

Memorandum on Completeness and Scope

File	FTAA-2607-1260
Application	Bangor Village
To	Daya Thomson, Team Leader LOA
From	[REDACTED], Application Lead
Date	25 August 2026
Subject	Assessment whether the application complies with section 46(2) of the Fast-track Approvals Act 2024

Purpose

1. The purpose of this memo is to assist you in making your decision on whether the Bangor Village application, lodged by Hughes Developments Limited (the Applicant), received by the Fast-track Team on 14/07/2026 complies with the requirements of section 46(2) of the Fast-track Approvals Act 2024 (**the Act**).

Decision-maker

2. You have delegated authority to make the decision under section 46 of the Act under the instrument of delegation dated 31 March 2026.

Conflict of interest

3. I confirm that I do not have any conflict of interest in this matter that would prevent me making this assessment.

The application

4. For projects listed in Schedule 2 of the Act and referred projects, authorised persons may lodge a substantive application for approvals available under the Act.
5. The Application was referred by the Minister for inclusion in the Fast-track consenting process under section 28 of the Act. The Minister accepted the referral application on 27 February 2026 and notified the EPA of the decision on the referral application on 27 February 2026.

6. The Substantive Application was lodged on 14/07/2026. The EPA must, in consultation with the relevant administering agencies and relevant consent authorities, decide whether this substantive application complies with section 46 of the Act within 15 working days of the lodgement of the application (but may be longer where the EPA has requested further information from the applicant under section 46(2B)). This application was subject to a further information request therefore the date by which the EPA must make a decision under 46 is 25 August 2026.
7. As set out in more detail below, the EPA must decide whether the application is complete and either:
 - Notify the Panel Convener they can set up an expert consenting panel to make a decision on the application (if complete and within scope); or
 - return it to the person who lodged it (if incomplete and/or not within scope).

Project and Scope

8. The referred project is

to subdivide and develop land for the purpose of establishing a master-planned community at 160 Bangor Road (State Highway 77), Darfield, Selwyn. The project will include works within the State Highway 77 road reserve.

The project will be applied for as a single substantive application but will be delivered in multiple stages. The project will include:

- a) subdivision to create approximately 700-800 allotments and enable construction of approximately 700-800 residential units across a range of densities (which may be constructed by a person or persons other than the applicant)*
- b) subdivision to create allotments for future non-residential activities (which may include community and commercial activities, and a school)*
- c) landscaping and development of an open space network including reserves and enhancement of an existing water race*
- d) associated infrastructure, including for three waters services and transport (including external site access works).*

The project will require the proposed approvals:

- a) resource consents under the Resource Management Act 1991*
- b) approval under the Wildlife Act 1953.*

9. The application is for the following activity:

The Project is the subdivision and development of the Site to enable the creation of a new residential neighbourhood on residentially zoned land immediately adjoining the existing township of Darfield.

The Project activities comprise

- a) Subdivision of the Site and associated land development (including earthworks) to create:
 - i. 741 allotments to enable the establishment of 741 dwellings. Of those 741 allotments for dwellings, 545 will range between 594m² – 1,000m², while the balance will range between 1000m² and 1.1ha;*
 - ii. six allotments to be vested in Selwyn District Council (SDC) as recreation reserves;*
 - iii. and one allotment to accommodate the necessary utility infrastructure.**
- b) Landscaping and development of a comprehensive network of public green spaces framed around two branches of an existing irrigation water race that will be enhanced as part of the Project (the Waterways).*
- c) Construction of associated infrastructure and utilities to support the new neighbourhood, including roading and pedestrian connections and three waters infrastructure.*

10. The following project scope updates were provided in the applicant's response to the section 46(2A) further information request:

The Substantive Project Assessment has been updated to reference:

- 1. The updated number of lots that will be created as part of the Project (now 743, not 741).*
- 2. The additional regional resource consents required to authorise the realignment of Waterway 1.*
- 3. The additional non-compliance with TRAN-R5 resulting from the addition of Lots 742 and 743 to Stage 1.*

11. The application relates solely to the referred project because:

- The substantive application proposes 743 allotments, which is within the referred project's intended subdivision of approximately 700–800 allotments.
- The substantive application proposes six allotments for recreation reserves and one allotment for utility infrastructure, aligning with the referred project's provision for subdivision to create allotments for future non-residential activities.
- The substantive application includes landscaping and a comprehensive public green space network around two branches of an existing irrigation water race, consistent with the referred project's intention to create open space network, reserves, and water race enhancement.
- The substantive application includes infrastructure and utilities to support the new neighbourhood, including roading, pedestrian connections, and three waters infrastructure, consistent with the referred project's intention to create infrastructure for three waters and transport infrastructure.

