

28 August 2026



Environmental Protection Agency
Attn: Fern Hapham

Tēnā koe Fern,

Comments on draft conditions POTL Stella Passage Development Project Fast-Tract Application - Fast-track Approvals Act 2024

Thank you for providing Tauranga City Council (Council) with draft Conditions. Tauranga City Council has undertaken a review of the Draft Conditions. The following Comments are made:

- Conditions that impose ongoing obligations should ideally include a clear mechanism for demonstrating compliance and should be assigned to the regulatory framework best placed to oversee and enforce them. Against that background, we recommend that the Fast-track Team give further consideration to the purpose, implementation, and ongoing monitoring implications of draft Conditions 5 and 6.
- The draft condition should specify how ongoing compliance is to be demonstrated or verified, and at what period. Consideration should be given to whether periodic certification from a suitably qualified person, or another objective verification mechanism, is required to provide assurance that the aviation warning beacon continues to operate in accordance with the relevant Civil Aviation requirements.

We would be more than happy to discuss the above, or assist with drafting alternative condition wording if required.

Ngā mihi

A handwritten signature in blue ink, appearing to read "Richard Campion".

Richard Campion
Principal Planner – Tauranga City Council