Parkburn Development Project

Urban Design Memo

Prepared for **Fulton Hogan Land Development Ltd.**

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RE SET

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1 INTRODUCTION

This urban design memorandum (memo) is to support the Fast-track substantive application by Fulton Hogan Land Development Ltd (FHLD) for the The Parkburn Development Project (the **Project**) located at 922 Luggate-Cromwell Road (Site), Mount Pisa, Cromwell.

The Site is located on the western shores of Lake Dunstan/ Te Wairere, 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 Project is to develop the Site for a comprehensive residential development, including approximately 989 residential units, a number of open spaces, a local retail centre and potential provision for a primary school (subject to decisions by the Ministry of Education 'MoE'). The residential yield has been increased relative to the high-level concept plan included in the earlier Private Plan Change 21, in response to the changing local housing demand.

Currently, the zoning for the Site is a mix of residential, business and industrial zones under the Central Otago District Plan (District Plan).

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

This memo includes a summary urban design assessment against the relevant objectives and policies of the Regional Policy Statement and the District Plan, and the Medium Density Residential Design Guide (2024), in Section 4 below.

2 LOCATION AND CONTEXT

2.1 Location and Context

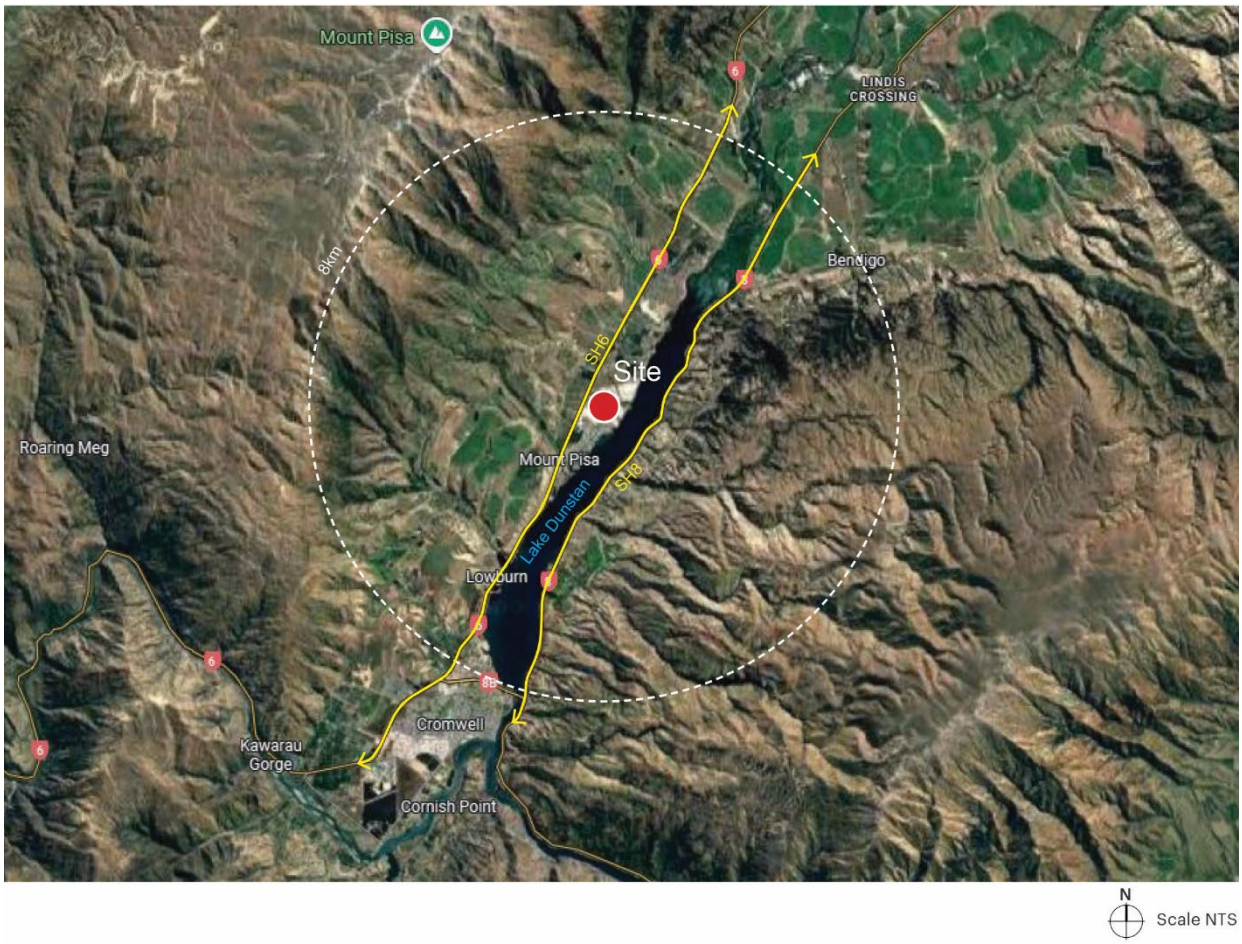


Figure 1 - Location plan showing Site and 8km distance circle

The location of the site is 8km north of Cromwell on the western shores of Lake Dunstan/ Te Wairere and is directly adjacent to Pisa Moorings, a sizeable (approximately 0.9km^2) 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 to the west lies in horticultural vineyards, and to the north is another quarry. Immediately to the east is a large lake edge esplanade reserve with a shared walking and cycling trail that continues along the western edge of Lake Dunstan/ Te Wairere. The established Pisa Moorings suburb, directly adjacent to the south, is a low density suburban residential area laid out in curving roads and several cul-de-sacs. There are no schools, retail or medical facilities within Pisa Moorings.

