

FTAA-2506-1071

16 February 2026

Jayne Macdonald
Homestead Bay Expert Panel Chair

Dear Jayne,

Response to Homestead Bay Expert Panel Minutes 8 and 9 – Request for Further Information

This memorandum is in response to the Homestead Bay Panel Minutes 8 and 9 – Requests for Further Information dated 12 and 13 February 2026.

Minute 8

In Minute 8, the Panel has requested further information in relation to two matters. These are addressed below.

- ***The Department of Conservation (DoC) queries why subdivision condition 51(zz)(kk) has been amended to remove vesting of Lot 9002 as Local purpose (Nature) Reserve. Can the applicant please offer an explanation;***

In the Applicant's response to the comments on the draft conditions, the Applicant's version of Subdivision Consent condition 52(jj)¹ (which is understood to be the updated condition reference being referred to by DoC), includes the requirement for the Applicant to enter into a maintenance agreement with QLDC for any lots agreed to be vested in QLDC including Lot 9002. This condition imposes a 10 year maintenance period on the Applicant for Lot 9002 as opposed to the standard 3 year maintenance timeframe.

Subdivision Consent condition 52(jj) describes Lot 9002 as a Local Purpose (Nature) Reserve (if vested). This reserve classification was based upon early feedback from the QLDC Parks and Reserves team that this is a more suitable classification than Recreation Reserve given the wetland within the lot. This reserve classification reference was not changed in Condition 11 (Applicant's version of conditions²) of the Land Use Consent – Wetlands (RMFT25.003.05) in error. The Applicant recommends that Condition 11 be amended as follows:

- 11 *Wetland 4 is to be retained within a lot that is to be vested in the Queenstown Lakes District Council as a ~~recreation reserve~~ local purpose (nature) reserve or will be managed by an Incorporated Society (or equivalent legal body) as a reserve for conservation purposes the recreational needs of the Homestead Bay community.*

¹ Version sent to the Panel on 28 January 2026

² 28 January 2026 version

- ***With respect to Land Use Consent – Wetlands including undertaking earthworks within 10m and 100m setbacks of the wetlands, DoC provide comments on the content of the wetland management plan (condition 9). The applicant responds to DoC’s comments saying that the management plan is intended only to apply to Wetland 4, not the wider Wakatipu Basin. While that is accepted, the Panel observe that DoC’s proposed amendments to condition 9 also apply to Wetland 4. Can the applicant please provide further comment on DoC’s proposed amended in so far as they have application to Wetland 4, and whether those amendments are accepted and if not, why not.***

Upon initial review of DoC’s suggestions, the Applicant considered that the proposed Condition 8 as detailed in the Applicant’s Section 70 response on 28 January 2026 was adequate to allow the ORC to assess and certify the Wetland Management Plan (WMP) and it is noted that the condition wording was based upon earlier feedback provided from DoC. However, upon further review, the Applicant considers that DoC has recommended some beneficial changes in terms of setting clear outcomes and requirements with regard to the preparation and implementation of the WMP.

The metrics that DoC have recommended that the wetland restoration achieve at 10 years are generally agreed by the Applicant subject to some amendments based on feedback from Wildlands. With regard to the improvements sought for the ephemeral rush species (sub-condition (ii)), Wildlands recommends that this be extended to also include sedge species as a mixture of rush and sedge species would be a more achievable outcome for this type of wetland than rush species alone. Furthermore, the two rushland areas in the wetland cover a total area of 0.09 ha. The WMP seeks to enhance these areas but not extend them as proposed by DoC to 0.14 ha. Extending the rushland area would require the wetland hydrology to be extended as well which may create additional adverse effects upon the wetland values. Increasing the vegetation cover the mixture of species within the wetland is seen to be a more beneficial outcome rather than altering the hydrology, given there is little guidance currently on ephemeral type wetlands.

