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**Subject:** RE: Bangor Village - Hughes Developments Limited [GREE-ACTIVE.FID207071]  
**Date:** Tuesday, 7 July 2026 at 12:50:55 PM New Zealand Standard Time  
**From:** Rachel Murdoch  
**To:** Nicola Rykers, Ruiha Johnson  
**Attachments:** image001.png, image002.png

Ngā mihi, Nicola.

Understood re: the water race. We will send through a copy of the substantive application once lodged and if you have any questions in the lead up to the formal comment stage, please don't hesitate to give me a call.

Kind regards,  
Rachel

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**From:** Nicola Rykers [REDACTED]  
**Sent:** Tuesday, 7 July 2026 12:14 pm  
**To:** Rachel Murdoch [REDACTED]; Ruiha Johnson [REDACTED]

**Subject:** RE: Bangor Village - Hughes Developments Limited [GREE-ACTIVE.FID207071]

Kia ora Rachel

Thank you for your emails.

On behalf of Whitiara, I can confirm we have reviewed the conditions and do not have any specific feedback or comments at this point in time.

Whitiara will also wait for the formal process to commence before commenting further. We do note that Whitiara has a high level of interest in the works to, and the final treatment/protection of, the water race through the site.

Ngā mihi

Nicola

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**From:** Rachel Murdoch [REDACTED]  
**Sent:** Tuesday, 7 July 2026 9:13 am  
**To:** Nicola Rykers [REDACTED]; Ruiha Johnson [REDACTED]  
**Subject:** RE: Bangor Village - Hughes Developments Limited [GREE-ACTIVE.FID207071]

Hi both,

Following up on this one – we are hoping to lodge the substantive application next Wednesday and we will provide you with a copy of it once we lodge.

MKT has advised that they will not comment at this stage but will wait until formal comments are invited as part of the substantive application. If you do have any feedback on the attached document or draft conditions before we lodge however, please let me know.

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**From:** Rachel Murdoch

**Sent:** Monday, 9 March 2026 10:17 am

**To:** 'Nicola Rykers' [REDACTED] Ruiha Johnson [REDACTED]

**Cc:** [REDACTED]

**Subject:** Bangor Village - Hughes Developments Limited [GREE-ACTIVE.FID207071]

Kia ora Nicola and Ruiha,

As you are aware, Hughes Developments Limited recently applied for its residential development project in Darfield (Bangor Village) to become a referred project under the Fast-track Approvals Act. HDL's application was approved by the Minister on 27 February 2026.

Firstly, thank you for your engagement with the application prior to its lodgement – we appreciate the initial feedback provided, which will go on to inform the design and layout of the project and the substantive application for the project.

Alongside its team of technical consultants, HDL is now working toward preparing the substantive application for resource consents and potentially a wildlife permit to authorise Bangor Village. Boffa Miskell has been engaged to undertake wildlife surveys on the site – and we understand those commenced last week. HDL's other technical consultants are intending to complete their reports by the end of April – these will inform the design and layout of the project including mitigation measures, and the extent and scope of any ongoing management requirements which will be reflected in the draft resource consent conditions. We are intending to share with you any relevant technical reports that have been prepared for the project, along with the draft resource consent conditions and any conditions on the wildlife permit, in advance of lodging the substantive application. Along with providing that information, we will address how the project (including any draft conditions) responds to the comments Whitiara has already provided. We hope this will give the opportunity to ensure that any material matters can be addressed before we get into the statutory process (with its reasonably unforgiving timeframes).

If you have any questions at this stage, please do not hesitate to contact me or Alice Burnett (HDL's planning advisor).

Ngā mihi nui,  
Rachel

Rachel Murdoch | Principal | Rōia Mātanga

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**Subject:** Bangor Village - Substantive Application [GREE-ACTIVE.FID207071]  
**Date:** Wednesday, 15 July 2026 at 10:20:24 AM New Zealand Standard Time  
**From:** Rachel Murdoch  
**To:** [REDACTED]  
**CC:** mark.brown, jake, Francelle Lupis  
**Attachments:** image002.png

Tēnā koutou,

Yesterday afternoon, we lodged the substantive application for Bangor Village with the EPA Fast-track team.

A copy of the application including all of the technical appendices can be accessed through this link: [Bangor Village - substantive application](#) – please let me know if you have any issues accessing it.

HDL would welcome the opportunity to discuss any aspect of the project with MKT ahead of the formal comment period.

Kind regards,

Rachel Murdoch | Principal

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**Subject:** RE: Bangor Village - Fast-track Approvals Act  
**Date:** Monday, 6 July 2026 at 10:55:04 AM New Zealand Standard Time  
**From:** Rachel Murdoch  
**To:** Angela Burton  
**CC:** Mahaanui Admin, Tayla Spencer, [REDACTED], mark.brown, Francelle Lupis  
**Attachments:** image001.jpg, image002.png

Thanks Angela – much appreciated. We are aware that the timeframes for comment during the substantive application phase can be pretty unforgiving so we will provide a copy of the substantive application to you as soon as we have lodged.

If you have any questions in relation to the application or the draft conditions as you are going through it, please don't hesitate to contact us.

Nāku noa, nā,  
Rachel

**From:** Angela Burton [REDACTED]  
**Sent:** Monday, 6 July 2026 10:49 am  
**To:** Rachel Murdoch [REDACTED]  
**Cc:** Mahaanui Admin [REDACTED], Tayla Spencer [REDACTED], [REDACTED], mark.brown [REDACTED], Francelle Lupis [REDACTED]

**Subject:** RE: Bangor Village - Fast-track Approvals Act [GREE-ACTIVE.FID207071]

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Kia ora Rachel,

Ngā mihi nui for sending through the below and the response to the Rūnanga recommendations document.

At this stage of the fast-track process for Bangor Village, we believe the comments and recommendations provided at the referral stage by Te Taumutu Rūnanga are still applicable and the applicant should continue referring to the recommendations previously provided. Mahaanui will not provide further advice prior to the substantive application.

Mahaanui will provide advice again, on behalf of Te Taumutu Rūnanga once the substantive application has been submitted.

Ngā mihi,

**Angela Burton (She/Her)**  
*Tangata Tiriti*  
Pou Arataki Mātārauemi | Project Lead  
Resource Management  
**Mahaanui Kurataiao Ltd**  
226 Antigua Street Christchurch NZ 8011  
**Mobile:** [REDACTED]  
**Email:** [REDACTED]  
**Web:** [mahaanuikurataiao.co.nz](http://mahaanuikurataiao.co.nz)  
(I work from home on Thursdays)



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**Subject:** Bangor Village substantive application [GREE-ACTIVE.FID207071]  
**Date:** Wednesday, 15 July 2026 at 10:21:37 AM New Zealand Standard Time  
**From:** Rachel Murdoch  
**To:** Nicola Rykers, Ruiha Johnson  
**CC:** jake, mark.brown, Francelle Lupis  
**Attachments:** image001.png

Kia ora korua,

Yesterday afternoon, we lodged the substantive application for Bangor Village with the EPA Fast-track team.

A copy of the application including all of the technical appendices can be accessed through this link: [Bangor Village - substantive application](#) – please let me know if you have any issues accessing it.

HDL would welcome the opportunity to discuss any aspect of the project with Whitiara ahead of the formal comment period, if that would be of assistance.

Kind regards,

Rachel Murdoch | Principal

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