

17 September 2026

Fast-track Panel Convenor
C/- Environmental Protection Authority

FTAA-2607-1260 Bangor Village Project

Panel Convenor Conference Memorandum: Bangor Village Project

1. Introduction

This memorandum is filed on behalf of Selwyn District Council (SDC) in response to the Panel Convenor's directions in their Minute 2 dated 10 September 2026, and in advance of the Panel Convenor conference scheduled for 23 September 2026.

2. Estimated Timeframe

The Councils view on timeframe allowed for the Panel to make its decision is set out in Attachment 1. The Council considers that 65 working days should be allowed for the panel to deliberate, attend to any additional procedural steps, and consult on draft conditions prior to issuing their decision. This timeframe provides for 10 working days for Ministers and participants to consider the draft conditions, which could involve coordination of input from a number of experts in this case.

3. Matters relevant to timing

a. The extent of engagement by the applicant both before and following lodgement of the application;

Initial discussion between the applicant and the Council occurred in mid-2025 as part of consultation on the proposal to seek referral for the project. Post the project being referred some limited consultation has occurred. This included a meeting between the applicant and Council staff on 21 April 2026 to discuss the provision of open space reserve areas within the development.

Consultation has occurred between Selwyn Water Limited (the Councils water service provider) and the applicants infrastructure expert regarding servicing of the proposed development with water and wastewater reticulation. I understand that this discussion is ongoing and not yet completed.

The applicant made the application documents available to the Council around the time that the application was lodged with the EPA. The Council has since commenced review of the application and associated technical reports. An initial meeting was held between the applicant and Council on 11 September 2026, discussing some feedback from the transport and urban design reviews. Further discussion between transport experts is expected following that meeting. Further engagement between planners is being arranged to discuss aspects of the district council consent conditions. It is anticipated that further meetings could take place to discuss feedback coming from the review undertaken by the Councils development engineering team in particular.

b. In-house and external consultants engaged on this project;

The Council has engaged or assigned the following to review and provide advice regarding the application and technical reports submitted for this project:

Area of expertise	Provider
Planning	Emily McDonald (Selwyn District Council)
Economics	Formative – Rodney Yeoman
Transport	Abley – Mat Collins
Urban design	Awa – Mike Pentecost
Water and Wastewater	Selwyn Water Limited
Stormwater/flooding	Selwyn District Council
Development Engineering/Open Spaces	Selwyn District Council
Contaminated Land	Canterbury Regional Council

- c. *Processes agreed with the applicant to narrow or reduce any issues relevant to the application and the decision that the panel is required to make;*

As discussed in a. above, the Council anticipates further consultation with the applicant about the feedback from review of the application, and further feedback on district council consent conditions.

- d. *The complexity of this application;*

The application is for a relatively large residential subdivision in Darfield. The site is currently zoned in the district plan as Large Lot Residential zone, and project proposes the creation of 741 residential lots, the majority at a density akin to General Residential zoning under the Partially Operative District Plan. The application is procedurally similar to other developments occurring in parts of the district, though Council's commissioned technical reviews have identified matters of substance, particularly around wastewater treatment capacity and transport network resilience, that go beyond what is typically raised in comparable applications as set out below. The range of technical reports appended to the application are to be expected for a development of this scale.

The economic assessment submitted with the application is an update on the assessment provided for the referral application for the project. The updated assessment responds to the peer review of the original assessment undertaken by Formative for Environment Canterbury. The Council has engaged Formative to undertake a further review of the updated economics assessment. Initial feedback from the review highlights that while the project would provide more than 500 additional dwellings than development anticipated under the existing district plan zoning, the additional residential capacity is located in a market that is already more than adequately supplied. Therefore, the scale of the economic benefits of the project are overstated and are predominantly local benefits that do not reach the level of regional significance contemplated by the purpose of the FTAA.

