

FTAA-2506-1071

17 November 2025

Jayne Macdonald
Homestead Bay Expert Panel Chair

Dear Jayne,

Response to Homestead Bay Expert Panel Minute 4 – Request for Further Information

This memorandum is in response to the Homestead Bay Panel Minute 4 – Request for Further Information, sent on 10 November 2025 which requested the following further information from the Applicant (summarised):

- 1 Updated conditions including amended subdivision plan
- 2 Updated economic assessment
- 3 Updated assessment of wetland loss

These updated documents are attached as follows:

RFI Appendix 1A	Updated set of proposed conditions (FT Appendix T)
RFI Appendix 1B	Updated set of proposed conditions with track changes
RFI Appendix 1C	Updated subdivision plans (FT Appendix M)
RFI Appendix 1D	Updated reserves to vest and indicative wastewater areas (FT Appendix M)
RFI Appendix 2A	Urban Economics - Response to Economic Matters Raised in Minute 4 of the Expert Panel Request for Further Information
RFI Appendix 2B	Stantec - Technical Note
RFI Appendix 3A	Updated Ecological Effects Assessment (FT Appendix Y)
RFI Appendix 3B	Updated Ecological Effects Assessment with track changes
RFI Appendix 3C	Updated Wetland Management Plan (FT Appendix QQ)
RFI Appendix 3D	Updated Wetland Management Plan with track changes

Proposed consent conditions

The changes to the proposed conditions of consent have adopted the majority of the amendments or additional conditions that were recommended or sought in the written comments received on the proposal. This is the second round of feedback on the proposed conditions from some of the statutory participants (Otago Regional Council, Queenstown Lakes District Council (QLDC) and the Department of Conservation) and although it is understood that there will be a further round of consultation on proposed conditions of consent under Section 70 of the *Fast Track Approvals Act 2024* (if the Panel decides to grant approval), it is expected that the majority of issues are resolved with the hope that this future process can be as streamlined as possible.

A placeholder is included in the list of subdivision conditions to be administered by the QLDC relating to the Applicant's community housing contribution for the proposed development. Discussions are still occurring between the Applicant and the Queenstown Lakes Community Housing Trust in relation to the best way for this to be provided. The proposed condition will be communicated to the Panel via memo once agreement has been reached between the Applicant and the Housing Trust.

Amended subdivision plans

The request for further information included reference to an amended subdivision plan addressing the changes made in response to the Ōraka written comments and the purpose of Reserve Lot 9002. These changes are included in the plans attached as RFI Appendix 1C and 1D (for consistency) and are summarised as follows:

- An increase to the width of Lot 9016 to provide a greater setback between Ōraka and proposed Residential Lots 1398 – 1404. Amended from 15.6m – 58.7m to 20.7m – 62.4m.
- Addition of no build areas along the rear of proposed Residential Lots 20 – 35.
- The purpose of proposed Lot 9002 has been amended from Recreation Reserve to Local Purpose (Nature) Reserve.

The opportunity has also been made to make the following additional changes to the proposed subdivision plans to correct two minor errors that have been identified since lodgement:

- Reduction in the size of proposed Residential Lot 410 from 714m² to 634m² to increase the corner chamfer to improve the functionality of the intersection, specifically in respect of bus movements.
- Amended Subdivision Notes on Drawings 000 and 001 with regard to the vesting of Lot 8001 in His Majesty the King (NZTA) for State Highway purposes rather than in QLDC, which was an error. This note on the plans now matches the plan graphic.

Economic assessment

The attached Urban Economics memo covers both of the economic related queries from the Panel. However, the responses relating to the economic cost and opportunity cost resulting from the proposed standalone wastewater facility upon the QLDC's feasibility to service the wider corridor has been a collaborative effort between Stantec and Urban Economics. Stantec have utilised the work that has been shared recently that has been undertaken by Beca on behalf of the QLDC that identified the planned upgrades to the wastewater network to service the whole of the corridor and their initial costings. These findings have been compared with what infrastructure upgrades would be necessary without the need to service Homestead Bay and these likely costs. Stantec's work has been utilised by Urban Economics to assess the economic cost and opportunity cost of the proposed standalone on-site wastewater scheme vs connecting to QLDC's network.

Amended wetland proposal

Wildlands Consultants have updated both the Ecological Effects Assessment and the Wetland Management Plan to incorporate the additional hydrological monitoring that will be undertaken of the remaining ephemeral wetland as well as addressing the compensation proposed for the loss of the six other wetlands within the site.

Please advise if you require any clarification on the above.

A handwritten signature in blue ink, appearing to read "A. Leith".

Amanda Leith
Remarkable Planning Ltd