
MINUTE 2 OF THE EXPERT PANEL

Stella Passage Development FTAA-2512-1163

30 March 2026

[1] The purpose of this Minute is to invite comment on the substantive application under section 53 of the Fast-track Approvals Act 2025 (**Act**).

[2] The Expert Panel (**Panel**) records that it undertook a site visit on 25 March 2026. The Panel confirms that it undertook its site visit prior to finalising the invitations to comment on this application.

[3] In accordance with section 53(2) of the Act, the Panel invites comments from persons listed in Table 1 in accordance with sections 53(2) (a) to (n) of the Act.

[4] In accordance with section 53(3) of the Act, the Panel has exercised its discretion to invite comment from the additional persons listed in Table 2.

[5] Section 54(1) of the Act requires that the Panel must specify in the invitation a date for when comments must be received by the EPA on behalf of the Panel (which must be 20 working days after the date on which the invitation is given under section 53).

[6] The date invitations to comment will be given will be **Monday 30 March 2026**. Taking into account Good Friday, Easter Monday and Anzac Day, comments must be received by **Thursday 30 April 2026**.

[7] Comments must be made to the EPA:

- (a) by email to substantive@fasttrack.govt.nz;
- (b) by post to Private Bag 63002, Wellington 6140, New Zealand; or
- (c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011

[8] The application may be accessed on the Fast-track website here: <https://www.fasttrack.govt.nz/projects/stella-passage-development/active-listed-substantive-application/substantive-application-documents2>

[9] The Panel records that it intends to request further information from the applicant this week, providing 10 working days for the requested information to be provided.

[10] The Fast-track website will be updated as information is made available to the Panel.

A handwritten signature in blue ink, appearing to read 'Bronwyn Carruthers', is written over a light blue grid background.

Bronwyn Carruthers KC

Stella Passage Development Expert Panel Chair

Table 1

Section of Act	Description from Act	Party identified
53(2)(a)	the relevant local authorities	<p>Bay of Plenty Regional Council</p> <p>Tauranga City Council</p>
53(2)(b)	the relevant iwi authorities	<p>Ngāti Pūkenga Iwi ki Tauranga Trust</p> <p>Te Rūnanga o Ngāi Te Rangi Iwi Trust</p> <p>Ngāti Ranginui Iwi Society Inc</p> <p>Te Kapu o Waitaha Trust</p> <p>Te Rūnanga o Ngāti Ranginui and the eight post settlement governance entities:</p> <p>Ngāi Tamarāwaho,</p> <p>Ngāi Te Ahi,</p>

		<p>Ngāti Hangarau,</p> <p>Ngāti Ruahine,</p> <p>Ngāti Taka,</p> <p>Ngāti Te Wai,</p> <p>Pirirākau,</p> <p>Wairoa hapū - including Ngāti Kahu, Ngāti Pango, and Ngāti Rangī</p>
53(2)(c)	<p>any relevant Treaty settlement entities, including, to avoid doubt,—</p> <p>(i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and</p> <p>(ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area</p>	<p>Ngāti Pūkenga Iwi ki Tauranga Trust</p> <p>Te Rūnanga o Ngāi Te Rangī Iwi Trust</p> <p>Te Kapu o Waitaha Trust</p> <p>Te Tāwharau o Ngāti Pūkenga</p> <p>Ngāi Te Rangī Settlement Trust</p> <p>Ngā Pōtiki a Tamapahore Trust</p> <p>Ngā Hapū o Ngāti Ranginui Settlement Trust</p> <p>Tauranga Moana Iwi Collective</p>

		<p>Limited Partnership</p> <p>Te Kotahitanga o Te Arawa Waka Fisheries Trust Board, representing Waitaha</p> <p>Ngāti Ranginui Fisheries Trust</p> <p>Te Ohu Kaimoana</p>
53(2)(e)	<p>any applicant group under the Marine and Coastal Area (Takutai Moana) Act 2011 that is identified in the report prepared under section 18 or 49 and seeks recognition of customary marine title or protected customary rights within the area to which the substantive application relates</p>	<p>MAC-01-05-024/CIV 2017-485-355 – Te Whānau a Mekomoko</p> <p>MAC-01-05-005 – Ngā Hapū o Matakana</p> <p>MAC-01-05-006/CIV 2017-485-244 – Ngā Hapū o Ngāi Te Rangi</p> <p>MAC-01-05-009 – CMT/PCR – Ngāi Tamarāwaho</p> <p>MAC-01-05-013/CIV 2017-485-219 – Ngāti Hē</p> <p>MAC-01-05-015/CIV 2017-485-250 – PCR – Ngāti Pūkenga</p>

