
MINUTE 1 OF THE PANEL CONVENER
Request for Section 51 reports for Wairakei South
FTAA-2605-1227

13 July 2026

[1] Bell Road Limited Partnership lodged a substantive application under the Fast-track Approvals Act 2024 (the Act) on 19 May 2026. The Application relates to the development of approximately 350 hectares of rural land for residential, commercial, and industrial use in Papamoa, Tauranga.

[2] The Application seeks approvals including:

- (a) a wildlife approval under section 42(4)(h); and
- (b) an archaeological authority under section 42(4)(i).

[3] Pursuant to section 51 of the Act, the panel convener directs the Environmental Protection Authority (EPA) to obtain the following reports:

From the Director-General of the Department of Conservation (DOC):

- (a) a report under clause 3 of Schedule 7 for the wildlife approval (s42(4)(h)).

From Heritage New Zealand Pouhere Taonga and the Māori Heritage Council (HNZPT and MHC):

- (b) a report under clause 3 of Schedule 8 for the archaeological authority (s42(4)(i)).

Advice Requested

[4] The panel convener also directs the EPA to obtain advice from DOC, HNZPT, and MHC on the following:

- (a) How the weighting of matters set out in the relevant schedules should

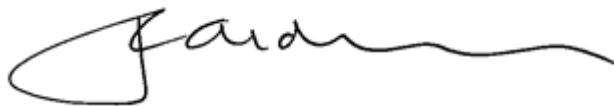
be approached, having regard to applicable statutory provisions and relevant senior court decisions (s51(1)).

- (b) If the agency does not agree with, or wishes to amplify on, the expert and planning assessments lodged in support of the Application, it must file a report in accordance with the relevant schedule (s51(2)(c) or s51(2)(d))
- (c) The agency may confirm and append advice previously given in response to directions under section 51 on another project and does not need to provide an assessment if it concurs with the Applicant's assessments.
- (d) The agency is to respond to the draft conditions, including any management plans attached to the Application, recommending tracked changes (if any).

Timing

[5] Reports and advice must be provided to the EPA **within 10 working days after the panel invites comments on the application**, in accordance with section 51(4) of the Act.

[6] Any advice or report received will be provided by the EPA to persons listed in s 51(5).

A handwritten signature in black ink, appearing to read 'J. Caldwell', with a long, flowing horizontal stroke extending to the right.

Jennifer Caldwell

Panel convener for the purposes of the Fast-track Approvals Act 2024