

File ref: FTAA-2506-1071

24 November 2025

Mike Theelan  
Queenstown Lakes District Council  
10 Gorge Road  
Queenstown 9300  
New Zealand  
Via portal request – [REDACTED]

Tēnā koe

**Request for information from Queenstown Lakes District Council in relation to the Homestead Bay application under the Fast-track Approvals Act 2024**

The Homestead Bay Expert Panel (the Panel) has directed the Environmental Protection Authority (EPA) to request further information from Queenstown Lakes District Council under section 67 of the Fast-track Approvals Act 2024 (the Act), relating to the Homestead Bay application. At the direction of the Panel, the EPA is seeking the following information:

1. The application provided further information dated 17 November 2025 from Stantec (Technical Note) and Urban Economics, to the effect that submitter concerns about removing Homestead Bay from the Council scheme and therefore raising perunit costs and weakening the business case for the wider network is not borne out by QLDC's latest analysis (QLDC/Beca).

The Stantec analysis (Table 3) indicates- a *slightly lower* wastewater upgrade cost per additional DUE if Homestead Bay is not included in the Council scheme (\$5,785 vs \$6,166), and Stantec expressly concludes there is *no increase in perDUE- unit cost through reduced economies of scale*, given available spare capacity and prior investments.

While at a high-level- that work directly addresses the asserted “fragmentation” effect and, on balance would weighs against the claimed adverse regional cost impact.

Can QLDC please provide its comment/response to the applicant's high-level assessment, and whether it is in general agreement with the same, and if not, the reasons why.

**Supply of Information**

In accordance with section 67(2) of the Act the Queenstown Lakes District Council must:

- a) Provide electronic copies of the information or report requested; or
- b) Advise the EPA, with reasons that you decline to provide the information or report requested.

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Fast-track is administered by the Environmental Protection Authority  
Private Bag 63002, Wellington 6140, New Zealand | NZBN: 9429041901977

Please provide the further information to the EPA by 5pm **28 November 2025**.

If the information requested is not received, the Panel must proceed as if the request for further information has been declined.

Please note, the information will be provided to the Panel, the applicant and every person who provided comments on the application. The information will also be made available on the Fast-track website.

If you have any questions, please contact Application Lead, Melita Raravula by email at [info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz)

Nāku noa, nā