Lying approximately 7km south of the Site, on the shores of Lake Dunstan/ Te Wairere, is the site of a Nohoanga entitlement (The McNulty Arm Nohoanga).The Nohoanga is approx. 1 hectare in size, providing exclusive occupancy rights up to 30 consecutive days with an authorisation from Te Rūnanga o Ngāi Tahu, and is part of an intended trail along the Te Wairere foreshore, supporting the engagement in traditional mahinga kai.

2.2 Site and Surrounds

The site is a sizeable property of approximately 118 hectares, generally square in shape, with long boundaries of around 800 to 1,000m 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 providing some shelter to the south and west.

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

The southern boundary, adjoining with Pisa Moorings, includes a 6m wide unformed linear 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 (Parkburn

Stream) that issues from the north, with a mix of taller shrubs and trees. Apart from this area, there are no ponds or flowing watercourses on the site.

The overall site is relatively flat, with a slight slope of approximately 6m falling from west to east toward the lake. The central portion of the site has been largely 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, asphalt plant and glass recycling building) or other features on the site. In addition, there do not appear to be any recent cultural features of significance.

The Cultural Impact Assessment dated July 2026 notes the long association Manawhenua have to Te Wairere / Lake Dunstan and the wider Mata-au / River Clutha catchment area, and its deep cultural and spiritual significance for Kai Tahu. The area is used through Ara (trails), Nohoanga (camping areas) and the harvesting of Mahinga kai (gathering of food and supplies). The McNulty Arm, to the south of the site is an acknowledged Nohoanga (seasonal camp or stopover place) being the intersection of many Ara (trails) and highlights the lake's foreshore as an active and significant corridor.

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. It is 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 (SH6) is on a long straight and 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. The majority of the Site is highly modified and has limited ecological values.

Beyond the Site boundary, the lake edge / esplanade reserve is steep in places, with elevated embankments that restrict access to the shoreline.

