

Fast-track Approvals Act 2024 (the Act)

MINUTE 7 OF THE EXPERT PANEL

Release of the draft decision and draft conditions
Homestead Bay [FTAA-2506-1071]

17 December 2025

[1] The draft decision (Including the proposed draft conditions) will be posted on the fast-track website this afternoon, Wednesday 17th December 2025. The draft decision and draft conditions can be viewed on the fast-track website here: <https://www.fasttrack.govt.nz/projects/homestead-bay/draft-decision-and-conditions>

Section 70 of the Act

[2] Section 70 of the Act requires the Panel to direct the EPA to provide a copy of the draft conditions to the Applicant, everyone who provided comments under s 53 and all relevant local authorities or statutory bodies. We direct accordingly. We must also specify the date by which comments on the draft conditions must be received by the EPA. We fix **21 January 2025** as the date by which comments must be received by the EPA.

[3] The Panel requests that any suggested amendments to the draft conditions are recorded as tracked changes in the Microsoft Word version of the document. The Panel would appreciate an explanation to any tracked changes proposed (in either a text summary or in a comment box within the draft condition set itself).

[4] As detailed in clause 4 of s 70, the Applicant must file any response to the comments received within 5 working days of comments close. The applicant's

response to the comments received under s 70 is therefore due by **28 January 2026**.

Section 72 of the Act

[5] Under this section, the Panel must direct the EPA to invite comments from the Minister for Māori Crown Relations: Te Arawhiti and the Minister for Māori Development on the draft decision, including any draft conditions. We direct accordingly.

[6] We allow the Ministers 10 working days to comment on the draft decision, including as to the assessments made by the panel in relation to relevant Treaty settlements and any draft conditions related to that assessment. Comments from the Ministers are therefore due on **21 January 2026**.

[7] We direct accordingly.



Jayne Macdonald
Homestead Bay Expert Panel Chair