

FTAA-2506-1071

26 November 2025

Jayne Macdonald  
Homestead Bay Expert Panel Chair

Dear Jayne,

### **Response to Homestead Bay Expert Panel Minute 6 – Request for Further Information**

This memorandum is in response to the Homestead Bay Panel Minute 6 – Update on the Application dated 20 November 2025.

#### **Additional liquefaction information**

Included in Minute 6 is a request from the Panel for further Information from the Applicant in relation to the liquefaction risk on Lot 12 addressing the points contained within the QLDC's further information response submitted to the Panel on 17 November 2025.

Each of the seven points raised in the Minute have been specifically addressed by Geosolve in RF12 Appendix 1 attached to this letter. In summary, Geosolve, as a result of the investigations they have undertaken on both Lot 12 and Lot 8 consider that they have a high level of understanding of the ground profile and have undertaken the relevant level of assessment commensurate with the infrastructure planned and a standard subdivision consent process.

#### **Applicant's comments on legal advice**

In its Minute, the Panel invited comment from the Applicant on any aspect of the legal advice provided by Matt Allan of Brookfields. The legal advice received by the Panel is in relation to the reduction in project scope and the consideration of counterfactuals. Responses to these points are provided below.

##### Project scope

The Applicant agrees with the Brookfields legal advice in that the total number of residential units described in the substantive application, along with the future commercial uses, is in line with the "approximate" number described within the referral application and Schedule 2 listing in the Fast Track Approvals Act (FTAA) and does not expand the scope of the listed application.

The application includes the creation of "superlots" which will require later land use applications for their development. As summarised in the legal advice, the Applicant considers there to be various paths in which such approvals may be obtained. These options include applying for a further Fast Track referral, or if the current Fast Track Approvals Amendment Bill is passed, applying for subsequent stages of the listed development under the existing Schedule 2 listing. Alternatively, a plan change can be applied for.

With the creation of the superlots under the current application, it can be reasonably assumed that this will facilitate their future development as intended by the masterplan for the development, given their size and

location. The Applicant will also have a motivation to develop these superlots so as to achieve a return on investment on its subdivision works to create and service the superlots.

The legal advice contemplates the extent to which the future activities and the associated benefits of the superlots can be accounted for, given land use consent is not currently sought for the development of those lots. In particular, what economic benefits should be taken into account. It is the Applicant's recommendation that the benefits of the application be described in terms of a range of benefits, i.e. the benefits of providing between 1,436 and 2,531 residential units, plus the future commercial activities.

Urban Economics have concluded in their reporting submitted to the Panel dated 11 April 2025 and 17 November 2025 that the proposed development at 1,436 residential units, as well as the full master-planned development would result in regionally significant economic benefits.

Based on Urban Economics' reporting the range of economic benefits is as follows:

<b>Economic Contribution and Employment</b>	<b>Development Yield Scenario</b>	
	<b>1,438 dwellings</b>	<b>2,531 dwellings + 11,000m<sup>2</sup> commercial GFA<sup>1</sup></b>
Total value-added to GDP from construction	\$399 million & 2,450 FTE jobs	\$720 million & 4,420 FTE jobs
Direct impact on construction sector	\$187 million & 1,150 FTE jobs	\$338 million & 2,075 FTE jobs
Indirect impact on Primary Industries	\$88 million & 540 FTE jobs	\$160 million & 980 FTE jobs
Ongoing household expenditure on retail (per annum)	\$37 million & 300 FTE jobs	\$68 million & 570 FTE jobs

As previously stated, and acknowledged in the legal advice, the Applicant is confident that the proposal meets the threshold of regional benefits even if, for the purpose of assessing those benefits, weight is only given to the lower end of this range. However, to be clear, while the Applicant believes the consideration of the range of scenarios may be useful for the purposes of summarising benefits, it still considers that approving the subdivision to create the superlots is an important component of the proposal. Their approval gives a high level of confidence that the planned higher density housing will follow, and they establish a comprehensively planned road network, including providing for the construction of the spine road connection to Homestead Bay Road which will enhance connectivity along the corridor and future public transport routes.

#### Consideration of counterfactuals

In respect of the need for the Panel to consider counterfactuals, the legal advice states that the Panel has some discretion to employ these as an evaluative tool.

The Applicant has reservations as to the value of assessing a counterfactual scenario whereby the Queenstown Lakes District Council (**Council**) rezones the Applicant's land along the lines of its Te Tapuae Southern Corridor Structure Plan, as asserted in the Jardine submission. For one, it poses questions of procedural fairness. The draft Structure Plan was shared with the Applicant after the substantive application was lodged with the EPA, and it was only adopted by the Council in September. The Applicant could therefore not account for the Structure Plan in its application.

---

<sup>1</sup> The Applicant agrees with the legal advice that the inaccuracy in the commercial floor space description in Schedule 2 of the FTAA is a result of a typographical error.

As identified in the legal advice, the Structure Plan has been adopted by the Council under the Local Government Act 2002, and it is considered likely that there will be changes to the plan through the plan change / variation process under the Resource Management Act 1991 (or subsequent Act) and consequently there is still considerable uncertainty as to its future implementation.

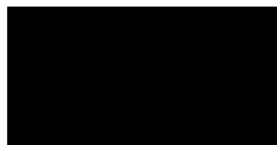
Moreover, the Applicant considers if such a counterfactual scenario is assessed, this is unlikely to support the argument made in the Jardine submission. The Council has stated its intent in the Structure Plan to undertake plan changes to give effect to the Structure Plan. This will require further Council resolutions to proceed and, importantly, a Ministerial dispensation given the Government's current 'Plan Stop', prohibiting notification of new planning instruments until 31 December 2027 without ministerial approval. This is therefore an uncertain prospect. Even if the Council's timeframes were not to slip and a plan change were notified in 2026, a hearing and Environment Court appeals would appear likely. Following this, resource consents and other approvals would then need to be prepared and processed by the relevant authorities. RCL therefore considers it unlikely that development would commence under such a scenario before 2029 (and potentially much later).

Under the above scenario, the supply of residential land and its associated benefits would be significantly delayed and there would be profound implications for the Applicant, having achieved no return on its substantial investment in the Fast Track process and the resulting further years of holding cost on the land. The Applicant advises that the land would most likely be sold (possibly fragmented) and the intentions of the new owners for the development of the land would be unknown. The benefits of the current proposal (such as the scale of infrastructure investment) may never be realised. Therefore, the "temporal" aspects of the timing of an approval are fundamental to the feasibility of and benefits of the current proposal and if such a counterfactual scenario is to be considered, it would appear to be a significantly negative one in comparison to approving this Fast Track application.

Finally, if the Panel is of the mind to consider that counterfactuals are a relevant matter, then this could also apply to the wastewater options. The Council has stated that the timeframe for connection to the reticulated wastewater network is uncertain, whereas the development of the on-site system can commence following approval of the substantive application. Consequently, requiring connection to the Council network may result in a similar effect in delaying the proposal as declining the application.

Urban Economics in their memorandum dated 17 November stated that the wastewater network without Homestead Bay "would offer approximately the same level of cost recovery". Even if Council comes to a different conclusion, then any potential additional cost would need to be weighed against the regional scale benefits that this proposal will have.

Please advise if you require any clarification on the above.



Amanda Leith  
Remarkable Planning Ltd