The CIA lists a series of opportunities for cultural redress combining whānau ora (wellbeing of residents) and manaakitanga (ethic of care). Specific opportunities are recommended including; te reo Māori naming, the provision of continuous trails and access to the lake foreshore, use of indigenous plants, entry markers, public artworks, interpretative panels and signage. The continued cultural presence should avoid the disturbance of wāhi tapu and wāhi taonga, impositions of built form and landscapes that are not compatible with the local environment and the production of unaffordable housing. It is our understanding that the applicant has agreed to comprehensive consent conditions with Iwi that requires their integrated involvement with

developing plans, a cultural health programme and other measures to achieve the abovementioned outcomes.

3 THE PROPOSAL

3.1 The Proposal

The Parkburn Development Project (the **Project**) provides for the establishment of a mixed-use, low-rise urban development, including quarry rehabilitation, residential development, supporting commercial and community activities, open space, reserve development and associated infrastructure. Works are also proposed within the State Highway 6 (SH6) road reserve.

The Project has been developed based on best practice urban design principles which include:

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



Figure 3 - Parkburn Masterplan (by Woods)

A well-connected network of multi-modal movement routes

The Project maintains and enhances the established buffer strip along State Highway 6 and positions the primary entry point at the northern end of the Site, to serve both the Site, and the adjoining properties to the north.



Figure 4 - Access hierarchy – refer to Landscape Concept Report - by RESET

A network of 20m wide primary roads with recessed parking bays run throughout the Site, connecting the main entrances/exits directly to the proposed neighbourhood centre and potential school. Within this network, a series of 18m wide neighbourhood roads provide access to the main housing blocks. The neighbourhood 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 rear lots, active street frontages are maintained throughout.

Along the length of the central Greenway, two 16m width roads are proposed with recessed parking bays.

The Site is further supplemented by narrower access roads (6m-7m width) for localised residential access.

A comprehensive network of 2.5m wide shared pathways form strong connectivity across the Site, providing linkages between the external lake edge / esplanade reserve, and the Site's internal Greenway, and open space reserves.

A hierarchy of public open spaces

Beyond the Site boundary, the key open spaces include a wide lake edge esplanade reserve and revegetated Parkburn delta. Within the Site, a wide central 'Greenway' leads through to the lake edge, and a lakeside neighbourhood park (Recreational Reserve 02) further reinforces connection with the water. Internally, a series of scattered neighbourhood parks/recreational reserves provide well distributed, open space access to residents.



Figure 5 - Green Network – refer to Landscape Concept Report - by RESET

A generously sized lakeside park (Recreational Reserve 06) is proposed adjacent to the potential school, at a key corner of the Site, overlooking the revegetated Parkburn Delta. This park could accommodate tennis courts and various playing fields as well as areas for passive recreation, play and social gathering.

Six neighbourhood parks are strategically placed within the residential area to provide accessible open space within walking distance to all households.

Enhancement of the ecology of the site

The connected series of neighbourhood parks, the revegetated Parkburn delta, Parkburn stream , esplanade reserve and landscaped buffer along the SH6 boundary (SH6 buffer), all provide opportunities to substantially enhance the Site's ecology by increasing habitat, biodiversity and plantings.

In addition, a comprehensive landscape treatment is proposed to the internal streets, including street tree planting, where practicable along roads within the Site.

Increasing the soft, porous surfacing of the Site will be a central feature of the development, including low-impact stormwater management in the form of swales, and the Greenway which has dual use as stormwater conveyance system.

The planting palette (refer to Landscape Concept Report – by RESET) will primarily consist of indigenous and taonga species specific to the local area, though there will also be scope for locally adapted exotic plantings to enhance seasonality and resilience, particularly with regard to street trees.

Diversity of housing

The Project proposes primarily a residential development in the fast-growing central Otago region. Ensuring a mix of housing to cater to a range of demographics and affordability, is a key focus of the development.

The majority of the housing lots are generously sized (600m^2 to 800m^2) to suit the local market preference for stand-alone homes on spacious sections. Most lots are rectangular in shape, with frontages of 15 to 20m and depths of 30 to 35m, allowing for a wide range of configurations and house types.