Fast-track consenting application process

Legislative context

12. The EPA must decide, in consultation with relevant administering agencies and consent authorities, whether the substantive application complies with section 46(2) of the Act. A substantive application complies with section 46(2) of the Act, if the application:
 - complies with sections 42, 43 and 44;
 - relates solely to a listed project or a referred project;
 - the EPA considers that, on the face of the application, the project does not appear to involve an ineligible activity; and
 - any fee, charge, or levy payable under the Fast-track Approvals (Cost Recovery) Regulations 2025 (the Regulations) in respect of the application is paid.
13. The EPA may request further information from the applicant under section 46(2A) for the purposes of determining whether the application is complete and within scope.

Section 42 Requirements

14. Section 42 of the Act states that an authorised person may lodge a substantive application for the project, 1 substantive applications for each stage of a project if the Minister has determined that the project may proceed in stages (either under s 21(1)(a) or s 37A). Section 42(4) lists the approvals that may be sought under the Act.
15. This application has been lodged by Hughes Developments Limited. This person is an authorised person under the Act as they are the person whose referral application was accepted under section 21(1)(a).
16. The approvals being sought are:
 - an approval described in section 42(4)(a) (resource consent);
 - A resource consent, change to or cancellation of a resource consent: **checklist A**;
 - including subdivision or reclamation: **checklist A1**;
 - including standard freshwater fisheries activity: **checklist A2**;
 - an approval described in section 42(4)(h) (wildlife approval), **checklist E**;
17. All of the above listed approvals are of the type set out in section 42(4) of the Act
18. For each of the approvals sought, the applicant is eligible to apply for any corresponding approval under a specified Act.

Section 43 Requirements

19. Section 43 of the Act sets out the requirements for a substantive application. The substantive application was lodged in the form and manner approved by the EPA. Assessment of section 43 requirements is included at Appendix 1.

Section 44 Requirements

20. Section 44 of the Act requires that the information provided by the applicant under section 43 must be specified in sufficient detail to satisfy the purpose for which it is required. Assessment of section 44 sufficiency is included at Appendix 1.
21. In assessing the sufficiency of information provided by the applicant, we rely on the information provided to us through consultation with each relevant administering agency and consent authority, as summarised in Appendix 2.
22. As set out in more detail in Appendix 2, the agencies consulted have advised that the information required by section 44 is provided in insufficient detail to satisfy the purpose for which it is required. A request for further information was given to the applicant to counter some of the agencies concerns. This can be found in Appendix 3.
23. Following receipt of the further information, this memo now concludes that there is sufficient information that is required by section 44 to proceed.

Ineligibility

24. The EPA needs to decide whether it considers that, on the face of the application, the project does not appear to involve an ineligible activity, as defined in section 5 of the Act. As the EPA has to consider this on the face of the application, the EPA is only able to consider information contained in the application materials.
25. The list of ineligible projects includes activities:
 - on land returned under a Treaty settlement, on identified Māori Land, on Māori customary land, on land set apart as Māori reservation, or in a customary marine title or protected customary rights area without written permission from the rights holder;
 - on Māori customary land, or land set apart as Māori reservation under Part 17 of Te Ture Whenua Māori Act 1993;
 - in a customary marine or protected customary rights area without written agreement from the rights holder/group;
 - within an aquaculture settlement area without the required authorisation;
 - activities that would be prevented under section 165J, 165M, 165Q, 165ZC, or 165ZDB of the RMA (which deal with occupation of space in the common marine and coastal area); or

- that require permissions on national reserves (or reserves vest in another person) held under the Reserves Act 1977 ; or
- on land listed under clauses 1 to 11 or 14 of Schedule 4 of the Crown Minerals Act 1991 (and clauses 12 and 13 for mining activities).
- That are prohibited under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012, or section 15B or 15C the Resource Management Act 1991.
- That relate to decommissioning under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012
- That are undertaken for the purposes of an offshore renewable energy project.

26. I consider that, on the face of the application, the project does not appear to involve an ineligible activity.

Notification by applicant

27. Pre-lodgement requirements for a listed project require the applicant to notify in writing the persons and groups referred to in section 29(1)(aa). The persons and groups notified have 20 working days to respond from the date of the notice. The applicant must not lodge their substantive application until each 20 working day period has elapsed.
28. I have checked and reviewed the dates of correspondence sent to the groups in section 29(1)(aa) and confirmed that the application has lodged their application only after each 20 working day period has elapsed.

Party	Section	Consultation began	Latest record	Total working days to lodgement
Mahaanui Kurataiao Limited (MKT) on behalf of Te Taumutu Rūnanga	11(1)(a)	16/06/2025	6/07/2026	258
Whitiora Centre Limited on behalf of Te Ngāi Tūāhuriri Rūnanga	11(1)(a)	25/07/2025	7/07/2026	230
Te Rūnanga o Ngāi Tahu	11(1)(b)	18/11/2025	2/07/2026	149
Selwyn District Council (SDC) and Selwyn Water Limited	11(1)(b)	8/10/2025	8/07/2026	177
Canterbury Regional Council	11(1)(b)	10/10/2025	24/06/2026	175

Department of Conservation	11(1)(b)	29/10/2025	5/06/2026	163
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Fees and levies

29. The EPA has received all fees, charges and levies payable by the applicant under the Regulations for the substantive application.

