

Attachment 14 - Register of Adjacent Owner and Occupier Information and Responses

A letter was delivered to each of the properties below on or about 4 May 2026 except where otherwise indicated. The letter is included as Appendix A.

Reference to Figure 1 below	Address	Legal Description (Record of Title)	Owner (and known occupier where applicable).	Contact phone no.	Contact email	Response received	Comment
1 & 2	160 Bangor Road, Darfield (SH) (the Site).	Lot 2 DP 81020 (CB47A/153), Section 2 SO 438579 (548760)	Hughes Developments Limited	N/A			
3	No listed street address	Section 1 SO 438579 (548759)	Selwyn District Council	No letter was delivered as Hughes Developments Limited is already consulting with Selwyn District Council regarding the Project.			
4	No listed street address	Lot 2 DP 4512 (CB20F/1472)	██████████	No letter was delivered here as there is no letterbox and no dwellings on the site.			
5	5/1800 Clintons Road, Darfield	Lot 10 DP 307576 (29431)	██████████ ██████████	-	-	-	-
6	4/1800 Clintons Road, Darfield	Lot 9 DP 307576 (29430)	██████████ ██████████	-	-	-	-
7	2/1800 Clintons Road, Darfield	Lot 8 DP 307576 (29429)	██████████ ██████	-	██████████ ██████████	13 May	"Myself and my husband are the owners and reside at the property." We are happy for

Reference to Figure 1 below	Address	Legal Description (Record of Title)	Owner (and known occupier where applicable).	Contact phone no.	Contact email	Response received	Comment
							our info to be used for the EPA."
8	3/1800 Clintons Road, Darfield	Lot 7 DP 307576 (29428)	██████████	-	-	-	-
9	3/1764 Clintons Road, Darfield	Lot 4 DP 307576 (29425)	██████████ ██████	-	-	-	-
10	2/1764 Clintons Road, Darfield	Lot 3 DP 307576 (29424)	██████████ ██████████	-	-	-	-
11	202 Bangor Road, Darfield (SH)	Lot 1 DP 307576 (29422)	██████████ ████	-	██████████ ██	4 May	"We recieved your letter today asking for our info regarding Bangor village subdivision. We are ██████████ ██████ and we own 202 Bangor rd Darfield You can email us at ██████████"
12	199 Bangor Road, Darfield (SH)	Lot 7 DP 612721 (1222662)	██████████ ██████████	This property is the result of a recent subdivision. No letter could be delivered.			

Reference to Figure 1 below	Address	Legal Description (Record of Title)	Owner (and known occupier where applicable).	Contact phone no.	Contact email	Response received	Comment
13	189 Bangor Road, Darfield (SH)	Lot 1 DP 357875 (235763)	██████████ ██████	-	██████████ ████	5 May	"We would welcome the opportunity to learn more about the proposed Bangor Village residential development. Please record us as the owners and occupiers of ██████████. The contact address can be via mail or this email address."
14	187 Bangor Road, Darfield (SH)	Lot 2 DP 357875 (235764)	██████████ ██████████	██████████	██████████ ████	8 May	"██████████ own and live at 187 Bangor Road, and would like to be kept informed."
15	183 Bangor Road, Darfield (SH)	Lot 3 DP 357875 (235765)	██████████ ██████████ ████████████████ ██████████ ████████████████ ██████████	-	██████████ ████	13 May	"We can be reached via our email address, but prefer paper through the mail system. I have particular interest in your landscaping and development of open spaces and reserves. The plan to enhance the existing water race, is it going to continue to flow, as some have been

Reference to Figure 1 below	Address	Legal Description (Record of Title)	Owner (and known occupier where applicable).	Contact phone no.	Contact email	Response received	Comment
							closed with the existence of the CPW irrigation scheme. In future I will communicate my thoughts regarding your landscaping both as one keen to see the appropriate native species included and also as a person wishing to see planting that will no require the council to have extensive costs for tree maintenance in the future."
16	185 Bangor Road, Darfield (SH)	Lot 4 DP 357875 (235766)	██████████ ██████████ ██████████ ██████████ ██████████	-	-	-	-
17	155 Bangor Road, Darfield (SH)	Lot 1 DP 463850 (614765)	██████████ ██████████	-	-	-	-
18	155A Bangor Road, Darfield (SH)	Lot 2 DP 463850 (614766)	██████████ ██████████	-	-	-	-

