

10 November 2025

Jayne Macdonald  
Homestead Bay Expert Panel Chair

Dear Jayne,

**Response to Minute 3 of the Expert Panel – Homestead Bay [FTAA-2506-1071]**

This memorandum is in response to Minute 3 of the Expert Panel which directs that expert conferencing be undertaken in relation to the option to collect, treat, and dispose of wastewater via an onsite standalone system.

In paragraph 4 of Minute 3 the Panel requests input on the conferencing proposal as set out in parts (a) – (i) of that paragraph. Otago Regional Council (**ORC**) provides the following input as set out in Table 1 below.

**Table 1** *ORC input on proposal*

Minute 3 proposal	ORC input
<p>a) Expert conferencing be convened focusing on the wastewater system, with the assistance of any additional experts as necessary (for example, planning experts where new or amended conditions may be proposed);</p>	<p>The following persons will participate in the conference on behalf of ORC:</p> <ul style="list-style-type: none"> <li>• Tim Baker (SLR Consulting NZ) – wastewater expert</li> <li>• Shay McDonald (ORC) – planning expert</li> </ul> <p>ORC anticipates that the following persons, being those who have previously provided expert comment on the onsite collection, treatment, and disposal of wastewater, or on planning matters relevant to wastewater conditions, will be involved in the expert conference:</p> <ul style="list-style-type: none"> <li>• Brian Elwood (LEI) – wastewater expert for Applicant</li> <li>• Amanda Leith (Remarkable Planning) – planning expert for Applicant</li> <li>• Sandy Ormiston (Ormiston Associates) – wastewater expert for Jacks Point Group and Jacks Point Resident &amp; Owner Association.</li> </ul> <p>If the Panel determines that any other person is required at the conference, ORC requests that a list of conferencing attendees, and their contact details, be circulated as soon as possible.</p>

b) Conferencing will be limited to experts only;	ORC agrees that it is appropriate to limit the conferencing to wastewater and planning experts.
c) Conferencing need not be facilitated, given the specificity of the topics and issues to be discussed as listed below;	ORC considers that given the timeframe for response, the conference may benefit from facilitation. This would be particularly relevant if the attendees differ substantially in number or expertise from those listed in the response to paragraph (a) above. In the alternate, if the number of attendees differs substantially from that listed above, ORC requests that the Panel direct who is to be responsible for compiling the joint witness statement.
d) Conferencing is to occur online, although a hybrid (in-person and online) arrangement may also be suitable;	<p>ORC considers that in-person conferencing, or a hybrid arrangement, is preferable to online conferencing, particularly given the very short timeframe allocated for the preparation of the joint witness statement.</p> <p>Council suggests the following in-person options for consideration:</p> <ol style="list-style-type: none"> <li>1. In-person conferencing in Christchurch. ORC understands that LEI are based in Christchurch. A suitable conferencing venue for approximately 8-10 persons can be provided at the SLR offices in Christchurch. A hybrid arrangement could be accommodated from this facility, if some attendees need to appear online. Flight options to Christchurch are generally plentiful.</li> <li>2. In-person conferencing in Queenstown. The Applicant is based in Queenstown. ORC is not able to suggest a venue. There are generally fewer flight options to and from Queenstown compared with Christchurch.</li> </ol>
e) The scope of conferencing is to be confined to the topics and issues listed below, together with any consequential amendments to or additional conditions;	ORC has no issues with the topics listed in paragraph (i).
f) At the conclusion of conferencing, experts are to prepare a Joint Witness Statement (JWS) setting out areas of agreement and disagreement (with reasons). The JWS will be provided to the Panel for consideration	Noted.

as part of its deliberations and made available to the parties;	
g) The Environment Court Practice Note 2023 (Code of Conduct for Expert Witnesses) will apply to the conferencing process (including the preparation of expert summaries and the JWS); and	Noted.
h) The following timetable is proposed (one half to one full day is considered sufficient): <ul style="list-style-type: none"> <li>i. Experts to circulate summary statements to other experts by Friday, 14 November 2025;</li> <li>ii. Conferencing to occur on Tuesday, 18 November 2025;</li> <li>iii. JWS to be circulated no later than 5.00 p.m. on Wednesday, 19 November 2025.</li> </ul>	ORC can comply with the suggested timeframe, but notes that preparation of a joint witness statement within one working day of completion of the conference is a short timeframe. In-person conferencing and facilitation of the conference are preferred.
i) List of topics and issues for conferencing: <ul style="list-style-type: none"> <li>• Treated effluent standards prior to discharge to ground for BOD<sub>5</sub>, TSS, TN, TP, and E. coli, including hydraulic application rate and mass loading limits;</li> <li>• Groundwater monitoring piezometers upstream and downstream of land disposal areas, including monitoring trigger levels for further investigation;</li> <li>• Surface water monitoring and trigger levels for further investigation;</li> <li>• Preparation of a remedial action plan where monitoring results exceed specified trigger levels;</li> <li>• Suitability and sufficiency of proposed disposal areas for land application, including land slope, drainage, and buffer requirements; and</li> <li>• Storage or other management requirements for avoiding surface ponding and runoff.</li> </ul>	Noted.

Please advise if you require any further clarification on any matters raised above. Please direct all correspondence to [shay.mcdonald@orc.govt.nz](mailto:shay.mcdonald@orc.govt.nz) and [consent.fasttrack@orc.govt.nz](mailto:consent.fasttrack@orc.govt.nz).



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