

29 September 2025

Helen Atkins
Panel Convenor Fast-track Approvals Act 2024
Environmental Protection Authority

Tenā koe Helen

**Western Bay of Plenty District Council's Response to Convenor's Conference Minute:
FTAA-2507-1085 – Takitimu North Link Stage 2 – Fast Track Approvals Act 2024
Council Reference: RC14565FA**

Thank you for the Minute of the Panel Convenor dated 26 September 2025 relating to the above project under the Fast Track Approvals Act 2024 (the Act).

As requested, Western Bay of Plenty District Council have considered the content of the Minute and offer the following information which we trust will assist the panel conference on 1 October 2025. Our response addresses follows the structure of Schedule 2 within the Minute.

The number and range of approvals sought.

- At territorial authority level the substantive application seeks approvals for:
 - Notice of Requirement to alter a designation in the Plan.
 - Land use consent for disturbance of contaminated land under the "National Environmental Standard for Assessing and Managing Contaminants in Soil" (NESCS).

Complexity & Procedural

- The notice of requirement includes land subject to different zoning¹ that has also been identified through overlays in response to section 6 of the RMA².
- The relationship of the proposed designation to these zones and overlays can be viewed through the e-plan available [here](#). The proposed designation is available as a selectable layer under 'Non-District Plan Layers' then tag '*Proposed TNL Stage 2*'.
- The territorial authority does not consider the effects of the designation on these zones or overlays to be unique or unusual in terms of legal complexity.

¹ Rural, Industrial, Future Urban, Medium Density Residential, Lifestyle

² These overlays relate to landscape, ecological, natural hazards and public access

- The territorial authority does not consider the matters relating to disturbance of contaminated land to be unique or unusual in terms of legal complexity
- There are no principal issues of contention or other disputed matters.
- We recognise the omission in Schedule 3 of Pirirakau hapu and Ngāti Taka who have continually been active in pre-application engagement with the territorial authorities and the applicant.

Issues

- The pre-lodgement and post lodgement consultation and engagement included regular consent authority meetings to discuss project updates and share technical reports and other information. The only key issues arising from this relate to draft conditions.
- The application does not contain an activity the same or similar to one previously lodged with a consent authority with outstanding section 92 requests.
- The territorial authority acknowledges the statutory processes under the Fast Track Approvals Act.

Panel Membership

- The territorial authority considers the knowledge and skills required to decide the application should relate to the number and range of approvals sought in the context of the operative district plan and NESCS.
- Given the number and range of approvals sought and the location of the proposal, the territorial authority does not consider there are factors that warrant more than four panel members.
- The territorial authority acknowledges indications from the Convenor that a lawyer, planner and ecologist (or similar) be appointed along with tikanga Maori perspective.

Procedural

- The territorial authority has engaged technical experts to review draft assessments and conditions relating to planning, landscape, transportation and noise. These experts are available to assist in the panel's decision-making process as required.

Conditions

- Draft conditions were circulated for expert review prior to the application being lodged and comments were provided back to the applicant on this basis. The conditions lodged with the application are still subject to the full agreement of the territorial authority.
- The territorial authority anticipates any outstanding issues will be referred to expert conferencing for resolution in the first instance.

Estimated Timeframe

- The territorial authority will abide by the panel's timeframes.

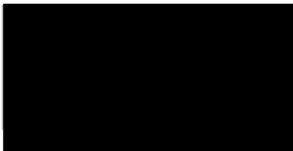
Attendance for Western Bay of Plenty District Council

- Chris Watt, Development Project Facilitator
- Anna Price, Principal Planner
- James Danby, I-Plan (consultant lead for WBOPDC)

If you have any questions please contact Chris Watt, Development Project Facilitator at



Ngā mihi nui



Chris Watt

Development Project Facilitator