

<b>Under the</b>	Fast-track Approvals Act 2024
<b>In the matter</b>	of the application by RCL Homestead Bay Limited in relation to Homestead Bay

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**MEMORANDUM FOR ENVIRONMENTAL PROTECTION AUTHORITY RESPONDING TO THE  
PANEL CONVENER**

**26 August 2025**

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**May it please the Panel Convener:**

- 1.1** This memorandum is provided on behalf of the Environmental Protection Authority (**EPA**) in response to Minute 4 of the panel convener dated 12 August 2025 and Minute 5 of the panel convener dated 13 August 2025 regarding the Homestead Bay application made under the Fast-track Approvals Act 2024 (**FTAA**).
- 1.2** In particular it addresses the cost recovery matter raised in Queenstown Lakes District Council's (**QLDC**) memoranda dated 13 August 2025.
- 1.3** The EPA advises:
- a. Cost-recovery is administered by the EPA, in accordance with s 104 of the FTAA, the Fast-track Approvals (Cost Recovery) Regulations 2025 and the EPA's Policy for Fast-track Fees, Levies and Cost Recovery (June 2025).
  - b. It is QLDC's responsibility to ensure that invoices it submits for approval are within s 104 of the FTAA, the Regulations, and the Policy.
  - c. At this point in time, when no panel has been established, and QLDC has not been asked under s 53 for written comment, the EPA is unable to confirm that "peer reviews obtained by QLDC, after the substantive application is lodged with the EPA and in advance of being given written notice under s 53 of the FTAA, are costs that are recoverable from the EPA as an actual and reasonable cost under s 104 of the FTAA".<sup>1</sup>
  - d. If QLDC has any particular query about a particular cost, please raise that with the EPA directly.

**Date:** 26 August 2025



Richard Preece  
Manager Fast-track Team  
Environmental Protection Authority

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<sup>1</sup> See paras 2.6 and 2.7 of QLDC's memo dated 13 August 2025.