Consultation

30. I have consulted with and considered consultation responses from the following relevant administering agencies and relevant consent authorities:

- Canterbury Regional Council and Selwyn District Council for:
 - i. an approval described in section 42(4)(a) (resource consent)
- The Department of Conservation for:
 - i. an approval described in section 42(4)(h) (Wildlife Act wildlife approval)

31. A summary of the consultation is included as Appendix 2.

Requests for further information

32. I requested further information from the applicant under section 46(2A) on 31 July 2026 in relation to various matters. The applicant responded with the information on 21 August 2026 within the 20-working timeframe afforded by section 46(2B). A full copy of the request and response can be found in Appendix 3.

Assessment of compliance for each section of each application form

- I have assessed the application materials against the relevant checklists in the prescribed application form. Each assessment is contained within the appropriate approval checklist. These are included in Appendix 1 for ease of reference.
- My view is that the application does comply with section 46 and the EPA may now notify the applicant of its decision.
- The EPA must now decide whether the substantive application has a competing application under section 47A(1) (under delegation from the Minister for Infrastructure under section 47C) within 10 working days from the date of the completeness decision.
- Once the EPA has made the decision under section 47A(1), the EPA must notify the panel convener that an expert consenting panel can be set up to commence consideration and decision of the application.

Appendix 1: Assessment of section 44 sufficiency

My assessment of the application materials is set out in the relevant checklists below:

CHECKLIST A – Resource consent, change to or cancellation of a resource consent

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
5(1)(a)	A description of the proposed activity	Substantive Project Assessment, section 3, pages 4 - 11.	Addressed, as described by the applicant.
5(1)(b)	A description and map of the site at which the activity is to occur, including whether the site is within or adjacent to— (i) a statutory area (as defined in the relevant Treaty settlement Act); or (ii) ngā rohe moana o ngā hapū o Ngāti Porou (as defined in section 11 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019); or (iii) a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011	Substantive Project Assessment, section 4, pages 11 - 17.	Addressed, as described by the applicant.
5(1)(c)	Confirmation that the consent application complies with section 46(2)(a), (b), and (d); being:	Substantive Project	Addressed, as described by the applicant.

	• section 42; and • sections 43 and 44; and • relates solely to a listed project or a referred project; and • any fee, charge, or levy payable under regulations in respect of the application is paid.	Assessment, section 2, pages 2 - 4.	Whilst CRC has advised that this their view this application is “<i>Not complete ...[but that] CRC considers that this can be addressed by the Applicant moving forward, and the Applicant’s consultant has confirmed their intention to address this matter.</i>” It is my opinion that the applicant has confirmed the consent application complies with section 46(2)(a), (b), and (d), which is all that is required under clause 5(1)(c), and that this has therefore been adequately addressed.
5(1)(d) and 5(6)	The full name and address of— (i) each owner of the site and of land adjacent to the site; and (ii) each occupier of the site and of land adjacent to the site whom the applicant is able to identify after reasonable inquiry; If the applicant is not able to supply the name and address of the owner and each occupier of the site and of land adjacent to the site because the land is Māori land in multiple ownership, the applicant must include a statement to that effect (clause 5(6)).	Substantive Project Assessment, section 5, pages 17 - 18; Attachment 14.	Addressed, as described by the applicant.

5(1)(e)	A description of any other activities that are part of the proposal to which the consent application relates	Substantive Project Assessment, section 6, page 18.	Addressed, as described by the applicant.
5(1)(f)	A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates	Substantive Project Assessment, section 6, page 18.	Addressed. Section 6, page 18, of the Substantive Project Assessment includes a description, however, consultation with CRC indicated that <i>“the application does not include a full description of the resource consents required to undertake the proposed activities.”</i> Further information was request as outlined in Appendix 3, to which the Applicant supplied a Letter - Section 46 RFI Response and an (Updated) Substantive Project Assessment Appendix 1 of the letter includes information about the resource consents being sought, to which CRC has <i>“confirmed that the relevant matters of discretion for these additional resource consents have been adequately addressed in the substantive application”</i>