There also are some requirements within the DoC recommended wording that the Applicant does not support, such as the commencement of the wetland restoration works in Year 1 of the development. Hydrological monitoring of the wetland is set to commence at the same time as works commence on the site to collect baseline data, however the physical wetland restoration works are not proposed to commence until later in the works programme when works in the vicinity of the wetland (Lot 9002) commence. The implementation and maintenance of the WMP is required to be implemented by the Applicant for a minimum 10 year period from when s224c is lodged under Subdivision Consent condition 52(jj).

Another of DoC’s recommendations that the Applicant does not support is the implementation of the WMP in perpetuity. The Applicant proposes to implement the WMP for a period of no less than 10 years following commencement of the wetland restoration works, rather than in perpetuity as this will likely be timed with the completion of the subdivision works. Furthermore, it is envisaged that once the 10 year WMP implementation and monitoring timeframe is complete that the wetland will not require any further intervention works.

Aside for the abovementioned disagreements with DoC’s recommendations, the remainder have been further incorporated into Conditions 8-10 below as they relate to Wetland 4, subject to wording amendments that are considered to be more appropriate. The two further proposed conditions relate to the reporting requirements as they are considered to be more appropriate as standalone conditions.

- 8 *No less than 15 working days prior to commencement of any works within proposed Lot 9002 (which is to contain Wetland 4), the Consent Holder is to submit a Wetland Management*

Plan (WMP) to the ORC that has been prepared by a suitably and experienced qualified ecologist (with input from other suitably qualified and experienced project engineers and specialists as necessary) for certification.

The ~~purpose~~ objectives of the WMP ~~is~~ are to:

- Manage the activities and maintenance within and adjacent to the wetland to ensure that there is at least no net loss of its extent ~~or and~~ no net loss of any value of the natural inland wetland ~~and to ensure that the hydrological wetland characteristics are maintained.~~
- Monitor the wetland ~~condition~~ to ensure the ~~residential~~ development does not affect the hydrology of the wetland during works or as a result of permanent changes to wetland hydrological inputs resulting from the residential subdivision.
- Enhance the wetland through indigenous plantings and other actions, to achieve no net loss and ideally a net gain of natural inland wetland extent within Lot 9002 and values within the site, as compared with the pre-residential development environment.

The WMP shall include measures to achieve the following:

- a) Ensure the restoration actions by year 10 of the implementation of the WMP achieve:
 - i. No less than 0.03 ha of ephemeral turf comprising:
 - a. >25% indigenous vegetation cover, and
 - b. >5 indigenous turf plant species
 - ii. No less than 0.09 ha of ephemeral indigenous rush and sedge species comprising:
 - a. >50% indigenous vegetation cover, and
 - b. >5 indigenous rush and sedge plant species.
- b) Ensure that the activities and maintenance within and adjacent to the wetland are managed in an appropriate manner to facilitate the on-going survival of wetland vegetation and turf habitat to ensure that there is no loss of extent or loss of any value of the natural inland wetland and to ensure that the hydrological wetland characteristics are maintained.
- c) Ensure that the wetland vegetation and hydrology is maintained, monitored and suitably protected so as to ensure the anticipated gains in wetland extent and condition are achieved, including contingency measures.
- d) Undertake monitoring for the purposes of contributing to the understanding and knowledge of ephemeral wetland restoration and management.

The WMP must as a minimum include the following information:

- i. Methods to avoid damage to the wetland from adjacent activities associated with the subdivision.
- ii. Details of ~~enhancement wetland~~ planting in the wetland (including species to be planted in each planting zone a description of plant species mixes, plant spacing and density,

plant size at the time of planting and planting methods) and where the plants will be sourced and maintenance of planting.

