

31 August 2026

Our Ref 3259-24

Attn: Margo Meuleman
Team Leader, Fast Track Applications

Via FTAA Portal and:

Via Email: mujahid.musa@epa.govt.nz
Stephanie.Bougen@epa.govt.nz

Dear Sir/Madam

FTAA-2607-1271, PARKBURN SUBDIVISION: RESPONSE TO RFI

Town Planning Group has been engaged as the authorised agent by Fulton Hogan Land Development (**the Applicant**) in the matter of the Parkburn Subdivision Fast Track Application lodged with the EPA on 31st July 2026.

This letter is in response to your letter dated 19 August 2026 in which further information was requested (**RFI**) in relation to the completeness check under section 46(2A) of the Fast Track Approvals Act (**FTAA**).

This letter provides a summary of the response the listed RFI matters and where noted additional application documents have been provided or updated. We have provided two copies of the updated Substantive Application Planning Report to ensure amendments are clear; one copy is a clean copy, and one copy is a track changes copy.

Resource Consent RFI Matter 1:

In respect of Clause 5(1)(d) of Schedule 5, please provide the name and address of each owner and occupier of land adjacent to the project site.

Response:

The FTAA Schedule 5, Clause 5(1)(d) requires provision of:

(d) the full name and address of—

(i) each owner of the site and of land adjacent to the site; and



- (ii) *each occupier of the site and of land adjacent to the site whom the applicant is able to identify after reasonable inquiry:*

Refer to updated **Attachment [J]** (E) which now shows both adjoining occupiers and known occupiers on a map. Refer to new **Attachment [J]** (F) which contains a table showing the addresses of all adjoining owners and occupiers.

In terms of our 'reasonable enquiry' actions to identify occupiers we have undertaken the following:

1. We sent a letter via post (**Attachment [J]** (D) to the Substantive Application), addressed to both the owner and occupier.
2. We have undertaken a Google search via Google Streetview to try and identify occupiers then cross checked this with owners' details.
3. We have enquired with CODC via email as to whether they hold any occupier details, to which they responded that they do not.

The details of occupiers are not available in any other public database. We understand the above actions meet the 'reasonable enquiry' requirement under the FTAA.

Resource Consent RFI Matter 2:

In respect of Clause 5(1)(i) of Schedule 5, provide a summary of any redress provided by the relevant Treaty settlements that affects the natural and physical resources relevant to the project or project area.

Response:

We have consulted with Kā Rūnaka as part of addressing this RFI matter. Kā Rūnaka have requested that the summary of cultural redress is deferred to the final Cultural Impact Assessment, as opposed to offering an opinion on the Ngāi Tahu Claims Settlement Act. We note that final Cultural Impact Assessment, which forms new **Attachment [NN]** to the Substantive Application, provides a discussion of the legal and treaty context, including matters of cultural redress, in Chapter 3.

NOTE: The Final CIA was received on the 27 August 2026. Prior to receiving the final CIA we were provided with a Working Draft CIA and this document has informed this substantive application. The Final CIA contains 13 Consolidated Recommendations which the applicant intends to engage with Ka Rūnaka on and work towards resolving as much as possible prior to the application progressing to the Panel. A response to these matters will form part of the response to be provided to the Consent Authorities list of outstanding issues provided to us post lodgement.

Resource Consent RFI Matter 3:

In respect of Clause 6(1)(b) of Schedule 5, please confirm whether any hazardous installations are proposed as part of this application. If so, please provide details.



Response:

No hazardous installation are proposed as part of the application.

Resource Consent RFI Matter 4:

In respect of Clause 6(1)(g) of Schedule 5, provide a detailed description of the effects that are of a scale that monitoring is required, including details of the monitoring proposed and who will be responsible for carrying it out.

Response

Section 9.17 'Mitigation and Monitoring' of the Substantive Application addressed monitoring proposed. This section has been amended to describe in further detail the monitoring proposed and who is responsible for carrying it out. Refer to the track changed version of the Substantive Application.

Concession RFI Matter 1:

In respect of Clause 3(1)(b) of Schedule 6, please provide a detailed map showing the location of the proposed bridge and all associated structures in relation to the marginal strip. Please also provide GPS coordinates for all proposed structures, together with a written explanation addressing DOC's statement outlined above.

Response:

Two activities are proposed within the marginal strip as follows:

1. Stormwater pipe and associated corridor. Refer to new **Attachment [OO]** which illustrates the GPS coordinates.
2. Bridge approach: Refer to new **Attachment [PP]** which illustrated the GPS coordinates on page 2 of the attachment.