5(1)(g)	An assessment of the activity against sections 5, 6 and 7 of the Resource Management Act 1991	Substantive Project Assessment, section 9, page 24 - 25.	Addressed, within the following sections of the Substantive Project Assessment: • An assessment against section 5 of the RMA has been included in paragraphs 9.1-9.2 (page 25). • An assessment against section 6 (assuming reference to section 5 was in error) has been included in paragraph 9.3 (page 25). • An assessment against section 7 has mostly been included in paragraph 9.4 (pages 25-26). ○ Regard to the effects of climate change was included in paragraphs 8.13 – 8.15 (pages 21-22) ○ Although the protection of trout and salmon habitat has not been expressly addressed, Attachment 11 (Aquatic Ecology Assessment) did not identify any trout or salmon at the site. It is therefore reasonable that specific consideration of
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			habitat for these species was not provided. ○ In response to the request for further information, the applicant provided the following assessment against subsections 7(ba) and 7(j): <i>“The Project does not include any specific activities relating to the generation or transmission of energy, including renewable energy, or works specifically relating to the end use of energy. The development enabled by the Project will be serviced by Gridpowered electricity, the majority of which is generated from renewable sources. In that regard, the benefits from the use of renewably generated electricity will be enabled through the</i>
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			<i>Project, consistent with section 7(j) of the RMA.”</i>
5(1)(h) (and also clauses 5(2) and 5(3))	An assessment of the activity against any relevant provisions in any of the following documents: • a national environmental standard: • other regulations made under the Resource Management Act 1991: • a national policy statement: • a New Zealand coastal policy statement: • a regional policy statement or proposed regional policy statement: • a plan or proposed plan: • a planning document recognised by a relevant iwi authority and lodged with a local authority. This assessment must include an assessment of the activity against the requirements set out in clause 5(3) of Schedule 5 being: • any relevant objectives, policies or rules in the documents listed; and • any requirement, condition, or permission in any rules in any of those documents; and • any other requirements in any of those documents.	Substantive Project Assessment, section 10, pages 25 - 44.	Addressed by the applicant. Also refer to Attachments 009 and 018. The applicant assessed the project against the provisions of the following documents: • National Policy Statement for Infrastructure 2025; • National Policy Statement for Freshwater Management; • National Policy Statement for Natural Hazards 2025; • National Policy Statement for Indigenous Biodiversity 2023; • National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health; • Canterbury Land and Water Regional Plan; • Partially Operative Selwyn District Plan;

			• Canterbury Regional Policy Statement; and • Mahaanui Kurataiao Iwi Management Plan. The New Zealand Coastal Policy Statement was not assessed. This is reasonable because paragraph 19.7 of the Substantive Project Assessment states that no part of the site is within the coastal marine area.
5(1)(i)	Information about any Treaty settlements that apply in the area covered by the consent application, including— (i) identification of the relevant provisions in those Treaty settlements; and (ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area	Substantive Project Assessment, section 11, page 44.	Addressed in section 11, page 45.
5(1)(j)	A list of any relevant customary marine title groups, protected customary rights groups, ngā hapū o Ngāti Porou (where an application is within, adjacent to or directly affecting ngā rohe moana o ngā hapū o Ngāti Porou), or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011;	Substantive Project Assessment, section 11, page 44.	Addressed in section 12, page 45.

5(1)(k)	Any conditions that the applicant proposes for the resource consent.	Substantive Project Assessment, section 13, page 44; Attachments 6 and 7.	Addressed in section 13, page 45, and Attachments 006 and 007.
5(1)(l)	if a notice under section 30(3)(b) or (5) has been received,— (i) a copy of that notice showing that it was received within the time frame specified in section 30(6)(b); and (ii) if a notice has been received under section 30(5), any more up-to-date information that the applicant is aware of about the existing resource consent referred to in the notice.	Substantive Project Assessment, section 14, page 45; Attachment 24.	Addressed as stated by the applicant, albeit on page 46. CRC: “s30 letter dated 29 June 2026, which is within the time frame specified in section 30(6)(b)”
5(4)(a)	An assessment of the activity’s effects on the environment that includes the information required by clause 6.	Substantive Project Assessment, section 18, pages 45 - 63.	Addressed. See additional references in the rows below.
5(4)(b)	An assessment of the activity’s effects on the environment that covers the matters specified in clause 7.	Substantive Project Assessment, section 18, pages 45 - 63.	Addressed. See additional references in the rows below.