- iii. ~~Wetland monitoring details.~~
- iv. ~~Details of ongoing supplementation of the water supply in the wetland and how this will be managed to ensure an appropriate amount of water is used and this it is sustainable.~~
- v. ~~Ten year programme Anticipated timing of works (schedule of work)~~
- vi. ~~Fencing and long term protection requirements, for a period at least as long as the duration of this consent, and longer if necessary to ensure consistency with the principles of aquatic off setting and compensation as described in the National Policy Statement for Freshwater Management 2020.~~
- vii. ~~Incorporation of a pest animal and pest plant control programme for the purpose of maintaining and enhancing wetland flora and fauna values; and~~
- viii. ~~Details of the monitoring programme to demonstrate that the above listed measures have been achieved ecological outcomes of wetland management and enhancement and to include the management and maintenance requirements including contingency measures if monitoring demonstrates that the requirements have not been met a shortfall in anticipated outcomes.~~
- ix. ~~Requirements for annual reporting to the Otago Regional Council on maintenance and enhancement activities undertaken in the previous 12 months and those planned for the next 12 months.~~

9 Following approval of the WMP and commencement of the works within Lot 9002, the consent holder is to engage a suitably qualified and experienced ecologist to prepare an annual monitoring report on the progress of the wetland restoration against the measures listed in Condition 8. An annual report shall be provided for a minimum of 10 years following commencement of the works within Lot 9002. A copy of this report shall be provided to the ORC and DoC for information purposes.

10 The consent holder shall following implementation of the WMP for a 5 year period engage a suitably qualified and experienced ecologist to prepare a 'lessons learnt' report to be submitted to the ORC and DoC for information for the purpose of contributing to the understanding and knowledge of ephemeral wetland restoration and management. This report shall include the following details as a minimum:

- a) Restoration and enhancement actions undertaken
- b) Methods for sourcing and establishing wetland plant species suitable for future ephemeral wetland restoration
- c) Timing of actions
- d) Success or otherwise of each action
- e) Quantification of gain achieved for ephemeral turf and rush vegetation due to restoration and enhancement actions

Minute 9

In Minute 9 the Panel have provided the following commentary for the Applicant to respond to:

In its comments, JPROA supports and requests the retention of Condition 22 preventing construction traffic through Māori Jack Road and Homestead Bay Road at any time. However, for clarity to ensure the condition is not interpreted as applying just to construction of buildings, JPROA requested the following change or similar:

22. *There shall be no construction (subdivision development and buildings) access to the site through Māori Jack Road and Homestead Bay Road at any time for all vehicles and equipment that are in any way associated with the land development and future building construction.*

In its response the Applicant stated that the change is not made because:

“Condition 22 applies to the construction works associated with the subdivision works and does not apply to future building construction”

The Panel is unclear on the intended interpretation and application of Condition 22, especially when considered alongside Conditions 54 (now 55) and 55 (now 56). These conditions were amended by the Applicant in response to the submitter’s comments to ensure there shall be no construction access to the Lots through Jacks Point via Māori Jack Road and Homestead Bay Road at any time (noting that the conditions shall be complied with in perpetuity and registered on the relevant Titles).

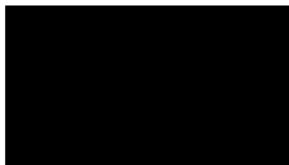
Can the Applicant explain the intended interpretation and application of Condition 22 and explain why/why not the Condition is/is not to apply to subdivision works and future building construction.

Condition 22 is a subdivision consent condition and applies to the subdivision works only. The subdivision consent is not approving the construction of any physical buildings which is why this condition was not proposed to be changed by the Applicant as sought by the JPROA.

Condition 55(b) is to apply a consent notice condition on the titles for each of the single residential lots (Lots 1 – 1438) restricting construction traffic through Jacks Point. This consent notice condition will apply in perpetuity for any construction activity on those lots and is more relevant to construction works associated with building development. Condition 56(q) does the same thing for the restriction of construction traffic associated with future building development of the superlots.

Regardless, this is not considered to be a significant matter for the Applicant (or future landowners) and if the Panel sees a need for Condition 22 to include the restriction upon future building construction also, the Applicant would not have an issue.

Please advise if you require any clarification on the above.



Amanda Leith
Remarkable Planning Ltd