Smaller, medium-density lots are strategically located along the proposed greenway and around the local retail centre and potential school. These lots provide greater affordability and support appropriate intensification in areas of higher amenity and accessibility.

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

Currently, the residential suburb of Pisa Moorings has no retail or medical facilities, requiring residents to travel 8km to Cromwell.

A local retail centre has been conceptually designed to provide a neighbourhood sized superette along with a series of smaller outlets, conveniently located to serve the daily needs of residents and those from Pisa Moorings. Typically, smaller outlets can include hairdressers, gyms, cafes and pharmacies, with scope also for a medical centre, daycare and visitor accommodation.

With a projected population over 3,500 (including Pisa Moorings) the inclusion of a preschool and a primary school is warranted. On the conceptual masterplan, a primary school is centrally located off the main avenue, adjacent to both the lakeside park (Recreational Reserve 06) and the neighbourhood centre.

4 ASSESSMENT AGAINST OBJECTIVES AND POLICIES

This section provides a summary urban design assessment of the Project against the relevant Regional Policy Statement and District Plan objectives and policies, together with the Central Otago District Council Medium Density Residential Design Guide (2024). The operative zoning relevant to the residential component of the Site is the Low Density Residential Zone, with the land subject to the Parkburn Structure Plan (Schedule 19.28 of the District Plan). The Project is advanced as a fast-track substantive application; where it departs from the operative provisions, including the residential yield anticipated by the Structure Plan, this is addressed in the accompanying planning assessment, and the two documents should be read together.

4.1 The Regional Policy Statement

The Otago Regional Council (ORC) sets overarching regional policy and housing direction for Otago's urban environments but delegates specific zoning and planning rules to territorial authorities such as the Central Otago District Council.

The most relevant provision of the Otago Regional Policy Statement (29 January 2026) is the following objective:

Objective 4.5: *Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments.*

The noted issues are:

- *Unplanned urban growth and development risks exceeding the carrying capacity of existing infrastructure and services, adversely affecting community resilience.*
- *Unanticipated growth places pressure on adjoining productive land, and risks losing connectivity with adjoining urban areas.*
- *Urban development has not always had regard for the local environment or the needs of the community.*

Assessment of objective: Parkburn is a masterplanned development prepared by an experienced multi-disciplinary team covering ecology, engineering, transport, planning, landscape and urban design. Furthermore, it will be delivered by an experienced and well-resourced developer who has completed numerous developments of this size and larger throughout NZ. The Site is a highly modified quarry with little existing vegetation and no productive value. It is highly accessible from the adjacent State Highway and connects to and extends the established Pisa

Moorings residential area, which adjoins the Site's southern boundary, as well as a network of walking and cycling trails that converge on the continuous Dunstan Trail along the lake edge. The Project will enhance the Site's ecology through extensive reserves and new planting, and introduces educational, retail and recreational facilities for residents and the wider area.

The most relevant policy, with an assessment under each clause, follows:

Policy 4.5.3 Urban design*: Design new urban development with regard to:*

a) A resilient, safe and healthy community; The Project provides a diverse range of residential housing alongside retail and possible school facilities with generous reserves and an open space network connected by dedicated shared pathways, and recreation facilities that together support a healthy community. CPTED principles have been considered through design layout. For example; ensuring multiple entry and exit points along the Site's northern boundary walkway, and specifying openly spaced trees and low level planting, to allow for natural surveillance. CPTED principles will be further carried through the design process.

b) A built form that relates well to its surrounding environment; The majority of buildings will be detached and low, at one to two storeys, with a low impact on the surrounding environment that fits with the adjacent Pisa Moorings.

c) Reducing risk from natural hazards; The existing creek (Parkburn Stream) and lake edge / esplanade reserve are retained as reserve open space and further revegetated to minimise erosion. Circulation is contained within dedicated walking and cycling paths.