6	(1) The assessment of an activity's effects on the environment must include the following information: (a) an assessment of the actual or potential effects on the environment: (b) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use: (c) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment: (d) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity: (e) identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal:	Substantive Project Assessment, section 18, pages 45 - 61.	Addressed in the following pages/paragraphs of the substantive project assessment a) Pages 46-58 provides an assessment of actual or potential effects for the following: • character and amenity effects; • transport; • infrastructure and servicing matters – stormwater, wastewater, and water supply; • natural hazards; • noise; • aquatic and terrestrial ecology; • contamination; earthworks/construction activities; and • economic wellbeing and housing supply. b) Paragraph 18.56 states there “<i>will be no hazardous installations associated with the Project</i>” c) Paragraph 18.49 confirms that the activity includes the discharge of a contaminant, being sediment.
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	(f) if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision: (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved: (h) an assessment of any effects of the activity on the exercise of a protected customary right.		i. Attachment 008 (Draft Erosion and Sediment Control Plan) includes details about the nature of the discharge and Attachment 011 (Aquatic Ecology Assessment) includes details about the receiving environment. ii. Paragraph 18.50 discusses measures to avoid or minimise effects, including alternative discharge measures. In response to consultation, CRC indicated that it considers the following is lacking or could be clarified relevant to clause 6(1)(c): <i>“Detailed calculations of stormwater management facilities, full investigation of existing contaminated areas at site and a Draft Remedial Action Plan for addressing existing contaminants”</i>, to which the Applicant supplied a Letter - Section 46 RFI Response, to which CRC
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			provided a letter confirming that they “are satisfied that the Applicant’s response answers the concerns raised by CRC”. d) Paragraphs 18.58-18.59 (pages 59-60) e) Paragraphs 18.60-18.62 (page 60-61), Attachment 16 (Affected Party Engagement Register) and Attachment 17 (Updated Response to Mahaanui Kurataiao Limited recommendations and feedback from Whitiara Centre Limited). f) Paragraph 18.63 and Attachment 17 (Updated Response to Mahaanui Kurataiao Limited recommendations and feedback from Whitiara Centre Limited). g) Paragraphs 18.64-18.71. h) Paragraph 18.72 confirms there are no protected customary rights which would apply to the Site or the Project.
7	The assessment of an activity’s effects on the environment must cover the following matters:	Substantive Project Assessment,	Addressed in the following pages/paragraphs of the substantive project assessment:

	(a) any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects: (b) any physical effect on the locality, including landscape and visual effects: (c) any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity: (d) any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations: (e) any discharge of contaminants into the environment and options for the treatment and disposal of contaminants: (f) any unreasonable emission of noise: (g) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	section 18, pages 61 - 63.	a) The effects of the Project's design and layout on adjoining neighbours and the character of the wider environment are addressed at paragraphs 18.5 – 18.7. The economic effects of the Project are addressed at paragraphs 18.16 and 18.54, and Attachment 015 (Economic Assessment Update). Cultural effects have attempted to be addressed as outlined in Attachment 17. b) Paragraphs 18.3-18.4 and Attachment 003 (Urban Design Assessment). c) Paragraphs 18.44 – 18.46, Attachment 12 (Terrestrial Ecology Impact Assessment) and the Attachment 11 (Aquatic Ecology Assessment) d) Paragraphs 18.78 – 18.80. e) Paragraph 18.49 confirms that the activity will discharge sediment. Paragraph 18.50 outlines the proposed sediment
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			treatment approach, with further measures for managing and disposing of contaminated soils set out in Attachment 008, Draft Erosion and Sediment Control Plan. f) Paragraphs 18.39 – 18.43 and Attachment 20 (Sound Level Assessment) g) Paragraphs 18.35 – 18.38 and sections 4 and 7 of Attachment 010 (Geotechnical and Natural Hazard Assessment) provides an assessment of the risks of the Project to the wider environment through natural hazards. Paragraph 18.84 confirms that the Project does not include any hazardous installations.
5(5)(a)	If a permitted activity is part of the proposal to which the consent application relates, a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991)	Substantive Project Assessment, section 15, page 45; Attachment 25.	Addressed as stated by the applicant, albeit on page 46.

5(5)(b)	If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011 or the environmental covenant prepared by ngā hapū o Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, an assessment of the activity against any resource management matters set out in that document	Substantive Project Assessment, section 15, page 45.	Addressed in section 16, page 46 of the Substantive Project Assessment.
5(5)(c)	If the activity is to occur in an area that is taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws made under Part 9 of the Fisheries Act 1996, an assessment of the effects of the activity on the use or management of the area.	Substantive Project Assessment, section 15, page 45.	Addressed in section 17, page 46 of the Substantive Project Assessment.

CHECKLIST A1 – Subdivision or reclamation resource consent

Clause, Schedule 5	Information required for an application for a subdivision consent or a reclamation consent (in addition to the information required in Checklist A)	Application Reference	EPA
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If this application is for a subdivision consent, please adequately define the matters set out in clause 8(1) below. If no subdivision consent is sought, please enter n/a.

8(1)(a)	The position of all new boundaries	Substantive Project Assessment, section 19, page 63; Attachment 1.	Addressed as stated by the applicant, albeit on page 64. Also refer to Updated Subdivision plans provided in response to the request for further information.
8(1)(b)	The areas of all new allotments, unless the subdivision involves a cross lease or company lease or unit plan	Substantive Project Assessment, section 19, page 63; Attachment 1.	Addressed as stated by the applicant, albeit on page 64. Also refer to Updated Subdivision plans provided in response to the request for further information.
8(1)(c)	The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips	Substantive Project Assessment, section 19, page 63; Attachment 1.	Addressed as stated by the applicant, albeit on page 64. Also refer to Attachment 002. Also refer to Updated Subdivision plans provided in response to the request for further information.
8(1)(d)	The locations and areas of existing esplanade reserves, esplanade strips, and access strips	Substantive Project Assessment, section 19, page 63; Attachment 1.	Addressed as stated by the applicant, albeit on page 64. Also refer to Updated Subdivision plans provided in response to the request for further information.

