

FTAA-2506-1071

28 January 2026

Jayne Macdonald
Homestead Bay Expert Panel Chair

Dear Jayne,

Response to comments on the Homestead Bay draft conditions of consent

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

The attached table records the Applicant's response to the various recommendations made by submitters to the Panel with regard to the draft conditions. Advice has been sought from the Applicant's experts including Stantec, LEI and WSP in providing the responses.

A track changed Word version of the draft conditions is also attached. This incorporates the Applicant's proposed amendments to the draft conditions submitted to the Panel on 20 January 2026 as well as amendments in response to some of the points raised by submitters. Where changes have been made as a result of the comments made by submitters, the submitter is referenced in the track change comments.

It is noted that the conditions of consent have now been through multiple rounds of review and updates to date and the Applicant has incorporated the vast majority of the feedback received where considered relevant and reasonable and the draft suite of conditions is very comprehensive.

In reviewing the Section 70 feedback from submitters, it is noted that some conditions are being proposed which would (if included in the consent) create significant uncertainty for the implementation of the consent and/or considerable delays in implementing the consent. This is particularly where discretionary agreements or approvals would be required from other parties, such as requiring development on other privately owned land (eg Jacks Point), negotiation of hold points tied to unknown future transport infrastructure, memorandums of understanding with external parties and the like.

Additional comments are also made below in relation to broader issues raised by some submitters in their cover memorandums to the Panel:

Otago Regional Council (ORC)

The formatting adjustments as recommended by the ORC have been made. The residential earthworks and associated discharge consent have also been separated into two separate consents as requested by the ORC.

The culvert drawing to be referenced in Condition 1(b) of the Land Use consent – Culvert is attached.

Maja and Andrew Marshall

No specific amendments to the draft conditions are sought in the comments received from this submitter, rather the comments appear to relate to the conclusions reached in the draft decision. Section 70(1) of the Fast Track Approvals Act 2024 invites comments on the draft conditions only and consequently the Applicant makes no further comment in relation to the submitter's comments.

NZ Transport Agency

As outlined in the attached response table, the proposed 'hold points' are not accepted by the Applicant and if imposed, will result in a significant level of uncertainty for the commencement and completion of the development, particularly as the NZTA do not yet have an identified improvements strategy for this section of SH6.

Jacks Point Residents and Owners Association Incorporated

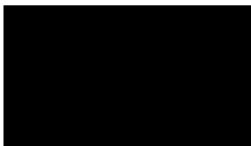
The JPROA have sought in their comments to amend a number of wastewater related conditions that were the subject of expert conferencing and agreement between the wastewater experts. These changes have not been accepted as the matters being raised in the JPROA s70 comments were well canvassed by the experts during conferencing, including tweaks to the conditions as necessary during that process.

Queenstown Lakes District Council

Given that QLDC have been clear through the Fast Track process that they would not support the vesting of the proposed on-site wastewater treatment infrastructure, a consequential outcome is likely to be that all of the three waters and roading infrastructure within the development is not vested given the inherent complications of vesting some infrastructure but not all. Consequently, the Applicant is currently preparing not to vest any roading or three waters infrastructure, however they remain open to discussions with QLDC. As it is likely that the infrastructure is not vested, the Applicant seeks a number of changes to the subdivision conditions of consent to reflect that QLDC may not be the ultimate asset owner.

QLDC have requested that a number of conditions be amended to allow for compliance with future approved / amended documents, such as a future Bus Stop policy or lighting policy. A condition must be certain, enforceable and clearly defined at the time that a resource consent is granted. Reference to future, undefined updates to documents creates both uncertainty for the Applicant and a potential difficulty for the Panel in being confident in the potential effects of a development. As a result, the conditions proposed by the Applicant reference the current approved version of documents.

Please advise if you require any clarification on the above.



Amanda Leith
Remarkable Planning Ltd