

FTAA-2509-1101

27 November 2025

Port of Tauranga Limited
c/- Luke Faithfull
Mitchell Daysh

email: s 9(2)(a)

Dear Luke

Notice of Decisions on application for referral of the POTL – Stella Passage Development project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Port of Tauranga Limited for referral of the POTL – Stella Passage Development project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project description is to project is to extend the Sulphur Point and Mount Maunganui Wharves, in the coastal marine area (Tauranga Harbour) including dredging and reclamation for the wharf extensions.

The project's key components are:

- deepening, by dredging, approximately 10.55 hectares of Stella Passage to a finished depth of approximately 16m below Chart Datum (CD) (approximately mean low water spring tide). This would yield a volume of dredgings of approximately 1.5 million cubic metres. This dredging will provide clearance for vessels to berth at the proposed wharf extensions
- maintenance dredging, on an as needed basis, to maintain an operational depth of 16m below CD within sitting basins and the shipping channel of Stella Passage
- reclamation of approximately 3.58 hectares of the coastal marine area (CMA) either side of Stella Passage, to facilitate the wharf extensions. Approximately 1.81 hectares is to be reclaimed on the Sulphur Point (western) side, and approximately 1.77 hectares is to be reclaimed on the Mount Maunganui (eastern) side
- development of an approximately 385m long extension to the south of the existing Sulphur Point wharves in two stages, a 285m extension first and the balance later

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- development of an approximately 315m long extension to the south of the existing Mount Maunganui wharves in stages
- reconfiguration of existing structures and development of new structures in the CMA, primarily wharf piles, berthing piles and jetties
- construction and use of four additional cranes atop the proposed Sulphur Point wharf extensions for port operations (shipping container handling)
- if necessary, the capture and relocation of kororā/blue penguin from the footprint of the Mount Maunganui extension; and
- activities involved in, or that support and are subsidiary to, the project. These include for example:
 - development of new penguin nesting boxes and habitat, and a penguin access ramp, at the south end of Butters Landing;
 - development of the equivalent of 200m of the existing gull nesting habitat in the rock seawall;
 - installation of 11 mooring/breasting dolphins beside the existing Tanker Berth;
 - relocation of the existing ferry ramp and nearby jetties towards the north; and
 - development of a bunker barge jetty and associated mooring/breasting dolphins between Butters Landing and the ferry ramp.

The project will require the proposed approvals:

- resource consents under the Resource Management Act 1991 (RMA)
- approvals under the Wildlife Act 1953.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Decision on referral application

The Minister has decided to accept the referral application for the whole project and is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

Reasons for accepting referral application

The Minister is satisfied the project:

- (a) is an infrastructure or development project that would have significant regional or national benefits; and
- (b) referring the project to the fast-track approvals process –

- (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
- (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- (a) involves the development of new port infrastructure
- (b) would have significant regional or national benefits because:
 - a. it would deliver new nationally significant infrastructure through extensions to the existing wharves and enabling increased throughput capacity
 - b. it would deliver significant economic benefits by enabling a contribution of \$792 million to \$1.179 billion to GDP

The Minister is satisfied that

- (a) referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes because the timeframes under the Act are shorter than under standard processes, public notification is precluded and appeals are limited to points of law, and only to the High Court
- (b) referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process because the project is substantially the same as the project for which a substantive application has already been lodged and found to contain sufficient information, and the applicant has extensive supporting information, having gone through existing consenting processes for part of the project.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act.

Specified matters for accepted referral application

1. Port of Tauranga Limited who lodged the referral application are specified as the person(s) authorised to lodge a substantive application for the project under section 27(2).
2. In relation to a substantive application for the project:
 - a. A deadline for lodging the application applies under section 27(3)(b)(i), the application must be lodged by two years from the date of issue of this letter.
 - b. The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 – s27(3)(b)(iii):
 - a. Minister of Climate Change
 - b. Tauranga Moana Advisory Group

- c. Mauao Trust
- d. Te Kōtahitanga o Te Arawa Waka
- e. Ngā Matarae Trust
- f. Whareroa Marae Committee
- g. Whareroa Marae Reservation Trust
- h. Huria Marae Committee
- i. Tauranga Airport Authority.