8(1)(e)	The locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991	Substantive Project Assessment, section 19, page 63.	Addressed as stated by the applicant, albeit on page 64.
8(1)(f)	The locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991	Substantive Project Assessment, section 19, page 63.	Addressed as stated by the applicant, albeit on page 65.
8(1)(g)	The locations and areas of land to be set aside as new roads	Substantive Project Assessment, section 19, page 63; Attachment 1.	Addressed as stated by the applicant, albeit on page 65. Also refer to Updated Subdivision plans provided in response to the request for further information.

If this application is for a reclamation consent, please include the information to show the area to be reclaimed set out in clause 8(2) below. If no reclamation consent is sought, please enter n/a.

8(2)(a)	The location of the area to be reclaimed	N/A	Not Applicable as stated by the applicant.
8(2)(b)	If practicable, the position of all new boundaries	N/A	Not Applicable as stated by the applicant.

8(2)(c)	Any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip	N/A	Not Applicable as stated by the applicant.
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CHECKLIST A2 – Application including standard freshwater fisheries activity checklist

Clause, Schedule 5	Information required for a consent application that includes a standard freshwater fisheries activity	Application Reference	EPA
9(a)	in relation to the structure and any fish facility: (i) a description of the type of structure or fish facility: (ii) the dimensions of the structure or fish facility: (iii) the design of the structure or fish facility: (iv) the placement of the structure or fish facility: (v) the water flows: (vi) the operating regime	Substantive Project Assessment, section 20, pages 64 - 66; Attachment 5.	Addressed as stated by the Applicant, albeit pages 65-67. Also refer to Attachment 11 (Aquatic Ecology Assessment) for the placement of the new structures and details of the operating regime.
9(b)	the freshwater species and values present (with particular focus on threatened, data-deficient, and at-risk species as defined in the New Zealand Threat Classification System)	Substantive Project Assessment, section 20, pages 64 - 66; Attachment 11.	Addressed in paragraphs 20.10 – 20.11 (page 66) of the Substantive Project Assessment and Attachment 011 (Aquatic Ecology Assessment). Feedback from DOC requested eDNA sampling for Canterbury mudfish (Threatened, Nationally Critical) as it is

			noted that the presence of Canterbury mudfish can be difficult to determine based on electric fishing alone. Attachment 9 confirms that the Project is not located within the Mudfish Habitat Overlay. Attachment 11 (Aquatic Ecology Assessment) states that the applicant engaged a suitably qualified and experienced aquatic ecology expert to design and undertake the freshwater species survey. Appendix 1 of the Letter - Section 46 RFI Response provides further justification for why habitat at the site is unlikely to be present. On that basis, I am satisfied that the survey methodology reflects the expert's professional judgement and provides a proportionate assessment of the Project's aquatic values present at the site, as required by clause 9(b).
9(c)	the water quality and quantity in the surrounding habitat (at the proposed structure location, upstream and downstream)	Substantive Project Assessment, section 20, pages 64 - 66; Attachment 11.	Addressed, as stated by the applicant in paragraphs 20.12-20.14 (pages 66-67) of the substantive project assessment, and pages 3-6 of Attachment 011 (Aquatic Ecology Assessment).

9(d)	how the passage of fish will be provided for or impeded	Substantive Project Assessment, section 20, pages 64 - 66.	Addressed, as stated by the applicant in paragraphs 20.15-20.17 (page 67) of the substantive project assessment, page 11 of Attachment 011 (Aquatic Ecology Assessment), and Attachment 007 (Proposed Environment Canterbury Conditions) conditions 20-22.
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CHECKLIST E – Wildlife approval

Clause, Schedule 7	Information required for an approval described in section 42(4)(h) (Wildlife Act approval), clause 2 of Schedule 7	Application Reference	EPA
2(1)(a)	Specify the purpose of the proposed activity	Substantive Project Assessment, section 21, page 66.	Addressed, as stated by the applicant, albeit on page 67.
2(1)(b)	Identify the actions the applicant wishes to carry out involving protected wildlife and where they will be carried out (whether on or off public conservation land)	Substantive Project Assessment, section 21, page 66.	Addressed. Paragraphs 21.2-21.7 (pages 67-69) of the Substantive Project Assessment and Attachment 021 (Lizard Management Plan). DOC advised during consultation that insufficient detail had been