		<p>MAC-01-05-016/CIV 2017-485-294 – Ngā Hapū o Ngāti Ranginui Settlement Trust</p> <p>MAC-01-05-025 – Waaka and Holloway Whānau</p> <p>CIV-2011-485-793 - Ngā Pōtiki</p> <p>MAC-01-06-005 - Waitaha Iwi</p> <p>MAC-01-03-006 - Ngāti Maru</p> <p>MAC-01-03-011 - Ngāti Tamaterā</p> <p>MAC-01-03-001 - Hauraki Māori Trust Board</p>
53(2)(g)	<p>the tangata whenua of any area within the area to which the substantive application relates that is a taiāpure-local fishery, a mātaaitai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996</p>	<p>Kia Māia Ellis – tangata kaitiaki/tiaki for Te Maunga o Mauao Mātaaitai Reserve</p> <p>Tauranga Moana Iwi Customary Fisheries Trust</p>

53(2)(h)	owners of the land to which the substantive application relates	Port of Tauranga Limited Crown (LINZ)
	owners of the adjacent land (including CMA)	Port of Tauranga Limited Crown (LINZ) Cargood Holdings Limited RMD Marine Limited Sanford Limited Tauranga City Council Tumblehome Bay Limited Whareroa Marae 27 Taiaho Place Nearest dwelling – Section 3 SO 438687 and Section 4 SO 438687.
53(2)(i)	occupiers of the land to which the substantive application relates	Port of Tauranga Limited

<p>occupiers of the adjacent land (including CMA)</p>	<p>All occupiers of Port of Tauranga Limited's land</p> <p>Balance Agri-Nutrients Limited</p> <p>Drystack Holding Limited</p> <p>Holders of coastal permits for swing moorings between the site and the bridge.</p> <p>KiwiRail Holdings Limited</p> <p>Leasehold occupiers of the adjacent Tauranga Marine Precinct at Sulphur Point</p> <p>NZTA</p> <p>ONTRACK (NZ Railways Corp)</p> <p>Roy Simpson & Debra Eley</p> <p>Tauranga Bridge Marina Limited</p> <p>(and berth holders at Tauranga Bridge Marina)</p> <p>Tauranga City Council</p>
---	---

		<p>Tauranga Marina Society Inc</p> <p>TKC Holdings Ltd</p> <p>Trinity Wharf Limited</p> <p>Trustees of the Whareroa Marae Reservation Trust</p> <p>Tumblehome Bay Limited</p> <p>Waterworld Limited</p> <p>Whareroa Marae Committee</p>
53(2)(j)	the Minister for the Environment and other relevant portfolio Ministers	<p>Minister for the Environment</p> <p>Other relevant portfolio Ministers:</p> <ul style="list-style-type: none"> • Biosecurity • Climate Change • Conservation • Crown Relations • Customs • Finance

		<ul style="list-style-type: none"> • Forestry • Infrastructure • Local Government • Māori Development • Oceans & Fisheries • Regional Development • Trade • Transport
53(2)(k)	relevant administering agencies	Department of Conservation
53(2)(l)	any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land	NZTA KiwiRail Holdings Limited
53(2)(m)	if the approvals sought in the substantive application include— (i) an approval described in	Director-General of Conservation New Zealand Conservation

<p>section 42(4)(a) or (d) (resource consent or designation), the persons and groups listed in clause 13 of Schedule 5:</p> <p>(iv) an approval described in section 42(4)(h) (wildlife approval), the persons listed in clause 4 of Schedule 7:</p>	<p>Authority</p> <p>Bay of Plenty Conservation Board</p> <p>New Zealand Fish and Game Council</p> <p>Game Animal Council</p>
--	--

Table 2

All residential properties on the seaward side of Taiaho Place not captured in Table 1
Mauao Trust
Ngā Hapū o Ngā Moutere Trust
Ngāi Tamarāwaho Tribal Authority Trust
Ngāi Te Ahi Settlement Trust
Ngāi Te Rangi
Ngāi Tukairangi Hapū Trust
Ngā Pōtiki
Ngā Tai ki Mauao hapū collective ((comprising Ngāi Tuwhiwhia, Ngāi Tamawhariua, Te Ngare, Whānau a Tauwhao (ki Rangiwaeca), Ngāti Tauaiti, Ngāti Kuku, Whareroa Marae Trust, Ngāti Tapu; Ngāti Kaahu a Tamapahore; Ngā Kaitiaki o Rangataua; Ngāti Hē; Ngāti Kahu (ki Tauranga))

Ngāti Hē Hapū Trust
Ngāti Kaahu ki Mangatawa Representative Groups
Ngāti Kuku Hapū Trust
Ngāti Pūkenga
Ngāti Pūkenga Iwi ki Tauranga Trust
Ngāti Tapu Hapū Trust
Pirirākau Tribal Authority Incorporated
Tauranga Māori Business Association
Tauranga Moana Māori Trust Board
Te Tāwharau o Ngāti Pūkenga
Toi Kai Rawa