

Fast-track Approvals Act 2024 (the Act)

MINUTE 9 OF THE EXPERT PANEL REQUEST FOR FURTHER INFORMATION

Homestead Bay [FTAA-2506-1071]

13 February 2026

1. The Panel is considering comments received on conditions and the applicant's responses to the same.
2. The Panel has resolved to direct the EPA to request further information from the applicant on the following matter. The Jacks Point Group and JPROA raised similar concerns about ensuring ongoing compliance with Condition 22.
3. In its comments, JPROA supports and requests the retention of Condition 22 preventing construction traffic through Māori Jack Road and Homestead Bay Road at any time. However, for clarity to ensure the condition is not interpreted as applying just to construction of buildings, JPROA requested the following change or similar:

*22. There shall be no construction (**subdivision development and buildings**) access to the site through Māori Jack Road and Homestead Bay Road at any time for all vehicles and equipment that are in any way associated with the land development and future building construction.*

4. In its response the Applicant stated that the change is not made because:

“Condition 22 applies to the construction works associated with the subdivision works and does not apply to future building construction”

5. The Panel is unclear on the intended interpretation and application of Condition 22, especially when considered alongside Conditions 54 (now 55) and 55 (now 56). These conditions were amended by the Applicant in response to the submitter's comments to ensure there shall be no construction access to the Lots through Jacks Point via Māori Jack Road and Homestead Bay Road at any time (noting that the conditions shall be complied with in perpetuity and registered on the relevant Titles).

6. Can the Applicant explain the intended interpretation and application of Condition 22 and explain why/why not the Condition is/is not to apply to subdivision works and future building construction.
7. The date by which this request must be complied with is **12 noon on Monday 16 February 2026.**

A handwritten signature in blue ink that reads "Jayne Macdonald".

Jayne Macdonald
Homestead Bay Expert Panel Chair