

Attachment 16 - Affected Party Engagement Register

DATE	FORM	COMMENTS	ACTION / IMPLICATIONS FOR THE PROJECT
<i>Mahaanui Kurataiao Limited (MKT) on behalf of Te Taumutu Rūnanga</i> Along with Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga hold mana whenua over the area in which the Site is located, and as mana whenua and kaitiaki, Te Taumutu Rūnanga have an interest in the Project and the way in which it may affect the environment.			
<u>Referral application</u>			
16 June 2025	Emails from Davie Lovell Smith (<i>DLS</i>) to Grace King and Kelly Sunnex (<i>MKT</i>)	DLS introducing the Project and requesting a hui.	-
30 June 2025	Meeting with Grace and Kelly to discuss the Project	MKT to prepare preliminary advice in relation to the Project based on the information provided by DLS.	Preliminary advice received. Hughes Developments Limited (<i>HDL</i>) recognised that the impacts on tikanga Māori cannot be assessed without a complete application, which will be provided as part of the substantive application.
6 August 2025	Preliminary mana whenua advice received from MKT	Preliminary advice included recommendations. The referral application included a summary of the way in which the Project would respond to those recommendations.	The way in which the Project would respond to those recommendations was set out in Attachment F to the referral application.
20 August 2025	Phone correspondence with Grace King	Confirming that the preliminary mana whenua advice and the recommendations in that advice similarly apply to the proposed subdivision of 700 lots (noting the preliminary advice references 450).	Noted.

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<u>Substantive application</u>			
2 July 2026	Email from Greenwood Roche (on behalf of HDL) to MKT	Greenwood Roche advised of progress on the Project, confirming that resource consents and a wildlife approval will be sought as part of the substantive application, and provided: • Draft resource consent conditions. • Draft wildlife approval conditions. • Final Aquatic Ecology Assessment. • Final Landscape Framework Report. • Final subdivision plan. • Draft Terrestrial Ecology Assessment. • Draft response to Rūnanga recommendations. Greenwood Roche requested amendments and/or feedback on the draft conditions documents and the Applicant's response to Rūnanga recommendations and feedback, with the opportunity for a meeting and discussion if required.	-
6 July 2026	Email from MKT to Greenwood Roche	MKT confirmed that it continues to affirm the recommendations made at the referral stage and has no further comments at this stage.	HDL is committed to continuing engagement with MKT throughout the processing of the substantive application.

DATE	FORM	COMMENTS	ACTION / IMPLICATIONS FOR THE PROJECT
Whitiora Centre Limited on behalf of Te Ngāi Tūāhuriri Rūnanga Along with Te Taumutu Rūnanga, Te Ngāi Tūāhuriri Rūnanga hold mana whenua over the area in which the Site is located, and as mana whenua and kaitiaki, Te Ngāi Tūāhuriri Rūnanga have an interest in the Project and the way in which it may affect the environment.			
<u>Referral application</u>			
25 July 2025, 3 September 2025	Emails from Greenwood Roche to Whitiora	Advising about the Project and requesting the opportunity to meet to discuss, providing an update on the same.	-
9 October 2025, 15 October	Emails from Greenwood Roche to Whitiora	Completing consultation form, follow up email with information about the Project.	-
31 October 2025	Receipt of preliminary feedback from Whitiora	Preliminary feedback identified that there are matters of interest and concern to Ngāi Tūāhuriri Rūnanga, including the: • Management of earthworks. • Availability and efficient use of water. • Reticulation of wastewater. • Protection of surface waterbodies and the habitat they provide for fish and invertebrates. • Use of indigenous and taonga species as part of landscape treatments. Preliminary feedback emphasised that the preferred approach to management in the takiwā requires taking an	The way in which the Project would respond to those recommendations was set out in Attachment F to the referral application.

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		intergenerational view of the environment alongside the capacity of natural resources to absorb the development. The feedback also expressed a preference in approach to land development that is informed by, and responds to, the presence of surface and ground water bodies, biodiversity, the retention of trees, the retention of springs and the retention of natural landforms, all of which contribute to environmental quality and preserve the physical distinctiveness of specific locations. Requested further information on: • The proposed riparian treatment of the water races and their protection from later encroachment (concern expressed regarding potential use of the water races as individual allotment boundaries). • The presence of fish within the water race and any recommendations from an ecologist on the management of fish during construction. • Confirmation on the presence of any springs within the site. Confirms expectation for land development to be undertaken in accordance with best practice, with conditions addressing: • best practice erosion and sediment control during earthworks; • best practice measures for dust management during earthworks; • an Accidental Discovery Protocol during earthworks; • implementation of any ecological management plans for the transfer of fish;	