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz and include the name of the lead contact – Max Gander-Cooper or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Ilana Miller
General Manager, Delivery and Operations

cc: Written notice of decisions – s28(1):

the applicant – Port of Tauranga Limited

anyone invited to comment – s17(1):

- relevant local authorities – Tauranga City Council, Bay of Plenty Regional Council
- Minister for the Environment and relevant portfolio Ministers: Associate Minister of Transport, Minister for Economic Growth, Minister for Trade and Investment
- relevant administering agencies – Ministry for the Environment, Department of Conservation
- Māori groups identified in the s18(2) list provided to the Minister – Ngāti Pūkenga Iwi ki Tauranga Trust, Te Rūnanga o Ngāi Te Rangi Iwi Trust, Ngāti Ranginui Iwi Society Inc, Te Kapu o Waitaha Trust, Te Tāwharau o Ngāti Pūkenga, Ngāi Te Rangi Settlement Trust, Ngā Pōtiki a Tamapahore Trust, Ngā Hapū o Ngāti Ranginui Settlement Trust, Tauranga Moana Iwi Collective Limited Partnership, Te Kotahitanga o Te Arawa Waka Fisheries Trust Board, representing Waitaha, Ngāti Ranginui Fisheries Trust, Te Ohu Kaimoana, MAC-01-05-024/CIV-2017-485-355 – Te Whānau a Mōkomoko, MAC-01-05-005 – Ngā Hapū o Matakana, MAC-01-05-006/CIV-2017-485-244 – Ngā Hapū o Ngāi Te Rangi, MAC-01-05-009 – CMT/PCR – Ngāi Tamarawaho, MAC-01-05-013/CIV-2017-485-219 – Ngāti He, MAC-01-05-015/CIV-2017-485-250 – PCR – Ngāti Pūkenga, MAC-01-05-016/CIV-2017-485-294 – Ngā Hapū o Ngāti Ranginui Settlement Trust, MAC-01-05-025 – Waaka and

Holloway Whānau, Kia Māia Ellis – tangata kaitiaki/tiaki for Te Maunga o Mauao Mātaitai Reserve, Tauranga Moana Iwi Customary Fisheries Trust, Ngāi Tukairangi (hapū of Ngāi Te Rangi), Ngāti Kuku (hapū of Ngāi Te Rangi), Ngāti Hē (hapū of Ngāi Te Rangi), Ngāti Kaahu a Tamapahore, Ngāti Kahu (hapū of Ngāti Ranginui), Ngāti Tapu (hapū of Ngāi Te Rangi), Ngāi Tamarawaho (hapū of Ngāti Ranginui), Whareroa Marae (Ngāti Kuku, Ngāi Tukairangi, Ngā Hapu o Ngā Moutere Trust (collective of Matakana Island hapū: Ngāi Tuwhiwhia, Ngāi Tamawhariua, Ngāti Tauaiti, Te Ngare, Whānau a Tauwhao), Ngā Tai ki Mauao hapū collective (comprising Ngāi Tuwhiwhia, Ngāi Tamawhariua, Te Ngare, Whānau a Tauwhao (ki Rangiwaia), Ngāti Tauaiti, Ngāti Kuku, Whareroa Marae Trust, Ngāti Tapu; Ngāti Kaahu a Tamapahore; Ngā Kaitiaki o Rangataua; Ngāti Hē; Ngāti Kahu (ki Tauranga)).

- owners of Māori land in the project area – N/A
- any other person – Minister of Climate Change, Tauranga Moana Advisory Group, Mauao Trust, Te Kōtahitanga o Te Arawa Waka, Ngā Matarae Trust, Whareroa Marae Committee, Whareroa Marae Reservation Trust, Huria Marae Committee, Tauranga Airport Authority.

cc: Written notice where the Minister accepts the application and refers the project – s28(2):

- the Panel Convener (including all the information received by the Minister – s28(4))
- any iwi authorities or Treaty settlement entities (other than those that must be notified under subsection (1)(b)) that the Minister considers have an interest in the matter – see list above
- the EPA (including all the information received by the Minister – s28(4))
- the relevant administering agencies – Ministry for the Environment, Department of Conservation