d) Good access and connectivity within and between communities; The Project is structured on a highly connected grid of roads and paths running through a hierarchy of reserves. The development connects directly to Pisa Moorings to the south and to the State Highway on the northern boundary and southern boundary. Access to/along the Lake edge will be maintained and improved, allowing Manawhenua and the wider community to easily access and journey along the shores of Te Wairere.

e) A sense of cohesion and recognition of community values; The Project is deliberately formed around a central heart of community facilities, specifically a retail centre and potential adjacent school, next to a large central park with sports grounds that connects through to the lake edge and esplanade reserve. As part of the planning process, further hui/collaboration will take place to enable taonga plant species, cultural art placement, storytelling, ecological enhancement and future landscape management are secured in accordance with the principles of the Treaty of Waitangi.

f) Recognition and celebration of physical and cultural identity, and the historic heritage values of a place; As noted in the CIA, Lake Dunstan/Te Wairere remains a body of water of central significance to Ngāi Tahu and has statutory acknowledgement. As part of the planning process, further hui/collaboration will take place to ensure taonga plant species, cultural art

placement, storytelling, ecological enhancement and future landscape management are secured in accordance with the principles of the Treaty of Waitangi and Ngāi Tahu Claims Settlement Act 1998. This is ensured through the consent conditions that the applicant and Iwi have agreed.

g) Areas where people can live, work and play; The Project provides a diverse range of residential living, recreational space and facilities. In addition to a range of everyday products, the retail centre will also offer services and office facilities.

h) A diverse range of housing, commercial, industrial and service activities; The Project provides a diversity of housing, including medium-density lots edging the reserves, open spaces and the retail centre, with the majority of lots ranging from 600 to 800m² to cater for local demand for family homes. Many residential blocks will be offered to the market as superblocks that can be further configured internally, adding to housing diversity. No provision is made for industrial activities, though commercial, retail, medical, and early childhood education activities are located within the Neighbourhood centre.

i) A diverse range of social and cultural opportunities. Educational and recreational facilities, including an extensive network of shared pathways, provide the basis for social and cultural development.

Conclusion: It is assessed that the proposed Parkburn Project aligns well with the relevant Regional Policy Statement objective and policy.

4.2 Central Otago District Plan: Section 6 Urban Areas

The Central Otago District Plan sets out high-level objectives and policies for the district's urban areas. The provisions most relevant to the Project are set out below and are read alongside the Low Density Residential Zone provisions that apply to the Site.

6.2.4 Residential Character. The amenity values of areas that are predominantly residential in character can be adversely affected by a range of activities, including those that generate excessive traffic, noise, glare or odour, or that introduce built form not in keeping with the character of the neighbourhood.

The Project will have a high level of amenity. Residents will be insulated from State Highway noise by a 50m wide vegetated landscape buffer (SH6 buffer) including acoustic bunding (typically 3m high) which is proposed at both northern and southern ends of the SH6 buffer, at the main road entrances/exits. The development will not generate high traffic volumes. Most streets will be quiet and well planted.

4.3 Medium Density Residential Design Guide (2024): best-practice reference

The Medium Density Residential Design Guide (June 2024) was prepared to introduce guidance for more compact lots in well-designed developments that support greater housing choice and efficient use of land. The Guide applies to the Medium Density Residential Zone and is not the operative framework for this Site; it is referenced here as relevant best-practice design guidance. Its Comprehensive Residential Guide, which addresses large-scale integrated developments such as the Parkburn Project, is the most relevant part. Each key theme is assessed below against the corresponding design matters.

1. The Site: a part of the wider context.

Provision for housing diversity and choice, relative to other residential areas. While most of the residential offering will be lower-density lots, in contrast to the adjoining Pisa Moorings, the Parkburn Project also provides smaller medium-density lots in areas adjacent to reserve open space and central facilities. There is further opportunity through the development of superlots for comprehensive development, providing a greater range of housing.