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		• implementation of landscape planting incorporating indigenous species where possible; • implementation of best practice methods for stormwater management; and • connection to reticulated networks for water supply and wastewater.	
31 October 2025	Email to Whitiara from Greenwood Roche	Responding to further information requests / recommendations regarding best practice land development.	The way in which the Project would respond to those recommendations was set out in Attachment F to the referral application.
31 October 2025	Email from Whitiara to Greenwood Roche	Confirming that the responses provided on behalf of HDL are satisfactory to Whitiara for the purposes of the referral application. Confirming also that Whitiara would like copies of the relevant technical reports and plans if the Project is referred, and confirming that Kaitiaki for Ngāi Tūāhuriri Rūnanga may have additional comments or queries throughout the Fast-track Approvals Act process.	-
<u>Substantive application</u>			
2 July 2026	Email from Greenwood Roche to Whitiara	Greenwood Roche advised of progress on the Project, confirming that resource consents and a wildlife approval will be sought as part of the substantive application, and provided: • Draft resource consent conditions. • Draft wildlife approval conditions. • Final Aquatic Ecology Assessment.	-

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		- Final Landscape Framework Report. - Final subdivision plan. - Draft Terrestrial Ecology Assessment. - Draft response to Rūnanga recommendations. Greenwood Roche requested amendments and/or feedback on the draft conditions documents and the Applicant's response to Rūnanga recommendations and feedback, with the opportunity for a meeting and discussion if required.	
7 July 2026	Email from Whitiara to Greenwood Roche	Whitiara confirmed that it has reviewed the proposed conditions, has no further comments at this stage and will await the commencement of the formal process before providing any further feedback. Whitiara advised that it has a strong interest in the works relating to the water race.	HDL is committed to continuing engagement with Whitiara throughout the processing of the substantive application.
<i>Te Rūnanga o Ngāi Tahu</i> As the statutory governing body representing the collective interests of Ngāi Tahu whānui, Te Rūnanga o Ngāi Tahu also has an interest in the Project and the way in which it may affect the environment.			
<u>Referral application</u>			
18 November 2025	Email from Greenwood Roche to Te Rūnanga o Ngai Tahu	Introducing the Project, summarising the consultation with Papatipu Rūnanga (through Whitiara and MKT) and requesting confirmation as to whether Te Rūnanga would like to engage further with HDL in relation to the Project at this stage.	-

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28 November 2025	Email from Te Rūnanga o Ngai Tahu (Lisa MacKenzie) to DLS	Confirming that: <i>Given that there has been engagement with Papatipu Rūnanga, we have determined that further engagement with Te Rūnanga o Ngāi Tahu is not required at this stage. This may change if during processing of the application, Papatipu Rūnanga or the office of Te Runanga identifies a reason for further involvement from the office. However, based on the information provided, unless there are changes to the application, I am not anticipating this to occur.</i>	-
<u>Substantive application</u>			
2 July 2026	Email from Greenwood Roche to Te Rūnanga o Ngai Tahu	Greenwood Roche advised of progress on the Project, confirming that resource consents and a wildlife approval will be sought as part of the substantive application, and provided its draft response to Rūnanga recommendations. Greenwood Roche requested amendments and/or feedback on the draft conditions documents and the Applicant's response to Rūnanga recommendations and feedback, with the opportunity for a meeting and discussion if required.	-

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<i>New Zealand Transport Agency Waka Kotahi (NZTA)</i> NZTA is the road controlling authority responsible for the State Highway network. The Site is adjoined by SH77 Bangor Road to the south and SH73 to the north east. The boundaries of the Site with the State Highway network are also subject to the State Highway Noise Control Overlay under the District Plan. NZTA is therefore affected by the Project.			
<u>Referral application</u>			
19 September 2025	DLS attending meeting with Gemma Kean (NZTA) to discuss the transport aspects of the Project	Confirmation that no vehicle access will be provided to SH73, and that the Project will comply with the relevant acoustic treatment requirements for sites adjoining a state highway.	-
22 September 2025	Follow-up email correspondence from DLS to Gemma addressing key points of the meeting	Agreement to provide NZTA with the referral application once it is completed and lodged, and to continue communicating throughout the substantive application phase as the key transport aspects of the Project are developed.	-
<u>Substantive application</u>			
1 May 2026	Initial briefing meeting with NZTA, attended by NZTA, DLS, Novo Group	Pre-application consultation discussion. NZTA requested a copy of the substantive application prior to lodgement and a copy of the SIDRA files.	HDL/Novo Group to provide a copy of the Integrated Transport Assessment to NZTA prior to lodgement and a copy of the SIDRA files.

