Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

MINUTE 1 OF THE EXPERT PANEL

Project overview conference, site visit, and appointment of special adviser

Parkburn Subdivision [FTAA-2607-1271]

2 November 2026

Introduction

[1] The Expert Panel has commenced its consideration of the substantive application for the Parkburn project under the Fast-track Approvals Act 2024.

[2] This Minute addresses:

(a) a project overview conference to be held on 6 November 2026;
(b) a site visit to be undertaken on 10 November 2026; and
(c) the appointment of a special adviser to assist the Panel.

Project Overview Conference

[3] The Panel will hold a project overview conference with the Applicant at 10am on 6 November 2026. The purpose of the conference is to assist the Panel to familiarise itself with the application as amended on 30 October 2026.

[4] The purpose of the briefing is to familiarise the Expert Panel with:

(a) the Project and approvals sought;
(b) the principal changes to the application, plans and supporting material, including the most recent amendments made on 30 October 2026;
(c) the proposed scheme and its implementation, including its staging, relationship with the existing quarry and proposed rehabilitation of the site;
(d) the Applicant's overall approach to the proposed conditions, including their structure and any material recent changes; and
(e) the intended approach to the design and approval of individual dwellings,

including how their built form and external appearance would be addressed under the proposed conditions, and the role of any subsequent certification or resource consent processes.

[5] The Applicant is asked to present this overview by PowerPoint. A copy of the presentation is to be provided to the EPA by midday on Thursday 5 November 2026 for circulation to the Panel prior to the conference.

[6] The following will be invited to attend the conference should they wish to do so, on an observer basis only. Invitees are asked to provide confirmation of their attendance to the EPA by 5pm on Wednesday 4 November 2026. The Panel will not direct questions to them at the conference:

(a) Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Hokonui Rūnanga and Aukaha;
(b) Central Otago District Council;
(c) Otago Regional Council; and
(d) The Department of Conservation.

[7] The conference is an overview and orientation exercise and is not a hearing or an opportunity for submissions on the merits of the application.

[8] The Panel will still be in the course of familiarising itself with and reading the application material at the time of the conference. Members may ask questions of the Applicant team of a general or clarification nature, although the Panel may have few or no questions at this preliminary stage. The absence of a question on any particular matter should not be taken as indicating any view by the Panel on that matter.

Site Visit

[9] The Panel will undertake a site visit on 10 November 2026. The purpose of the visit is to assist the Panel to familiarise itself with the site, including the existing quarry operations and physical features relevant to the application.

[10] Representatives of the Applicant will accompany the Panel during the site visit to facilitate access to the active quarry and to identify and explain relevant site features and operational processes.

[11] As is usual for a site visit, the focus will be on familiarising the Panel with the site and its operations, rather than on advocacy concerning the application.

[12] The Panel may ask questions during the visit where that assists it to understand what it is observing. Any substantive matter requiring further information or submissions will be dealt with separately through the Panel's procedures.

Appointment of Special Adviser

[13] The Panel has appointed Anastasia Mishchenko of Brookfields Lawyers as a special adviser assisting the Panel under clause 10(2) of Schedule 3 to the Fast-track Approvals Act 2024.

[14] Ms Mishchenko's role is to assist the Panel with the preparation and development of a template and drafting framework for the Panel's decision, together with such related procedural or legal drafting assistance as the Panel may request.

[15] Ms Mishchenko is not a member of the Panel and has no decision-making role. Responsibility for evaluating the application, making findings and determining the approvals sought remains solely with the Panel.



Matt Allan
Parkburn Subdivision Expert Panel Chair