			provided for this clause. In response to the further information request outlined in Appendix 3, the Applicant provided further information in Appendix 1 of the Letter - Section 46 RFI Response about the actions involving protected wildlife. I therefore consider that sufficient detail has been provided to satisfy the requirement in clause 2(1)(b).
2(1)(c)	An assessment of the activity and its impacts against the purpose of the Wildlife Act	Substantive Project Assessment, section 21, pages 67 and 68.	Addressed, as stated by the applicant, albeit on page 69.
2(1)(d)	List protected wildlife species known or predicted to be in the area and, where possible, the numbers of wildlife present and numbers likely to be impacted	Substantive Project Assessment, section 21, pages 68 and 69.	Addressed by the applicant in sections 21.14–21.25 of the Substantive Project Assessment, section 3 of Attachment 012, and section 1.4 of Attachment 021. The Department of Conservation considered this incomplete, noting that <i>“No DNA evidence has been provided to confirm the species of skinks present onsite. DNA evidence of the released lizards and those on the Selwyn River site will be</i>

			<i>required, as it is not appropriate to mix clade 4 & 5 skinks, and genetic sampling is the only reliable method to understand which skinks are present”.</i> In response to the further information request outlined in Appendix 3, the Applicant provided a Letter - Section 46 RFI Response. Appendix 1 of that response justifies the approach used to identify the protected wildlife species present on site. The Applicant also engaged Effects Management Ecology Ltd to design and undertake the lizard survey. On that basis, I am satisfied that the survey methodology reflects expert professional judgement and that the information provided for this clause is sufficient for completeness purposes.
2(1)(e)	An outline of impacts on threatened, data deficient, and at-risk wildlife species (as defined in the New Zealand Threat Classification System)	Substantive Project Assessment, section 21, page 69.	Addressed as stated by the applicant, albeit on page 70. Also refer to Attachment 012, section 3.2.

2(1)(f)	A statement of how the methods proposed to be used to conduct the actions involving protected wildlife will ensure that best practice standards are met	Substantive Project Assessment, section 21, pages 69 and 70; Attachment 21.	Addressed as stated by the applicant, albeit on pages 70-71, and in Attachment 021, sections 1.3 and 2. Note that DOC considers the information to be provided in sufficient detail, but have commented that “<i>Applicant has outlined methods and timeframes around contingencies however they have also noted that specific methods would be decided by the project herpetologist closer to the salvage time, and informed by later assessment. The Applicant has used the ‘Key principles for lizard salvage and transfer in New Zealand 2019’ by DOC to inform their practices.</i>”
2(1)(g)	A description of the methods to be used to safely, efficiently, and humanely catch, hold, or kill the animals and identify relevant animal ethics processes:	Substantive Project Assessment, section 21, page 70; Attachment 21.	Addressed in sections 1.3 and 2 of the Lizard Management Plan (Attachment 021).
2(1)(h)	A statement of the location or locations in which the activity will be carried out, including a map (and GPS co-ordinates if available)	Substantive Project Assessment, section	Addressed in sections 1.4.1, and 2.2.1 of the Lizard Management Plan

		21, page 70; Attachment 21.	Note that DOC considers the information to be provided in sufficient detail, but have commented that: <i>“A clearer image of Fig 32 would be helpful as it is currently almost illegible. GPS coordinates for the off-site release area would also be helpful in appropriately locating this site in mapping systems.”</i> I note that a better-quality version of this Figure can be located on page 10 of Attachment 002.
2(1)(i)	A statement of whether authorisation is sought to temporarily hold or relocate wildlife	Substantive Project Assessment, section 21, page 70.	Addressed, as stated by the applicant, albeit on page 71.
2(1)(j)	A list of all actual and potential wildlife effects (adverse or positive) of the proposed activity, including effects on the target species, other indigenous species, and the ecosystems at the site	Substantive Project Assessment, section 21, page 70.	Addressed, in paragraphs 18.44 – 18.46 (pages 55 - 56) of the Substantive Project Assessment, and Attachments 12 (Terrestrial Ecological Impact Assessment) and 11 (Aquatic Ecology Assessment).
2(1)(k)	Where adverse effects are identified, state what methods will be used to avoid and minimise those effects, and any offsetting or compensation proposed to address unmitigated adverse effects	Substantive Project Assessment, section 21, page 71.	Addressed, in paragraph 21.26 (page 72) of the Substantive Project Assessment, and section 2 of

	(including steps taken before the project begins, such as surveying, salvaging, and relocating protected wildlife)		Attachment 021 (Lizard Management Plan) Consultation with DOC indicates that they believe the information provided for this clause is insufficient because <i>“The applicant has not identified contingency actions for the management of lizards in unanticipated circumstances”</i>. In response to the further information request outlined in Appendix 3, the Applicant provided a Letter - Section 46 RFI Response. Appendix 1 of that response summarises the Applicants proposed methods to avoid, minimise, offset or compensate the adverse effects identified, including details of any contingency actions. I therefore consider that sufficient detail has been provided to satisfy the requirement in clause 2(1)(k).
2(1)(l)	A statement of whether the applicant or any company director, trustee, partner, or anyone else involved with the application has been convicted of any offence under the Wildlife Act	Substantive Project Assessment, section 21, page 71.	Addressed in paragraph 21.27 (page 72) of the Substantive Project Assessment.

