BEFORE THE PANEL CONVENER

IN THE MATTER of the Fast-track Approvals Act 2024 (**FTAA**)

AND

IN THE MATTER of an application by Hughes Development Limited under section 42 of the FTAA for the Bangor Village project.

APPLICATION NO. FTAA- 2607-1260

MEMORANDUM FROM THE DIRECTOR-GENERAL OF CONSERVATION RESPONDING TO MINUTE 4 OF THE PANEL CONVENER

5 October 2026

Jen Vella Barrister PO Box 7035 Mornington 9040 Telephone: [redacted] Email: [redacted] Solicitor instructing: Shona Bradley [redacted]	Terry Calmeyer Fast Track Project Lead DOC Te Papa Atawhai PO Box 10420 Wellington 6140 Telephone: [redacted] Email: [redacted]

1. This memorandum has been prepared on behalf of the Director-General of Conservation (**D-G**) by the Department of Conservation (**DOC**). It responds to Minute 4 of the Panel Convener dated 2 October 2026 in respect of the Bangor Village application.

2. The Panel Convener has directed that DOC file a memorandum by Monday 5 October 2026 reporting on whether the Applicant has now met with DOC's expert.[1]

3. DOC advises that Dr Mandy Tocher met with the Applicant's planner and ecologist on Friday 25 September 2026. DOC understands that further work is being undertaken by the Applicant in relation to an alternative on-site release site (ie., the noise bund) that has potential as a release site and would avoid issues relating to genetic mixing. The site will still require appropriate monitoring and management of pests, and monitoring of lizards and habitat to ensure effective habitat has been provided to balance permanent habitat loss. This information will need to be provided in an updated proposal and lizard management plan.

4. DOC understands that a revised lizard management plan is currently being prepared. DOC respectfully requests that the alternative proposal, revised draft lizard management plan and draft proposed conditions, are required to be provided by the Applicant before DOC is required to prepare its section 51 report.



Jen Vella
Counsel for the Director-General of Conservation

[1] Panel Convener Minute 4, at [6].