

4 April 2025

Port of Tauranga Limited  
C/- Luke Faithfull

Email: [REDACTED]

Dear Luke

**RM25-0082-PA: Fast Track Approvals Application – Port of Tauranga Stella Passage Development**

Thank you for providing the Bay of Plenty Regional Council with the opportunity to review the draft Fast-Track Approvals application for the Stella Passage Proposal (the **Proposal**). As you are aware, the Proposal has a long consenting history, having been lodged as a resource consent application with Council in 2021 and subsequently the application being referred directly to the Environment Court for a decision.

We understand that the currently proposed application is being advanced largely on the basis of amendments made through the Environment Court process and in response to the Court decisions on stage one of the Proposal. However, given the complex nature of the Proposal, Council has engaged a number of independent experts to review the various technical reports prepared in support of the Proposal. These reviews have been provided to you as they have been completed and, as previously discussed, the Council engaged experts are available to the Applicant so that discussions can occur 'expert to expert' to resolve any outstanding information gaps. For completeness we provide all of the technical reviews and Mr Greaves has prepared a summary document providing a brief overview of the conclusions and requests for further information as an attachment to this letter.

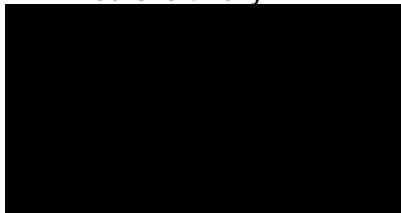
The preliminary review of the Proposal has concluded that the draft application documents have correctly identified the resource consent triggers in the relevant regional planning documents in section 5.1.3.1 of the AEE. We do note however that the draft AEE states that maintenance dredging will be managed through future applications, however we understand that this is not correct and that maintenance dredging of the area within Stella Passage is proposed as part of this application.

In addition to the technical reviews completed, we note that you have provided a draft set of proposed conditions for both the structures and dredging aspects of the Proposal. Council's consultant experts have also provided feedback on these conditions, with a track change version, including general comments, also attached to this letter. We acknowledge that discussions regarding the potential structure and content of the proposed conditions are ongoing and will certainly require further technical and cultural input as the consenting process continues.

Given the significance of Te Awanui Tauranga Harbour, ongoing consultation with the identified tangata whenua parties is integral to the process and Council encourages continued engagement with them.

Please don't hesitate to directly contact David Greaves, Council's Consultant Planner for this Proposal, if you require any further information regarding this preliminary response from Council.

Yours faithfully



Ella Tennent  
**Consents Manager**