MINUTE 8 OF THE PANEL CONVENER

Second conference adjourned at the applicant's request

[FTAA-2607-1260]

18 November 2026

[1] This application was set down for a conference on 17 November 2026 at 10 am. The conference has been rescheduled at the applicant's request and will now take place at **2.30pm Monday 30 November 2026**.

[2] The anticipated yield under the District Plan's large lot residential zoning is 130 residential allotments, although the applicant states that up to 182 additional residential units could be erected under the Plan provisions.[1] By contrast, the project proposes 741 residential lots.

[3] Selwyn Water Ltd has run its township network model and advises there is no allocation available under its water permit for this development.[2] Consequently, Selwyn Water Ltd has agreed to engage Aqualinc to assess whether further extraction of water from existing bores would be sustainable and would not adversely affect source water quality.

[4] I will direct Selwyn Water Ltd to advise:

(a) the date by which the Aqualinc assessment will be completed; and

(b) if further water can be sustainably extracted without adversely affecting water quality whether:

(i) a new water permit would be required and, if so, the status of any application for that permit and its likely processing time; and

[1] Application, Substantive Project Assessment at [4.23-4.26].

[2] Selwyn Water Ltd email dated 16 November 2026 (attached).

(ii) any application for a new water permit is required will be lodged under the RMA or the FTAA?

[5] Selwyn Water Ltd is to report on whether it intends to amend the "inputs, assumptions and outcomes the modelling" in response to the applicant's email dated 16 November 2026 (attached).

[6] Finally, with respect to access to wastewater treatment, specifically the Pines Wastewater Treatment Plant, Selwyn Water Ltd confirms that it is unable to commit to allocating additional capacity to this application beyond the currently identified 160 lots before 2030. It explains, and I quote:

> The timing and sequencing of further connections beyond 2030 will be informed by our updated Water Services Strategy, expected to be completed by July 2027. From that time, we will have a clearer picture of the capital programme, including timing. We remain open to working with developers to explore opportunities to accelerate infrastructure delivery, where feasible, through appropriate funding and delivery arrangements, including developer agreements. These opportunities can also be considered from July 2027.

Emails

[7] All participants are gently reminded to file memoranda, rather than emails, when responding to directions. At the time of filing, they are to confirm that the other participants have been provided with a copy. This will ensure that important information is uploaded to the website and is available to a future panel.

General directions

[8] By **Thursday 26 November 2026**:

(a) Selwyn Water Ltd is to file a memorandum responding to paragraphs [5] and [6];

[9] By **Friday 27 November 2026** the applicant is to respond to Selwyn Water Ltd and advise what is proposed in relation to drinking water.



Jane Borthwick

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

Appendix 1 - Applicant's email dated 16 November 2026

Good afternoon [redacted]

I would be grateful if you could provide this email to the Panel Convener for her consideration.

In recent weeks, the Applicant has worked alongside the Department of Conservation, Environment Canterbury, Selwyn District Council and Selwyn Water in relation to the outstanding issues that were raised during the initial Panel Convener conference along with additional comments that have been received from Selwyn District Council's technical reviewers. Except for potable water and residual matters relating to lizard management, those issues are now resolved or have otherwise been addressed by the Applicant's experts. A more detailed summary of how those issues have been resolved or addressed have been outlined in a memorandum that the Applicant is intending to file by close of play today.

The Applicant's terrestrial ecologist has received further feedback from the Department's herpetologist on detailed matters in the updated Lizard Management Plan and has given an undertaking to respond to that feedback later this afternoon.

In relation to potable water:

- OneWater's modelling report has been received and reviewed by Selwyn Water and the Applicant. The Applicant is continuing to engage with Selwyn Water in relation to the inputs, assumptions and outcomes the modelling - some of which remain unclear to the Applicant.

- An additional groundwater report has been commissioned by Selwyn Water and the Applicant to provide a more detailed assessment of the capacity of Selwyn Water's consented supply and the source of that supply to accommodate Bangor Village. The draft of that report was due this morning but was not received until 4:00pm today.

With the delay in receiving the additional groundwater report, the issue of potable water servicing for the Project remains outstanding. Given the centrality of that matter, the Applicant respectfully seeks a direction from the Panel Convener as to whether:

1. the reconvened conference should proceed as planned tomorrow to enable all parties to update the Panel Convener on the outstanding issues identified during the initial conference; or

2. the reconvened conference is deferred until the Applicant and Selwyn Water have reviewed the additional groundwater report and the potable water servicing requirements for the Project (including the requirement for additional water and/or additional infrastructure) are more clearly understood in light of that report.

If the Panel Convener is minded to defer the reconvened conference, the Applicant proposes

that some time in the week of 30 November 2026 would provide sufficient time to enable the completion of the work described in (2).

Otherwise, the Applicant confirms its attendance for the reconvened conference tomorrow and will file a memorandum addressing the matters raised in the Panel Convener's Minute 6 by close of play today.

[redacted]

[redacted]

[redacted]

HUGHES

Appendix 2- Selwyn Water Ltd's email dated 16 November 2026

Kia ora [redacted]

With respect to Minute 6[5]
Firstly, I would be grateful if conference participants update the advice previously given for the first conference and respond, as required, to the Minute dated 6 October 2026. Selwyn Water Ltd is invited to comment on its processes around infrastructure planning for wastewater and to comment on modelling to establish whether there is an allocation of drinking water available for this project.

Selwyn Water Ltd Response

2 Waters General Selwyn Water Ltd is focussed on delivering 2 Waters services to its connected communities. Where there are existing obligations, including relevant infrastructure agreements and confirmed servicing commitments, we will meet those obligations. Fast Track proposals do not, however, mean that we are ready to provide access to our infrastructure for that land at the same time as other zoned land accesses these services, e.g., MDRZ land or land with resource consent.

Drinking Water: Selwyn Water has supplied a drinking water model report to Hughes Development / Bangor Village. The assessment by OneWater (modelling specialists) identified that the full allocation of water from existing had been fully committed, and recommended a way forward. Subsequently, Selwyn Water Ltd agreed to engage a hydrogeology firm (Aqualinc) to assess whether further extraction of water from existing sources would be **sustainable** and further not result in an adverse impact on source water **quality**. We also provided data from the source wells to Aqualinc to support their analysis. At the time of writing this work has not been provided to us for review.

Wastewater: The Selwyn Water Ltd, Water Services Strategy describes the direction we are taking with delivery of infrastructure, with the funding, programmes and projects identified in the Water Services Delivery Plan. Fast Track infrastructure, particularly new water sources, wastewater treatment plant capacity and bulk water and wastewater infrastructure, has not been provided for in this investment plan. With respect to access to wastewater treatment, specifically the Pines wastewater treatment plant, we are therefore unable to commit to allocating additional capacity to this Fast Track proposal beyond the currently identified 160 lots before 2030.

The timing and sequencing of further connections beyond 2030 will be informed by our updated Water Services Strategy, expected to be completed by July 2027. From that time, we will have a clearer picture of the capital programme, including timing. We remain open to working with developers to explore opportunities to accelerate infrastructure delivery, where feasible, through appropriate funding and delivery arrangements, including developer agreements. These opportunities can also be considered from July 2027.

With respect to Minute 6[6], a Selwyn Water Ltd representative would be available from 11th January 2027

Yours sincerely, [redacted]