MINUTE 6 OF THE PANEL CONVENER

Directions for the second conference

[FTAA-2607-1260]

4 November 2026

[1] This application has been set down for a conference on 17 November 2026 at 10 am. The purpose of the conference is set out in the minute dated 6 October 2026 at paragraphs [9].

[2] The applicant has emailed[1] the EPA to provide an update. See attached email labelled "A". I will not be responding to the Applicant ahead of the conference save to say that if application documents are to be updated it is preferable this be done prior to a panel being appointed.

[3] Note, Selwyn Water Ltd is invited to attend this conference. An MS Teams invitation has been sent out.

[4] An updated timetable is attached to this Minute. The new appointment date is 24 November 2026 (attached as Appendix B "Schedule 1: Participants estimated timeframe"). The commencement date remains nominal and will be finalised once I have information concerning the availability of participants and panel over the summer holidays.

General directions

[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

[1] Email from Applicant to EPA dated 27 October 2026.

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.

[6] Secondly, conference participants are to say whether counsel or experts (internal or external) are on leave between 1 January – 15 February 2027.



Jane Borthwick

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

Appendix A

Hi [redacted]

I understand you're holding the reins on this one while [redacted] is away today - but I've copied her in in case it's easier for her to pick it up tomorrow.

A brief update from us:

1. **Potable water.** One Water has received the necessary information from our civils team for incorporation into the full Darfield township water supply model and we understand that they will be commencing the modelling today.

2. **Wastewater.** We are also engaging directly with Selwyn Water in relation to the wastewater servicing proposal for the site (including the existing allocation for the site at the Pines Treatment Plant). Both parties are working toward confirming an agreed solution ahead of the reconvened conference with the Panel Convener on 17 November.

3. **Critical duration flood events.** We met with ECan on 16 October 2026 to clarify specifically what further information ECan was requesting in relation to the ability for the proposed stormwater system to accommodate a wider range of flood events. That information will be provided to ECan today.

4. **Other matters.** We have been using this time to engage further with SDC, DOC and NZTA in relation to their feedback on other aspects of the project. That engagement has resulted in:

    1. The reduction in size of the central reserve areas.
    2. The relocation of the proposed on-site lizard release area from the north/south central reserve area to the acoustic bund along SH73.
    3. The extension of a shared path along one of the proposed roads.
    4. The reintroduction of future pedestrian connection from the site through to SH73.

    We are also keeping mana whenua (via MKT and Whitiora) updated on our engagement with the other parties and the changes which we are proposing in response to that engagement.

    Subject to any feedback you may have, we are proposing to instruct our expert team to update the substantive application and the relevant plans (subdivision and engineering plans) and technical reports to reflect these changes ahead of 17 November. We will also capture the outcomes of the potable water modelling and engagement with Selwyn Water on wastewater. Ahead of the reconvened conference, we will provide a summary of each change to the relevant attachments so it is clear where and how these differ from what was originally lodged.

If you have any comments or suggestions on that approach, please let me know - would also be very happy to jump on a call to discuss.

Schedule 1: Participants' estimated timeframe[6, 7]

[7] Task	[8] Working days	[9] Date
[10] Panel commencement	[11] N/A	[12] 2 December 2026 (nominal)
[13] Invite comment from relevant parties	[14] 10 W/D later	[15] 15 December 2026
[16] Comments close (ss 53 & 54)	[17] 20 W/D later	[18] 2 February 2027
[19] Comments close for applicants (s 55)	[20] 5 W/D later	[21] 10 February 2027
[22] Any other procedural steps, evaluation and decision writing	[23] XXX W/D (say)	[24] XXX 2027
[25]	[26] Draft decision is to approve	[27]
[28] Draft decision and conditions to Ministers (s 72)	[29] XXX W/D (say)	[30] XXX 2027 [31]

[32] **Response from Ministers. (s 72)**	[33] **10 W/D later**	[34] **XXX 2027**
[35] **Applicant response to Ministers comments (if any)**	[36] **XXX W/D later**	[37] **XXX 2027**
[38] **Draft conditions and decision to participants (s 70(1))**	[39] **XXX W/D (say)**	[40] **XXX 2027**
[41] **Participant comments on draft conditions (s70(2))**	[42] **XXX W/D later**	[43] **XXX 2027**
[44] **Applicant response to participants on conditions (s 70(4))**	[45] **5 W/D later**	[46] **XXX 2027**
[47] **If not agreed, procedural step in relation to draft conditions.**	[48] **XXX W/D (say)**	[49] **XXX 2027**
[50] **Evaluate and finalise decision**	[51] **W/D later (say)**	[52] **XXX 2027**
[53] **Decision release**	[54] **W/D later (say)**	[55] **XXX 2027**