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9 July 2026	Email from Novo Group to Ben Hendrie, James Long and Kate Bonifacio (NZTA)	Novo Group provided a copy of the Integrated Transport Report attached to the substantive application, as well as the requested SIDRA files. The email provides an overview of the proposal, including the proposed road upgrades. Novo Group confirmed that it would welcome the opportunity to address any issues with NZTA before the Panel formally invites comment.	HDL is committed to continuing engagement with NZTA throughout the processing of the substantive application.
<i>Selwyn District Council (SDC) and Selwyn Water Limited</i> SDC is the relevant territorial authority for the Site. SDC will be responsible for administering and enforcing the land use and subdivision consents for the Project and public stormwater infrastructure constructed through the Project will be vested in SDC. SDC is therefore affected by the Project. Selwyn Water Limited is the controlling authority for public water supply and wastewater infrastructure. The Project will connect to those networks. Selwyn Water is therefore affected by the Project.			
<u>Referral application</u>			
8 October 2025	Meeting between DLS and Richard Bigsby (Consents Team Leader), Alex Ross (Surface Water Engineer), Geoff Deavoll (Policy Team Leader), Helen Pullar (Consultant Development Engineer)	Discussed key aspects of the Project, including density (noting the directions of the Large Lot Residential zone and the Development Plan) and servicing arrangements. SDC agreed in principle with the proposed stormwater discharge methods. SDC agreed that a pump station would be necessary to enable connection to the recently installed and operational wastewater discharge network. HDL and SDC agreed to work together proactively throughout the process noting the Fast-track Approval Act timeframes are	HDL will work with SDC to facilitate the installation of the gravity wastewater network to the site. HDL confirmed that emergency storage in wastewater pump station can be provided along with buffering of peak storm flow through additional storage at the pump station. HDL confirmed there is sufficient capacity in Darfield water supply to accommodate the Project.

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		tight. HDL's experts agreed to continue engaging with the infrastructure asset team.	
9 October 2025	Email to and from SDC (Richard Bigsby)	Confirming meeting notes.	-
<u>Substantive application</u>			
21 April 2026	Meeting between DLS and SDC Landscape and Open Space Team	Discussed the provision of reserves within the Project and reserve classifications. SDC observed the amount of reserve area provided exceeded the requirements of Council's reserves policy and their expectations for the Site. HDL agreed to review the Project layout and, where possible, rationalise the amount of reserve area to be provided.	HDL reduced the size of the eastern recreation reserve (Lot 811) from 1.01ha to 4107m ² . Additionally, several pedestrian link reserves have been removed across the Project.
23 April 2026	Meeting between DLS and Selwyn Water (Hugh Blake Manson)	Discussed wastewater and water design for the Project, including any upcoming work to extend the gravity network. Location for discharge into the gravity network to be confirmed.	Development areas adjacent to the Site to be catered for with the Bangor Village development works. Emergency storage requirements to be factored into design solutions.
2 June 2026 and 16 June 2026	Emails between DLS and SDC (Geoff Deavoll and Richard Bigsby)	DLS requesting meetings with key SDC staff, proposing two meetings, one with Planning, Urban Design and Transport, and the other with Development Engineering, Open Space and Selwyn Water. SDC agreed to schedule meetings, noting that their preference was for the final reports to be circulated prior to the meetings.	HDL to circulate relevant final reports ahead of meetings being scheduled.

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12 June 2026 and 8 July 2026	Meeting and phone call between DLS and Selwyn Water (Hugh Blake Manson)	Selwyn Water advised that the gravity reticulation and pump station (including storage) solution for the Project was no longer its preferred approach, and communicated a strong preference for a low-pressure sewer system.	HDL redesigned the wastewater infrastructure for the Project to comply with Selwyn Water's preference for a low-pressure sewer system.
Environment Canterbury (ECan) ECan is the relevant regional council for the Site. ECan will be responsible for administering and enforcing the regional consents for the Project, and is therefore affected by the Project.			
<u>Referral application</u>			
10 October 2025	Meeting with David Sluter (Project Management Officer), Nardia Feehan (Principal Consents Advisor), Anna Stewart (Team Leader), Reuben Herz-Edinger (Consents Planner)	ECan agreed with the types of resource consent that will be required for the Project. ECan emphasised the importance of using management plans for managing construction activity. HDL agreed that this would be the proposed approach – to be secured through consent conditions. ECan will review lizard management, if required, noting that wildlife approvals will be approved by the Department of Conservation (DOC).	Agreement between ECan and HDL to continue working together through the Fast-track Approvals process. HDL to provide the referral application as soon as it has been lodged (and if approved, the draft substantive application prior to lodging).
<u>Substantive application</u>			
28 May 2026, 11 June 2026, 17 June	Emails between DLS and ECan (Dwayne Daly and Reuben Herz-Edinger)	Meetings were scheduled with ECan to discuss the application. These meetings were subsequently deferred due to Project changes and the unavailability of final reports for circulation.	Meeting between DLS and ECan to be scheduled, with relevant final reports pre-circulated.

