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20 January 2026

The Chief Executive  
Environmental Protection Authority  
Via Fast-track Portal

Dear Dr Freeth

**RE: Fast-track Approval Act 2024 – Port of Tauranga Limited –  
Substantive Application for the Stella Passage Development**

Please find attached a substantive application from the Port of Tauranga Limited ("POTL"), the authorised person for the Stella Passage Development Project ("the Project"). The Project is listed in Schedule 2 of the Fast-track Approvals Act 2024.

POTL seeks all necessary approvals for all activities associated with the Project which provide for the expansion of the Sulphur Point and Mt Maunganui wharves, dredging of the Stella Passage within Te Awanui/Tauranga Harbour and the installation of four new cranes on the Sulphur Point wharves.

POTL has uploaded the application documentation to the [fasttrack.govt.nz](http://fasttrack.govt.nz) portal. The complete application package includes:



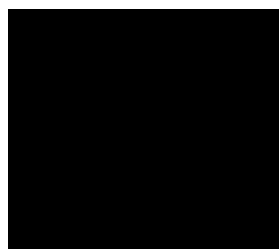
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- Memorandum of Counsel on behalf of Port of Tauranga Limited – 19 January 2026;
- The Stella Passage Development - Port of Tauranga Limited Fast-track Approvals Act 2024 Substantive Application Report – 20 January 2026; and
- Appendices 1 – 30.

POTL acknowledges the size of the application is reflective of the substantive nature of the Project and our team is available to speak to any aspects of the Project and the supporting application as necessary, as the EPA works through the statutory steps that have been assigned to it.

Yours sincerely



**Dan Kneebone**

GM Property & Infrastructure



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