Wastewater reticulation for this development has been discussed with Selwyn Water Limited, which has advised there is currently no available capacity at the Pines Wastewater Treatment Plant (Rolleston), to which Darfield connects, for this development's proposed flows and loads, and that no discharges from the development can be accepted until sufficient treatment capacity is available. Selwyn Water Limited has indicated its infrastructure programme may allow for additional inflows from 2031, though this is not yet confirmed. While the application proposes to limit pressure on the network through implementation of systems within the development, this is a capacity constraint rather than solely a timing matter, and solutions to this constraint will need to be worked through as part of this process. I understand this point is being discussed between Selwyn Water Limited and the applicants engineer. Regarding water supply, I understand some further work is required to model whether the capacity of the existing water supply will meet the needs of the project and will likely require water take and use allocation to be obtained.

With regard to urban design, with the underlying zoning for this site in the district plan being large lot residential, the proposed urban development takes a form not anticipated by the

current zoning. This density of development does not currently occur, nor is it planned for, at this distance from the centre of Darfield. The urban form of development, its internal roading, and other connections, as well as how it connects and integrates with the rest of Darfield are important issues that need to be considered, given the separation between the development and the rest of Darfield. The state highways have a barrier effect, particularly for all modes of travel to and from the centre of the town, which needs to be provided for.

The application proposes upgrades to some intersections outside the development to manage traffic effects. Some initial comment has been provided on this approach and will also depend on comments from NZTA where these intersections occur within the state highway corridor. Similarly to the issues regarding urban design, connectivity to the centre of Darfield for all modes of travel are important issues to be addressed through this application process.

- e. *Whether the drafting of proposed consent conditions (including any draft management plans filed) is accepted;*

I understand that the draft conditions largely follow the Council standard draft conditions for similar subdivision and related land use. The wording of the proposed conditions and whether additional conditions are required to be included is yet to be determined and relies on review of the application being completed. It is noted earlier that discussion between planners is being arranged regarding aspects of the district council consent conditions.

- f. *Efficient processes to enable the panel to understand, resolve or narrow the scope of any likely issues and how these processes can be accounted for under the decision timeframe.*

The Expert Panel has the power to request further information and reports under section 67 of the Act and the power to appoint a special and/or technical advisor under clause 10 of Schedule 3 of the Act. In addition, we consider expert conferencing to be an efficient process to resolve or reduce focused issues. A similar process mechanism could be useful in allowing parties to workshop consent conditions.

4. Composition of the Panel

This section provides the Council view on the skills, knowledge and expertise to be considered for inclusion on the Expert Panel.

Given this is a relatively large residential subdivision development but not unlike other developments in the district a 3-person panel is expected to be sufficient.

While there are issues regarding potential effects on the transport network, and connection to water and wastewater infrastructure these issues are not uncommon in similar residential development applications. Expertise in resource management law, planning, would be important in this case. Given that the development constitutes urban growth that is not anticipated by the underlying zoning and issues around connection and integration with the Darfield township are at play, expertise in urban design may be of benefit to the Expert Panel.

5. Attendance

The following persons will attend the conference for the Council:

Geoff Deavoll – Principal Planner

Emily McDonald – Senior Resource Management Planner

Ngā mihi



Geoff Deavoll

Principal Planner

Attachment 1: Estimated timeframe

Task	Working days	Days
Panel commencement	N/A	12 October 2026 (nominal)
Invite comment from relevant parties	10 WD later	27 October 2026
Comments close (s55 & 54)	20 WD later	24 November 2026
Comments close for applicants (s55)	5 WD later	1 December 2026
Any other procedural step, evaluation and decision writing	25 WD later	25 January 2027
Draft decision to approve		
Draft decision and conditions to Ministers (s72)	5 WD later	29 January 2027
Response from Ministers (s72)	10 WD later	12 February 2027
Applicant response to Ministers comments (if any)	5 WD later	18 February 2027
Draft conditions and decision to participants (s70(1))	5 WD later	29 January 2027
Participant comments on draft conditions (s70(2))	10 WD later	12 February 2027
Applicant response to participants on conditions (s70(4))	5 WD later	18 February 2027
If not agreed, procedural step in relation to draft conditions	10 WD later	3 March 2027
Evaluate and finalise decision	5 WD later	9 March 2027
Decision released	5 WD later	16 March 2027