5 October 2026

Fast-track Panel Convener
C/- Environmental Protection Authority

FTAA-2607-1260 — Bangor Village Project

Joint memorandum of Selwyn District Council and Selwyn Water Limited in response to Minute 4 of the Panel Convenor

1. Introduction

This memorandum is filed jointly by Selwyn District Council and Selwyn Water Limited in response to the Panel Convener's Minute 4 dated 2 October 2026. As requested, it addresses clarification of:

(a) whether further modelling is required to demonstrate that a drinking-water allocation is available for the Bangor Village Project;

(b) whether the required modelling is the full Darfield township water-supply model update by OneWater; and

(c) when that update will be available.

2. Response to Minute 4

Direction 5(a): whether further modelling is required

Yes. Further modelling is required before Selwyn Water Limited can confirm that sufficient drinking-water capacity and allocation are available for the Bangor Village project. 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.

Direction 5(b): whether the full township water-supply model update is required

Yes. 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 OneWater Limited.

Direction 5(c): timing of the model update

The modelling specialists OneWater Limited have indicated that due to other demands they will not be in a position to commence this specific work for four weeks. Once a start date has been set, we would expect published results within one working week.

Selwyn Water Limited will provide the completed modelling, together with any further comments arising from that assessment, promptly once it becomes available.

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