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2026, 24 June 2026		Following the issue of ECan's SDC Global Stormwater resource consent on 25 June 2026, the meeting was further deferred to allow both ECan and HDL sufficient time to review the consent and make any necessary amendments to ensure alignment and compliance.	
Department of Conservation (DOC) DOC is responsible for administering the Wildlife Act 1953. Approval for the salvage and release of lizards will be sought as part of the substantive application. DOC is therefore affected by the Project.			
<u>Referral application</u>			
29 October 2025	Meeting between DLS and Shawn Gardner (DOC) to discuss the Project.	DLS provided an overview of the Project, including specific matters of relevance to DOC - in particular, HDL's proposed approach to managing wildlife and flora. HDL confirmed that Boffa Miskell would be undertaking a site survey for lizards, and will provide recommendations for managing the capture and relocation of lizards, if discovered. HDL confirmed that the scope of the referral application will include wildlife permits. However, HDL will engage with DOC following receipt of the Boffa Miskell survey to confirm if wildlife permits will be required and intended approach to management.	HDL to provide DOC with a copy of the referral application as soon as it has been lodged. If the referral application is approved, DOC will assemble the relevant team to inform feedback on the substantive application, as necessary.
<u>Substantive application</u>			
5 June 2026	Meeting between Effects Management Ecology Limited (EME)	EME presented the findings of the wildlife survey undertaken on the Site – presence of Canterbury Grass Skinks, habitat	EME to update LMP to reflect DOC feedback:

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	(ecologists on behalf of HDL) and Shawn Gardner and Mandy Tocher (DOC).	mainly concentrated along the boundary of the State Highways. EME outlined intended response – wildlife approval to capture and relocate lizards to a release site – likely at the Selwyn River site. DOC expressed concerns with the proposed release site (the Selwyn River site) – issues with capacity, flood risk, species mis-match – recommended identification of two release sites in the Lizard Management Plan (<i>LMP</i>). Also recommended avoiding impacts along the SH73 road reserve. DOC requested reviewing draft LMP before lodging.	• Prioritise onsite release site, with Selwyn River as back up. • Avoid impacts on the SH73 road reserve. HDL (EME) to provide LMP to DOC for review prior to lodging the substantive application. This was completed on 13 July 2026.

Adjacent owners and occupiers listed in Attachment 14

The Site is currently zoned for housing and as set out in the Substantive Project Assessment, the Project has been designed to respond sensitively to the character of adjoining properties by locating the largest lots (consistent with what is anticipated by the operative zoning) on the perimeter of the Site. As outlined in the Landscape Framework Report, the existing rural character of the surrounding environment has also significantly shaped the landscape strategy for the Project – both in terms of the features that will be established in the reserves and public realm areas and in terms of the plants and trees that will be selected. The width of the road corridors particularly along the perimeter of the Site also reflects a more rural aesthetic, complemented with post and rail fencing along those boundaries. In addition to matters of character and amenity, the proposed conditions of resource consent include various measures intended to ensure that the effects of constructing the Project on adjacent landowners and occupiers are avoided or minimised. Through those measures (and accounting for the existing zoning of the Site), the effects of the Project as a whole on the adjacent owners and occupiers will be acceptable. While change is not itself an adverse effect, HDL acknowledges that the Project will result in a change from the adjacent owners and occupiers current experience of the Site.

Substantive application

4 May 2026	Letter from HDL to adjacent owners and	The adjacent owners and occupiers who have responded to the letter delivered by HDL are identified in Attachment 14 along with their contact details.	-
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DATE	FORM	COMMENTS	ACTION / IMPLICATIONS FOR THE PROJECT
	occupiers (Appendix A to Attachment 14)		
19 May 2026	Community meeting	DLS and HDL presented an overview of the Project at a community meeting in Darfield. As part of that presentation, HDL provided its contact details for any person who had further questions about Bangor Village.	To date, no person has contacted HDL following the community meeting with further questions about the Project.
KiwiRail NZTA is responsible for the Midland Rail Line which adjoins SH73 along the north eastern boundary of the Site. The boundary of the Site with the Midland Rail Line is subject to the Railway Network Noise Control Overlay under the District Plan. KiwiRail is therefore affected by the Project.			
<u>Substantive application</u>			
2 July 2026	Email from Greenwood Roche to KiwiRail (Marija Batistitch)	Greenwood Roche provided an overview of Bangor Village and requested comment on the acoustic measures provided as part of the Project and/or on Marshall Day's assessment.	No response as at the date of lodging the substantive application.

