hierarchy features a wide lake edge esplanade, an enhanced Parkburn watercourse /wetland at the northern end of the site and a wide central greenway connecting west to eastern sections.



Figure 5 -Open Space Hierarchy

A large premier park is proposed on a key corner of the Site, overlooking the Parkburn wetland and adjacent to the retail centre. This could possibly cater for tennis courts and playing fields as well as passive recreation and gathering.

Several neighbourhood reserves are strategically placed around the development, to provide accessible open space within walking distance to all households.

Enhancement of the ecology of the site

The open space reserves, wetland and esplanade provide opportunities to substantially enhance the Sites ecology by increasing habitat, biodiversity and plantings.

In addition, there will be substantial streetscape planting along all streets and pedestrian links.

Increasing the soft, porous surfacing of the Site will be a central feature of the development, including low-impact stormwater drainage, in the form of swales, raingardens and detention ponds.

Primarily indigenous planting specific to the local area will provide the bulk of the planting palette, though there will be scope for locally adapted exotic plantings to enhance seasonality and hardiness.

Diversity of housing

Parkburn is primarily a residential development in the fast-growing central Otago region. Ensuring a mix of housing, to provide for a range of demographics and affordability, is a core feature of the development.

The majority of the housing lots are generously sized (600m² to 800m²) to suit the local market preference for stand-alone homes, with a large section. Most lots will be a regular rectangular shape, with frontages of 15 to 20m and depths of 30 to 35m, allowing for a wide range of configurations and house types.

There is a zone of smaller, medium density lots, located close to the possible school site and local retail centre. These will provide for smaller households and greater affordability.

Provision of local community facilities including retail, education and medical services

Currently, the residential suburb of Pisa Moorings has no retail or medical facilities. Residents must drive to Cromwell, 8km away.

A local retail centre has been designed at a high-level, to provide for neighbourhood sized superette with a series of outlets, proposed to be located within convenient and easy access to provide for everyday needs for residents and those from Pisa Moorings. Typically, smaller outlets can include hairdressers, gyms, cafes and pharmacists. Noting there is also scope for a medical centre and a creche to serve local residents and traveller accommodation.

With a projected population over 3500 (including Pisa Moorings) the possibility of a pre school and a primary school is warranted. On the high-level masterplan, a primary school is centrally located off the main boulevard and flanked by the central greenway.

4 CONCLUSION

4.1 Conclusion

Parkburn will be a significant provider of housing in the Cromwell area in a high amenity lakeside setting, providing a natural extension and augmenting the adjacent Pisa Moorings with retail and education facilities.

The high-level masterplan is well fitted to the existing site and the development Proposal will not only repair but enhance the highly modified and quarried property.

Throughout the Proposal, effects at boundaries have been carefully managed.

The arrangement of the roading, residential lots and open spaces provides for easy access, legibility and optimised solar orientation.

Amenity and high quality open spaces are created throughout the generously provided landscape featuring shared, pedestrian focused, links and communal space that culminate in the lakeside esplanade and a lakeside multi-purpose park with an extensive restored Parkburn wetland.

Overall, the Proposal for Parkburn is highly supportable from an urban design perspective.



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