
MINUTE 14 OF THE EXPERT PANEL

Stella Passage Development FTAA-2512-1163

17 August 2026

[1] The purpose of this Minute is to inform parties of the draft decision and draft conditions and to direct the Environmental Protection Authority (EPA) to invite:

- (a) Comments on the draft conditions of consent from specified parties under section 70 of the Fast-track Approvals Act 2024 (FTAA); and
- (b) Comments on the draft decision and draft conditions from specified Ministers under section 72 of the FTAA

[2] The draft decision and conditions are included as Appendices and will be posted on the fast-track website and can be viewed here:
<https://www.fasttrack.govt.nz/projects/stella-passage-development/active-listed-substantive-application/draft-decision-and-conditions>

Section 70 of the Act

- [3] Section 70 of the Act requires the Panel to direct the EPA to provide a copy of the draft conditions to the Applicant, everyone who provided comments under s 53 and all relevant local authorities or statutory bodies. We direct accordingly.
- [4] We must also specify the date by which comments on the draft conditions must be received by the EPA:

- (a) We allow the Applicant 2 working days and therefore fix 19 August 2026 as the date by which the Applicant's comments must be received by the EPA; and
- (b) We otherwise allow 5 working days and therefore fix 24 August 2026 as the date by which any other comments must be received by the EPA.

[5] As detailed in s 70(4), if the Applicant wishes to file any response to the comments received it must do so within 5 working days of comments close. The applicant's response to the comments received under s 70 is therefore due by 31 August 2026.

Section 72 of the Act

- [6] Under this section, the Panel must direct the EPA to invite comments from the Minister for Māori Crown Relations: Te Arawhiti and the Minister for Māori Development on the draft decision, including any draft conditions. We direct accordingly.
- [7] We allow the Ministers 10 working days to comment on the draft decision, including as to the assessments made by the panel in relation to relevant Treaty settlements and any draft conditions related to that assessment. Comments from the Ministers are therefore due on 31 August 2026.

A handwritten signature in blue ink, appearing to read 'Bronwyn Carruthers', with a stylized, flowing script.

Bronwyn Carruthers KC

Stella Passage Development Expert Panel Chair