

FTAA-2511-1151

BRF-00425

27 February 2026

Hughes Developments Limited
C/- Rachel Murdoch
Greenwood Roche

email: [REDACTED]

Dear Rachel

Notice of Decisions on application for referral of the Bangor Village project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Hughes Developments Limited for referral of the Bangor Village project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project is described as being to subdivide and develop land for the purpose of establishing a master-planned community at 160 Bangor Road (State Highway 77), Darfield, Selwyn. The project will include works within the State Highway 77 road reserve.

The project will be applied for as a single substantive application but will be delivered in multiple stages. The project will include:

- (a) subdivision to create approximately 700-800 allotments and enable construction of approximately 700-800 residential units across a range of densities (which may be constructed by a person or persons other than the applicant)
- (b) subdivision to create allotments for future non-residential activities (which may include community and commercial activities, and a school)
- (c) landscaping and development of an open space network including reserves and enhancement of an existing water race
- (d) associated infrastructure, including for three waters services and transport (including external site access works).

The project will require the proposed approvals:

- (a) resource consents under the Resource Management Act 1991
- (b) approval under the Wildlife Act 1953.

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The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Decision on referral application

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

Reasons for accepting referral application

The Minister is satisfied the project:

- (a) is an infrastructure or development project that would have significant regional or national benefits; and
- (b) referring the project to the fast-track approvals process –
 - (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- (a) will deliver significant economic benefits by:
 - (i) providing approximately 98-112 full-time equivalent (FTE) jobs (on average) associated with design, infrastructure and civil construction over a 8.5-year delivery period;
 - (ii) providing or enabling approximately 261-298 FTE jobs (on average) associated with building construction over a 10-year delivery period; and
 - (iii) contributing approximately \$434-496 million in total value added to the Canterbury economy over a 11.5-year delivery period (s22(2)(a)(iv)).

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act.

Specified matters for accepted referral application

1. The following persons who lodged the referral application are the persons authorised to lodge a substantive application for the project (s27(2)): Hughes Developments Limited
2. In relation to a substantive application for the project:
 - (a) The deadline for lodging a substantive application is 2 years after notice is given to the applicant (s27(3)(b)(i))
 - (b) The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii)):
 - (i) Mahaanui Kurataiao Limited
 - (ii) Whitiara Centre Limited.

If you have any queries about this notice of decisions, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Jess Hollis or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Ilana Miller

General Manager, Delivery and Operations

cc: Written notice (s28(1)) for accepted project:

the applicant – Hughes Developments Limited

any person invited to comment (s17(1)):

- relevant local authorities: Selwyn District Council and Canterbury Regional Council
- Minister for the Environment and other relevant portfolio Ministers: Minister of Conservation, Associate Minister of Housing, Associate Minister of Transport and Minister of Education
- Ministry for the Environment
- relevant administering agency: Department of Conservation
- Māori groups identified in the list provided to the Minister: Te Rūnanga o Ngāi Tahu, Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga, Whitiara Centre Limited and Mahaanui Kurataiao Limited
- owners of Māori land in the project area: N/A
- any other person: the Minister for Regional Development, Minister for Economic Growth and Chief Executive of the New Zealand Transport Agency Waka Kotahi

cc: Written notice where the Minister accepts the application and refers the project (s28(2)):

the Panel Convener (including all the related information received by the Minister)

any iwi authorities or Treaty settlement entities (other than those that must be notified under subsection (1)(b)) that the Minister considers have an interest in the matter: N/A

the EPA (including all the related information received by the Minister)

the relevant administering agency – Department of Conservation