An updated description of the activity is provided in the following sections of the Substantive Application Planning Report as track changes:

- 2.3 Approvals Relating to the Conservation Act 1987
- 2.5 Other Approvals Required
- 6.3.5 Park Burn Bridge
- 7.2.3 Conservation Act 1987

Concession RFI Matter 2:

Attachment MM only provides a statement regarding convictions under the Wildlife Act. Clause 3(1)(i) of Schedule 6 requires a record of convictions generally. Please confirm and provide a record of if the applicant or any company director, trustee, partner, or anyone else involved with the application has been convicted of any offence or has any current criminal charges pending before a court.

Response:

Refer to letter enclosed as a new **Attachement [SS]** to the Substantive Application which provides a statement regarding convictions generally in accordance with Schedule 6. Whilst



this has been provided we note that Clause 3(1)(i) of Schedule 6 is qualified as being limited to 'relevant information relating to the applicant, including any information relevant to their ability to carry out the proposed activity,...'. The applicant has completed numerous civil engineering and large scale land development projects throughout NZ and is capable of being able to complete the activities proposed by the current application.

Concession RFI Matter 3:

Information about financial and legal liabilities and obligations associated with the land (Clause 3(1)(l)) of Schedule 6.

Response:

The subject site is owned freehold by the Applicant's parent company as per the records of title contained in **Attachment [I]** of the Substantive Application and will be transferred to the Applicant at the appropriate time.

In terms of legal liabilities the records of titles list the following:

- Section 64-65 Block IV Wakefield Survey:
 - Subject to Section 8 Mining Act 1971
 - Subject to Section 5 Coal Mines Act 1979
 - 5041663.1 Gazette Notice (2001/1004) declaring adjoining road (SH6) to be a limited access road.
- Part Section 62-63 Block IV Wakefield Survey District and Part Section 63 Block IV Wakefield Survey District and Section 1 Survey Office Plan 365897 and Section 4 Survey Office Plan 557380:
 - Subject to Section 8 Mining Act 1971 (affects part formerly Part Section 62-63 Block IV and Part Section 63 Block IV Wakefield Survey District contained in RT OT10B/738)
 - Subject to Section 5 Coal Mines Act 1979 (affects part formerly Part Section 62-63 Block IV and Part Section 63 Block IV Wakefield Survey District contained in RT OT10B/738)
 - 5041663.1 Gazette Notice (2001/1044) declaring adjoining road (S.H.No. 6) to be limited access road (affects Part Sections 62 and 63 Block IV Wakefield SD)
 - 5057376.2 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 10.7.2001 at 2:30 pm (affects Part Section 62 Block IV Wakefield SD).
 - Subject to Part IVA Conservation Act 1987 (affects Section 4 SO 557380)
 - Subject to Section 11 Crown Minerals Act 1991 (affects Section 4 SO 557380)
 - Subject to a right (in gross) to convey electricity over part Section 63 Block IV Wakefield Survey District marked A, B and C on DP 565798 and a right (in gross) to transform electricity over part Section 63 Block IV Wakefield Survey District marked A and C on DP 565798 in favour of Aurora Energy Limited created by Easement Instrument 12279403.1

Other Information Provided



The required DOC easement template forms have been completed for each of the proposed easements and are enclosed as a new **Attachment [QQ]** for the stormwater pipe and associated corridor and **Attachment [RR]** for the bridge abutment/approach to the Substantive Application.

It is noted that the Standard Terms and Conditions that form Schedule 2 of the easement template form have been reviewed and the Applicant accepts any relevant conditions and terms as required. It is anticipated that these will be discussed and confirmed as the easement concession progresses through the FTAA process.

It is noted we have also been provided with a copy of the 'DOC FTAA Section 78 Conditions Concession Sept 2025' pdf document. We have also reviewed these and the Applicant accepts any relevant conditions and terms as required. It is assumed that these will be discussed confirmed as the concession progresses through the FTAA process.

We trust this satisfies the request for further information.

Yours sincerely,

Town Planning Group



Melanie Foote
Principal Planner

Attachments:

- Attachment **[J] (E)** Adjacent Landowners and Occupier Plan
- Attachment **[J] (F)** Adjacent Landowners and Occupier Details Table
- Attachment **[J] (F)** Adjacent Landowners and Occupier Details Table REDACTED
- Attachment **[NN]** Final CIA and Appendix 2
- Attachment **[OO]** Indicative SW Pipe Corridor and GPS Coordinates
- Attachment **[PP]** Indicative Cross Section Parkburn Bridge Abutments and GPS Map Coordinates
- Attachment **[QQ]** DOC Concession Easement Form – Stormwater Pipe and Corridor
- Attachment **[QQ]** DOC Concession Easement Form – Stormwater Pipe and Corridor REDACTED
- Attachment **[RR]** DOC Concession Easement Form – Bridge Approach
- Attachment **[RR]** DOC Concession Easement Form – Bridge Approach REDACTED
- Attachment **[SS]** Declaration of Criminal Convictions