2(1)(m)	A statement of whether the applicant or any company director, trustee, partner, or anyone else involved with the application has any current criminal charges under the Wildlife Act pending before a court	Substantive Project Assessment, section 21, page 71.	Addressed in paragraph 21.28 (page 72) of the Substantive Project Assessment.
2(1)(n)	Provision of proof and details of all consultation, including with hapū or iwi, on the application specific to wildlife impacts	Substantive Project Assessment, section 21, page 71.	Addressed in Attachment 16 (Affected Party Engagement Register). In response to consultation DOC has commented: <i>“Attachment 16 has dates and comments outlined in a table, however the proof and details of consultation (such as emails and meeting notes) are not present.”</i> In response to the further information request outlined in Appendix 3, the Applicant provided Appendix E (records of consultation), which included proof of emails sent to hapū or iwi entities. In addition, there is additional evidence of consultation in information provided by DOC and the CRC, and the applicant has provided its own record of consultation. Adequacy of the

			evidenced consultation is a matter for the Panel. Therefore, I am satisfied the consultation point is addressed adequately for s 46 purposes.
2(1)(o)	Provision of any additional written expert views, advice, or opinions the applicant has obtained concerning their proposal	Substantive Project Assessment, section 21, page 71; Attachment 12, Attachment 21.	Addressed as stated by the Applicant, albeit on page 72 of the Substantive Project Assessment.

Appendix 2: Consultation Summary

The following agencies were consulted with to inform the assessment of the application for completeness. Each agency was requested to confirm whether the application documentation provided by the EPA regarding the proposal as provided by the applicant meets the requirements of sections 42 and 43 of the Act and is provided in sufficient detail to satisfy the purpose of the Act in accordance with section 44 of the Act.

1. **Consultation with Selwyn District Council** as the relevant consent authority for the following approvals under the Resource Management Act 1991:

- Resource consent (section 42(4)(a) of the Act)

Selwyn District Councils response can be found here:

https://www.fasttrack.govt.nz/_data/assets/pdf_file/0020/31907/Selwyn-District-Council-s-46-Consultation-Redacted.pdf

2. **Consultation with Canterbury Regional Council** as the relevant consent authority for the following approvals under the Resource Management Act 1991:

- Resource consent (section 42(4)(a) of the Act)

Canterbury Regional Councils response can be found here:

https://www.fasttrack.govt.nz/_data/assets/pdf_file/0021/31908/Canterbury-Regional-Council-s-46-Consultation.pdf

3. **Consultation with the Department of Conservation** as the administering agency for the following Acts:

- A wildlife approval as defined in clause 1 of schedule 7 of the Act (section 42(4)(h) of the Act)

The Department of Conservation response can be found here:

https://www.fasttrack.govt.nz/_data/assets/pdf_file/0022/31909/Department-of-Conservation-s-46-Consultation.pdf

Appendix 3: Further information requests and responses

I sent a further information requests to the applicant during under section 46(2B) of the Act. The request and response are set out below.

Request for Further Information 1:

- Date sent: 31 July 2026
- Topics:
 - Schedule 5 information requirements relating to a Resource Consent and
 - Schedule 7 information requirements relating to a Wildlife Act Authority
- Date of response: 21 August 2026

The letter requesting further information can be found here:

https://www.fasttrack.govt.nz/_data/assets/pdf_file/0013/31900/FTAA-2607-1260-Bangor-Village-Letter-to-Applcant-requesting-further-information-completeness-and-scope_Redacted.pdf

The response from the applicant can be found here:

- [Letter – Section 46 RFI Response \(PDF, 613 KB\)](#)
- [A – Substantive Project Assessment \(Updated\) \(PDF, 4 MB\)](#)
- [B – Attachment 007 - \(Updated\) Proposed Environment Canterbury Conditions \(PDF, 396 KB\)](#)
- [C – Pre and post development flood maps \(PDF, 37 MB\)](#)
- [D – Attachment 006 - \(Updated\) Proposed Selwyn District Council Conditions \(PDF, 356 KB\)](#)
- [E – Attachment 029 - Records of Consultation \(PDF, 4 MB\)](#)
- [F – Attachment 009 - \(Updated\) RMA Rules Assessment \(PDF, 297 KB\)](#)
- [G – Attachment 001 - \(Updated\) Subdivision Plans \(PDF, 4 MB\)](#)
- [H – Attachment 005 - \(Updated\) Engineering Plans \(PDF, 19 MB\)](#)
- [I – CRC Response \(PDF, 101 KB\)](#)