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Offices in Tāhuna & Ōtautahi

23 June 2026

Attention: Owner/occupier

Dear Sir/Madam

PARKBURN RESIDENTIAL DEVELOPMENT

Fulton Hogan Land Development Limited is seeking to undertake a subdivision and ancillary works associated with the Parkburn Residential Development, as detailed in Figure 1 below[1].

The development will comprise the following:

- 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 earthworks, landscaping, and infrastructure development, including the construction of new roads and two intersections with State Highway 6.
- The formation of two coves extending into Lake Dunstan/Te Wairere.
- Restoration works (removal of weed species and native replanting) along the margins of the Parkburn Stream and Lake Dunstan/Te Wairere boundaries.

[1] The masterplan is an approximate design only and is currently being refined prior to the submission of the application.



Figure 1 Parkburn Masterplan. Source: Woods

We are currently progressing through the fast-track consenting process, with the view of a substantive application being lodged mid to late July 2026.

The project is currently a referred project under the *Fast-Track Approvals Act ('FTAA').* This means that instead of being considered by the Central Otago District Council and Otago Regional Council under the Resource Management Act 1991, a resource consent application can be considered by an Independent Panel which is established after the application is lodged with the Environmental Protection Agency (EPA) | Te Mana Rauhī Taiao under an alternative consenting pathway. Notwithstanding this, a full assessment of environmental effects against the relevant planning provisions (e.g., the Central Otago District Plan and Relevant Regional Plans) must still be undertaken.

Under the FTAA, the Independent Panel will invite comments from the owners and occupiers of land adjacent to where the project is to be undertaken. The purpose of this letter is to inform you that a property you own or occupy has been identified as adjacent to the land on which the Parkburn Residential Development is to be undertaken.

If you would like your contact details to be shared with the EPA to assist in seeking your comments, we kindly ask that you provide us with your name, address, and email address. If you are not the owner of the property, please let us know and provide us with the owner's contact details. To advise these details please email: [redacted]. Any

personal information you supply will be passed on to the EPA for use with regard to the Parkburn Residential Development project but will otherwise remain confidential.

For more information on the Fast-Track Approvals Act please refer to https://environment.govt.nz/acts-andregulations/acts/fast-track-approvals-bill/.

Yours sincerely,

Melanie Foote

Principal Planner
Town Planning Group
(on behalf of Fulton Hogan Land Development Ltd)

WOODS
Est.1970

LEGEND

- Site Boundary
- 1 Possible Primary School
- 2 Neighbourhood Centre and Preschool
- 3 Lakeside Park

SH 6 LUGGATE - CROMWELL ROAD

LAKE DUNSTAN
(TE WAIWERE)

PONY COURT

MISSY CRESCENT

PEGASUS COURT

ARION COURT

PISA MOORINGS

SCALE 1:5000 @ A3, 1:2500 @ A1

PARKBURN ILLUSTRATIVE MASTERPLAN

APRIL 2026

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