MINUTE 5 OF THE PANEL CONVENER

Applicant requests panel is not set up

[FTAA-2607-1260]

6 October 2026

[1] Further to the Minute dated 2 October 2026, I have received memoranda filed by Selwyn District Council and Selwyn Water Ltd, Canterbury Regional Council and the Department of Conservation.[1]

Drinking water

[2] The Selwyn District Council and Selwyn Water Ltd ("Selwyn") advise:

> The existing consented limits for the water supply take reflect the development capacity enabled by the underlying zoning. To the extent that the ultimate lot yield proposed through the Bangor Village project exceeds that capacity, the additional demand was not, to Selwyn Water Limited's knowledge, included in the existing source volumes or rates. The modelling is therefore required to identify any capacity gap and any consequential need for additional source, treatment or storage infrastructure.

[3] Selwyn explains the importance of modelling this way:

> Modelling in the form of a township network model is required, particularly to determine current demand against source capacity and network pipe capacity at the boundary of the Bangor Village project site. The applicant has completed an EPANET model of the proposed internal water-supply network. That model, together with the proposed development loading and actual water-use factors, now needs to be incorporated into the full Darfield township water-supply model by

[1] All memoranda are dated 5 October 2026

OneWater Limited.

[4] The modelling specialists, OneWater Ltd, indicate that they are unable to commence this work for four weeks. Once commenced, they expect to publish the results of modelling within one working week.

Other matters

[5] Canterbury Regional Council reports that while an updated modelling report was provided by the applicant, it is not the modelling that the Regional Council was seeking.

[6] The Department of Conservation's expert has now met with the applicant and its ecologist. The Department understands that the applicant will propose an alternative release site and requests this be done before it provides its report under s 51.

The application is not ready

[7] This application is not yet ready to be referred to an expert panel for decision. Recognising this, the applicant has requested that the setting up of the panel be deferred by five weeks. [2]

[8] Instead, I will set up the panel once the modelling by OneWater Ltd is complete and the applicant has explained what it proposes to do if there is insufficient capacity to supply drinking water under the Selwyn District Council's water permit. At the same time, the applicant is to report on whether, and if so when, the Pines Wastewater Treatment Plant will have capacity to accept wastewater from the proposal.

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[2] Email dated 6 October 2026 from Rachel Murdoch, General Manager of Hughes Development Ltd

Next steps

[9] The application will be set down for a second conference to be held at **10 am on Tuesday 17 November 2026**. The purpose of the conference will be to provide an update on:

(a) whether Selwyn has completed its modelling, together with any comments arising from that assessment;
(b) whether the applicant can secure drinking water and wastewater services from Selwyn and the conditions proposed in relation drinking water and wastewater. What is to happen if it cannot secure these services from the District Council; and
(c) whether the applicant has resolved the other information gaps identified by the conference participants.



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