
MINUTE OF THE PANEL CONVENER

Request for Section 51 report for the Bangor Village Project
FTAA-2607-1260

20 August 2026

[1] Hughes Developments Limited lodged a substantive application under the Fast-track Approvals Act 2024 on 14 July 2026. The application relates to the subdivision and development of land for the purpose of establishing a master-planned community at 160 Bangor Road (State Highway 77), Darfield, Selwyn.

[2] The application seeks approvals including:

- (a) a wildlife approval under section 42(4)(h)

[3] Pursuant to section 51 of the Act, the panel convener directs the Environmental Protection Authority (EPA) to obtain the following reports:

From the Director-General of the Department of Conservation (DOC):

- (a) a report under clause 3 of Schedule 7 for the wildlife approval (s42(4)(h)).

Advice Requested

[4] The panel convener also directs the EPA to obtain advice from the DOC on the following:

- (a) Any information gaps in the application that, in the opinion of DOC, must be addressed in order for the panel to determine the application.

- (b) How the weighting of matters set out in the relevant schedules should be approached, having regard to applicable statutory provisions and relevant senior court decisions (s51(1)).
- (c) If the agency does not agree with, or wishes to amplify on, the expert and planning assessments lodged in support of the application, it must file a report in accordance with the relevant schedule (s51(2)(c) or s51(2)(d))
- (d) The agency may confirm and append advice previously given in response to directions under section 51 on another project and does not need to provide an assessment if it concurs with the applicant's assessments.
- (e) The agency is to respond to the draft conditions, including any management plans attached to the application, recommending tracked changes (if any).

Timing

[5] Reports and advice must be provided to the EPA **within 10 working days after the panel invites comments on the application**, in accordance with section 51(4) of the Act.

[6] Any advice or report received will be provided by the EPA to persons listed in s 51(5).

A handwritten signature in black ink, appearing to read 'Jane'.

Jane Borthwick

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