Reference to Figure 1 below	Address	Legal Description (Record of Title)	Owner (and known occupier where applicable).	Contact phone no.	Contact email	Response received	Comment
19	1/153 Bangor Road, Darfield	Lot 4 DP 624702 (1268698)	[REDACTED] [REDACTED] [REDACTED]	[REDACTED]	[REDACTED] [REDACTED]	5 May	"I'm contacting you [REDACTED] [REDACTED] [REDACTED] I'm happy to be contacted by the EPA. I would like to talk, ideally meet, with you about your development in relation to schools: planning together, we could improve outcomes for both of us. If you're open to meeting, please suggest some times or just give me a call. I think it would be good to show you our site but I'm happy to talk by phone / Zoom initially if you prefer."
20	2 Queens Run, Darfield	Lot 1 DP 624702 (1268695)					
21	1 Queens Run, Darfield	Lot 2 DP 624702 (1268696)	[REDACTED] [REDACTED]	-	-	-	-
22	3 Queens Run, Darfield	Lot 3 DP 624702 (1268697)	[REDACTED] [REDACTED]	[REDACTED]	[REDACTED] [REDACTED]	9 July	"Hi We are the owners of 3 Queens Run [REDACTED]"

Reference to Figure 1 below	Address	Legal Description (Record of Title)	Owner (and known occupier where applicable).	Contact phone no.	Contact email	Response received	Comment
							██████████ 3 Queens Run Darfield 7571"
23	2/153 Bangor Road, Darfield (SH)	Lot 2 DP 374043 (299511)	██████████ ██████	-	-	-	-
24	2 Piako Drive, Darfield	Lot 19 DP 77837 (CB44C/1016)	██████████ ██████████ ██████████ ██████████ ██████████ ██████████	██████████ ██████ ██████████ ██████	██████████ █ ██████████ ██	6 May	"We received today, your communications dated 28 Apr 26 on the proposed residential development <i>Bangor Village</i> by HDL. Any updates and opportunities to comment via EPA are appreciated. We are keen to continue to benefit from the windbreak plantings (not including the large gums) along the SE boundary of the proposed <i>Bangor Village</i> on Bangor Rd from the occasionally destructive Nor'West wind."
25	1 Piako Drive, Darfield	Lot 3 DP 76857 (CB44A/1026)	██████████	-	-	-	-

Reference to Figure 1 below	Address	Legal Description (Record of Title)	Owner (and known occupier where applicable).	Contact phone no.	Contact email	Response received	Comment
26	111 Bangor Road, Darfield (SH)	Lot 43 DP 77837 (CB44C/1040)	[REDACTED] [REDACTED] [REDACTED]	-	-	-	-
27	104 Bangor Road, Darfield (SH)	Lot 1 DP 81020 (CB47A/152)	[REDACTED] [REDACTED]	-	-	-	-
28	50 Cridges Road, Darfield	Lot 1 DP 55963 (CB33B/56)	[REDACTED] [REDACTED]	-	[REDACTED] [REDACTED]	5 May	"I Received your letter in my mailbox yesterday and yes we would like to be kept informed about the development and issues that we have about this development. We are the owners / occupiers of number 50 Cridges Road. Our names are [REDACTED] [REDACTED] our email is [REDACTED] Please use this email for future correspondence."
29	46 Cridges Road, Darfield	Lot 2 DP 358412 (238053)	[REDACTED]				

Reference to Figure 1 below	Address	Legal Description (Record of Title)	Owner (and known occupier where applicable).	Contact phone no.	Contact email	Response received	Comment
30	40 Cridges Road, Darfield	Lot 1 DP 358412 (238052)	██████████ ██████	-	-	-	-
31	3481 West Coast Road, Darfield (SH)	Part Lot 2 DP 18559 (CB12F/660)	██████████ ██████	-	-	-	-
32	291 Horndon Street, Darfield	Lot 1 DP 76897 (CB44A/1125)	Selwyn District Council	-	-	-	-
33	13 McHugh Crescent, Darfield	Lot 5 DP 362859 (256535)	██████████ ██████████	-	-	-	-
34	17 McHugh Crescent, Darfield	Lot 6 DP 362859 (256536)	██████████ ██████	-	██████████ ██	8 May	"My name is ██████████, 17 McHugh Crescent, Darfield. My husband and I live directly across from the land on Highway 73, in a two story home facing over to the farm land that you are proposing to develop. We came here for the rural life yet we will be looking directly at roof tops from our upstairs home. You have dropped your letter in our mailbox that sounds as though this will

Reference to Figure 1 below	Address	Legal Description (Record of Title)	Owner (and known occupier where applicable).	Contact phone no.	Contact email	Response received	Comment
							happen whether the community wants it or not. We and others are utterly saddened , angry and disappointed that such a large development is being considered in an area that is established as farm land and rural. There is nothing in your letter that reassures us and we feel gutted that our rural aspects will be turned into another Rolleston. This area is struggling with its infrastructure already, with a huge problem of not enough medical care facilities and overcrowding of our schools. If it had been suggested that lifestyle blocks were to be established, that would have been in keeping with the rural community already here, but what you are proposing will take that right away from