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Fonterra Fonterra has an established role in the Darfield community, including through its substantial investment in its Darfield processing site and wider landholdings. One of Fonterra's core wastewater irrigation farms is located approximately 500m from the Site. That farm provides a critical part of the Darfield Fonterra site's wastewater management regime and is necessary for its ongoing efficient operation. Therefore, with respect to the Project, Fonterra has an ongoing interest in ensuring that any potential reverse sensitivity effects on its Darfield operations and appropriately avoided or managed.			
<u>Substantive application</u>			
4 June 2026	Meeting between HDL, DLS, Greenwood Roche and Fonterra and counsel for Fonterra.	DLS presented an overview of Bangor Village. Discussion between the parties regarding HDL investigating removing connections from the Site north to the Urban Growth Overlay.	-
10 June 2026	Email from Greenwood Roche to Fonterra	Confirming actions arising from the meeting.	DLS to implement change of subdivision layout, requiring removal of connections from the Site north to the Urban Growth Overlay.
30 June 2026	Email from Greenwood Roche to counsel for Fonterra	Greenwood Roche provided the updated subdivision layout, including the no-build zones in place of roading connections as requested by Fonterra.	-
6 July 2026	Email from Fonterra to HDL.	Fonterra provided a letter in relation to Bangor Village based on the updated subdivision layout (included as Appendix A).	-

Appendix A Fonter lett support

2 July 2026

Hughes Developments Limited

By email to: [REDACTED]



Dear Rachel,

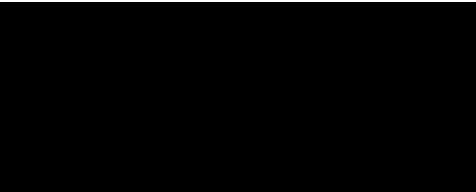
Bangor Village development by Hughes Developments Limited

1. Thank you for your correspondence regarding the proposed Bangor Village development (the Proposal), involving the subdivision and development of land at 160 Bangor Road (State Highway 77), Darfield (the "Site") under the Fast-track Approvals Act 2024.
2. Fonterra Limited ("Fonterra") has an established role in the Darfield community, including through its substantial investment in its Darfield processing site and wider landholdings. Fonterra's Darfield site is regionally significant, processing milk from across Canterbury and the wider South Island. It supports employment and economic activity and plays an important part in New Zealand's export supply chain. Its scale and operational importance extend well beyond the local area. The Site is approximately 2km from the main Fonterra Darfield processing site.
3. Fonterra's Darfield operations include wastewater irrigation farms. One of Fonterra's core wastewater irrigation farms is located much closer to the Site itself, with the southern boundary of that farm being approximately 500m from the Site. The farm forms a critical part of the Darfield site's wastewater management regime and is necessary for its ongoing efficient operation. Any constraint on the use of these farms could affect the ongoing operation of this regionally significant processing facility.
4. Fonterra therefore has an ongoing interest in ensuring that any potential reverse sensitivity effects on its Darfield operations are appropriately avoided or managed. In that context, Fonterra notes that any inappropriate development on the Site, or particularly adjacent site(s) closer to the wastewater irrigation farm has the potential to be affected by odour from the wastewater irrigation activity.
5. In response, Fonterra understands that Hughes Developments Limited is now proposing:
 - a) there will be no direct roading connection from the Bangor Village site north to the Urban Growth Overlay area, with potential connections instead preserved through no-build zones along the northern boundary of the development area (which would interface with Fonterra's wastewater irrigation farm);
 - b) there will be no increase in lot or housing density along the northern boundary of the site, which faces Fonterra's wastewater irrigation farm.

This is shown on the Plan included as an Attachment to this letter.

6. Fonterra considers that these measures will assist in mitigating potential reverse sensitivity effects on its Darfield operations, including by helping to maintain separation between the Proposal and Fonterra's nearby wastewater irrigation activities.
7. Fonterra is generally supportive of appropriate development in Darfield and does not oppose the Proposal, including the use of the Fast Track process, provided that:
 - a) the measures included above are included in the final proposal/consent(s); and
 - b) any potential effects on Fonterra's existing operations are appropriately considered.

Yours faithfully,



Suzanne O'Rourke
National Environmental Policy Manager

