
MINUTE 4 OF THE PANEL CONVENER

Further directions

[FTAA-2607-1260]

2 October 2026

[1] The applicant, Hughes, filed a memorandum¹ in response to directions made at the conference. The memorandum includes calculations estimating the availability of drinking water under the District Council’s water permit and advises that the applicant has requested OneWater² update the full township water supply model. The memorandum states that the update will be available in “due course”.

[2] Based on calculations provided by the applicant, Selwyn Water Ltd in response says “the information provided **appears** to demonstrate that **potentially** there is capacity to service Bangor Village” [my emphasis].

[3] Wastewater treatment services are not currently available.

[4] Due diligence on the availability of drinking-water and wastewater services was required before the application was filed. The practices adopted in resource consent applications, such as filing the application in anticipation that further information will be requested and will be provided at a later date or, in this case, “in due course”, do not work well under fast-track. The timeframe for a decision is fixed and cannot be extended.

[5] Given Selwyn Water Ltd’ caveated response, the Selwyn District Council

¹ Dated 1 October 2026

² OneWater operates the town supply in Darfield.

and Selwyn Water Ltd are directed to file a joint memorandum by **Monday 5 October 2026** advising:

- (a) whether further modelling is required to demonstrate that an allocation is available;
- (b) if it is, is the modelling that is required the full township water supply model update from OneWater; and
- (c) when will the OneWater model update be available?

[6] By **Monday 5 October 2026**, the Regional Council is to advise when it expects to be able to confirm whether it now has the information it requested. By the same date, the Department of Conservation is to report on whether the applicant has now met with its experts.

A handwritten signature in black ink that reads "Jane". The signature is written in a cursive, flowing style with a large initial 'J'.

Jane Borthwick

Panel convener for the purpose of the Fast-track Approvals Act 2024