Reference to Figure 1 below	Address	Legal Description (Record of Title)	Owner (and known occupier where applicable).	Contact phone no.	Contact email	Response received	Comment
							here and create another urban mess. The community here is not in agreement with the whole scheme, yet we had not say."
35	21 McHugh Crescent, Darfield	Lot 7 DP 362859 (256537)	██████████	-	-	-	-
36	25 McHugh Crescent, Darfield	Lot 8 DP 362859 (256538)	██████████████████ ██████	-	-	-	-
37	29 McHugh Crescent, Darfield	Lot 9 DP 362859 (256539)	██████████████████ ██████████████	House under construction – nowhere to deliver letter / nobody on site to hand it to.			
38	33 McHugh Crescent, Darfield	Lot 10 DP 362859 (256540)	██████████ ██████████	-	-	-	-
39	West Coast Road, Darfield (SH)	Lot 1 DP 61566 (CB37A/817)	Selwyn District Council	No letter was delivered as Hughes Developments Limited is already consulting with Selwyn District Council regarding the Project.			



Figure 1: Map showing the Site and land adjacent to the Site with parcels numbered.

Appendix A - Letter to adjacent owners and occupiers

March 16, 26

For: The Owner/Occupier

Bangor Village – Proposed Residential Development

Hughes Developments Limited (**HDL**) is a property development company based in Christchurch, with over 40 years' experience in delivering residential communities throughout Canterbury. HDL takes a long-term approach to both its developments and its relationships and has an established track record of delivering thoughtfully designed developments that prioritise community wellbeing and amenity.

Over the last 24 months, HDL has been working with its technical team to investigate the potential establishment of a new residential neighbourhood on the land located at 160 Bangor Road, which sits between State Highway 73 to the northeast and State Highway 77/Bangor Road to the south (Figure 1) (the **Site**).



Figure 1: Location of the Site in Darfield, to the north-west of the township.

Through that work, HDL and its team developed a subdivision proposal for the Site known as "Bangor Village" which, consistent with HDL's other developments, will be a high-quality neighbourhood with generous public amenities and landscaping that integrates with the existing character of the surrounding environment. Our subdivision proposal enables:

- subdivision to create approximately 700-800 allotments and construction of approximately 700-800 residential units across a range of densities;
- subdivision to create two allotments for a future school and local supermarket;
- landscaping and development of an open space network including reserves and enhancement of an existing water race; and
- associated infrastructure, including for water, wastewater and stormwater services and transport (including external site access works).

(together, the **Project**)

On 27 February 2026, HDL applied to refer the Project under the Fast-track Approvals Act 2024 (**FTAA**). The application was approved by the Minister for Infrastructure on 27 February 2026, which means HDL is now able to apply for approvals (including resource consent) for the Project via the fast-track consenting process under the FTAA.

HDL is currently working with its technical team to progress detailed assessments of the Project to ensure that any adverse effects arising from the Project on the environment can be appropriately managed. Those assessments will inform, and be provided in support of, our application for resource consents under the FTAA. We may also apply for a permit under the Wildlife Act 1953. At this stage, HDL is working towards lodging the substantive application for the Project by the end of June 2026.

HDL is writing to you because as, either the landowner or occupier of a property located adjacent to the Project site, you will be given the opportunity to provide comment on the Project's substantive application once it has been lodged.

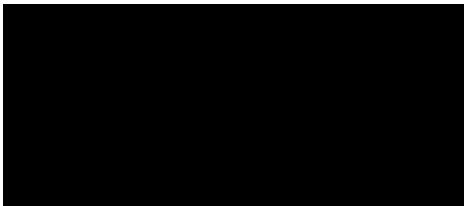
To assist the Environmental Protection Authority (**EPA**) and the expert consenting panel in providing you with that opportunity, I would be grateful if you could please email me at jake@hughesdevelopments.co.nz stating whether you are the owner or the occupier of this address, and providing your full name and preferred contact address. If you are an owner of the property, I would also appreciate if you could provide this letter to any occupiers of your property.

You are under no obligation to provide me with any information, nor are you under any obligation to engage with the EPA, the expert consenting panel or HDL. If you do provide your contact information, it will only be shared with the EPA. Once processing of the resource consent application has been completed, your personal information will be destroyed. Your information will not be made publicly available

by the Minister or the EPA, nor will it be released in response to any requests under the Official Information Act 1982.

Thank you for your assistance.

Yours faithfully,



Jake C. Hughes

Hughes Developments Limited