

BEFORE THE PANEL CONVENER

IN THE MATTER of the Fast-track Approvals Act 2024 (**FTAA**)

AND

IN THE MATTER of an application by RCL Homestead Bay Limited under section 42 of the FTAA for the Homestead Bay project.

APPLICATION NO. FTAA- 2506-1071

**MEMORANDUM FROM THE DIRECTOR-GENERAL OF CONSERVATION
RESPONDING TO MINUTE OF THE PANEL CONVENER**

20 August 2025

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Introduction

1. This memorandum has been prepared on behalf of the Director-General of Conservation (**D-G**). It responds to a minute of the Panel Convener dated 13 August 2025 in respect of the Homestead Bay application (the “Minute”).
2. The minute seeks to clarify issues that arise in relation to the application following discussion between the D-G’s representatives and the Panel Convener during the conference on 13 August 2025.

Wildlife Approval

3. Appendix Y notes that the development will result in permanent habitat loss for indigenous lizards at the site of approximately 7.5 ha. It is estimated that the loss of habitat is likely to be greater than this, at approximately 11.8 ha.
4. It is expected that a larger population of lizards will be salvaged from the project’s footprint than is estimated. Additional areas of habitat enhancement in the gullies will be needed to accommodate this.
5. There is some uncertainty about whether the areas to be planted are large enough, and whether planting requirements could be enforceable once a wildlife approval is issued.
6. The D-G requests further details relating to the planting plan and programme for the creation of lizard habitat within the gully areas.
7. The D-G is not in agreement on the proposed conditions of the wildlife approval; the following amendments are recommended:
 - Planting requirements including timing/staging, extent of planting area and plant species should be clearly reflected in the proposed conditions.
 - It is recommended the term of the wildlife approval reflect the construction period of the proposal.
 - The Department of Conservation is not the Grantor of the wildlife approval under the Fast-track Approvals Act.
 - All information relevant to the wildlife approval should be found within the Lizard Management Plan.

- It is necessary to ensure that monitoring and reporting is ongoing to confirm the effectiveness of mitigation measures proposed, and for the applicant to provide details of what ongoing legal protections are being proposed for the release site.

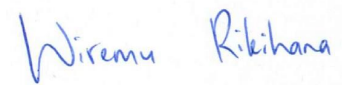
Resource Consent

8. The D-G anticipates the Panel will request commentary on the resource consent application under section 53 of the Act.
9. The applicant proposes to compensate for wetland loss by creating more wetlands onsite or to contribute funding support for restoration enhancement to a regionally significant wetland within the QLD. However, it is considered that the application requires a more detailed review of the National Policy Statement for Freshwater Management (NPS-FM) and National Environmental Standards for Freshwater (NES-F) requirements in terms of the loss of natural inland wetlands and application of the effects management hierarchy including consideration of offsetting and compensation in line with the principles set out in Appendix 6 & 7 of the NPS-FM.
10. Ephemeral wetland 3 is proposed to be retained and protected within a Recreation Reserve and implementation of a Wetland Management Plan. If a draft plan is not yet available to review, it is expected that any proposed management plan condition adheres to best practice ensuring the conditions are robust over the long term, are appropriate for each stage of the development and enforceable.
11. The landscape design and details regarding the indigenous plantings along waterbodies and creation of lizard habitat is high level. It is noted that a detailed landscape plan is proposed via draft conditions in Appendix T. Any proposed conditions will need to provide for specific timing or staging as to when the native plantings will be undertaken at which locations within the application site. It is anticipated that conditions will also need to address ongoing monitoring of the native plantings as well as the exotic weed and pest management.
12. If a draft Pest and Weed Management Plan is not yet available to review, the D-G would like to take the opportunity to comment on proposed conditions to ensure that they are robust over the long term and enforceable.

13. It is considered necessary to include requirement for a Lizard Management Plan in the proposed resource consent conditions.

Conclusion

14. The D-G's representatives will be happy to elaborate further on any of the above points and to work with the applicant to resolve these issues prior to preparation of the report under section 51, and comments under section 53 of the Act respectively.
15. The D-G confirms willingness to engage directly with the applicant, Panel and other statutory participants as necessary to advance the progress of the application.



Wiremu Rikihana
Counsel for the Director-General of Conservation