



FTAA-2506-1071

20 January 2026

Jayne Macdonald
Homestead Bay Expert Panel Chair

Dear Jayne,

Response to Homestead Bay draft decision and conditions of consent

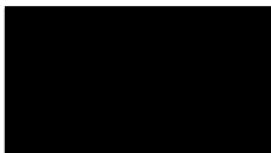
This memorandum is in response to the Homestead Bay Panel Minute 7 requesting comments on the draft conditions of consent pursuant to Section 70 of the Fast Track Approvals Act 2024.

The Applicant has taken the opportunity to review the draft conditions afresh and has also taken into account the feedback that has been received from other participants during the processing of the application in recommending changes, particularly where assets are unlikely to be accepted by the Queenstown Lakes District Council for vesting. Edits have been recommended for clarity and to fix typographical and referencing errors. Additionally, the Applicant has continued to work on the details of the project whilst this consent has been processed and has developed its thinking on matters such as final design levels for lots and staging. A degree of flexibility is sought in the conditions on such matters for the pragmatic implementation of the consent over a multi-year timeframe.

Please find attached a track changed Word version of the draft conditions with recommended changes along with annotated comments explaining each recommendation.

It is noted that the Applicant will have the opportunity to respond to other participants comments on the draft conditions under Section 70(4)

Please advise if you require any clarification on the above.



Amanda Leith
Remarkable Planning Ltd