How the development responds to it's context and site features, including solar orientation, views, existing buildings and vegetation. The Project is formed around its main off-site feature, the lake edge / esplanade reserve. A network of open spaces and trails extend along and from the lake edge, and the existing Parkburn delta is retained and enhanced as a public reserve. The layout is formed around a north-south orientation of roads and blocks, which provides excellent solar orientation. The proposed planting is based on selected indigenous species, augmented with locally adapted exotic plantings for seasonal and productive value.

Whether the urban form is compatible with the nearby land use mix, including convenient access to commercial centres and community facilities. The development is immediately adjacent to the established Pisa Moorings residential area, with connecting road and pathway links. The proposed commercial and community facilities will be easily accessible to Pisa Moorings, which currently has none of these services.

2. The Layout: a relationship between public and private spaces.

The extent to which the development provides well-connected and legible movement networks, integrating all access modes, with priority for walking and cycling. The Project is structured around a strong roading network comprising a clear hierarchy of primary 'spine' roads, secondary roads and smaller neighbourhood roads, supplemented by dedicated off-road shared path network.

Whether the configuration of blocks and lots will allow for development that can readily achieve the outcomes sought in MRZ-P1. The blocks are generally 60m wide and 150 to 180m long, oriented north-south. Lots are generally 600 to 800m² with 15 to 20m frontages, allowing for easy access and a range of internal configurations, setbacks and outdoor living spaces.

3. In the Park: a multi-functional space.

The location, extent and quality of public open space, taking into account servicing and maintenance. The public open space ranges from network of internal neighbourhood parks and recreational reserve spaces (Including potential for sports fields and children's play spaces) to a strong central green arm 'Greenway'. Each green space has pedestrian/shared path linkages through the Site to the Lake's edge / esplanade reserve, large Parkburn delta and revegetated Parkburn Stream corridor. All reserves will be planted to enhance ecology and slow runoff, and in some instances have dual use as stormwater conveyance system.

4. On the Street: a space for movement and place.

The location, extent and quality of streetscapes, taking into account servicing and maintenance. There is a hierarchy of roads: wide primary 'spine' roads, with secondary roads that circulate around housing, and a network of narrower neighbourhood roads serving the majority of residential lots. The streetscape includes shared paths linking into the off-road network within the reserves. A range of locally appropriate street trees will be provided to most streets. A mixture of parking treatments is provided, including on-street parking as well as recessed bay parking as well as specified bus parking (adjacent to recreational reserve 06). (Refer to Roading Typology and Parking Plans, by LANDPRO).

5. Crime Prevention Through Environmental Design (CPTED).

The incorporation of CPTED principles to achieve a safe and secure environment. Parkburn rates well against CPTED's four principles of surveillance, access management, territorial reinforcement and quality environment. The layout is logical and clear, there are few cul-de-sacs, and sightlines are open, with a mix of activities and surveillance over streets and reserves. Throughout the development, the environment will be of a high quality.

Conclusion: The Project aligns well with the best-practice guidance in the Medium Density Residential Design Guide, providing diversity and efficiency in the provision of housing with high levels of amenity and safety.

5 CONCLUSION

The Project will be a significant provider of housing in the Cromwell area. Set in a high amenity lakeside environment, the proposed development will provide a natural extension to and augment the adjacent Pisa Moorings with retail, commercial, medical, and early childhood education activities, together with land for a possible primary school.

Assessed against the relevant Regional and District Objectives, policies, guidelines and the Cultural Impact Assessment, the Project achieves a high level of alignment.

The Project Master Plan responds well to the existing site and will remediate and enhance the heavily modified and quarried property.

Throughout the Project, effects at boundaries have been carefully considered.

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

Public amenity is delivered through generously provided, high-quality open spaces, featuring connected shared pathways, a series of neighbourhood parks and multi-purpose reserves, and a strong lineal Greenway as a focal point that leads to the lakeside esplanade and revegetated ecological areas beyond.

Overall, the proposed Parkburn Development Project is highly supportable from an urban design perspective.



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