

BEFORE AN EXPERT PANEL UNDER THE FAST-TRACK APPROVALS ACT 2024

IN THE MATTER an application by Port of Tauranga Limited for resource consents and a wildlife approval under the Fast-track Approvals Act 2024 (**FTAA**) for the listed Stella Passage Development project

MEMORANDUM OF COUNSEL

DATED 26 MARCH 2026


HOLLAND BECKETT

Solicitor: Vanessa Hamm
Cory Lipinski

45 The Strand
DX HP40014
Private Bag 12011
Tauranga 3143
Telephone: (07) 578 2199

Email: vanessa.hamm@hobec.co.nz
cory.lipinski@hobec.co.nz

Introduction

1. This memorandum follows the Stella Passage Development project overview conference, held on 26 March 2026.
2. At that conference Port of Tauranga Limited spoke to a PowerPoint presentation. The purpose of this memorandum is to provide the Expert Panel with additional slides that were not filed with the PowerPoint presentation on 24 March 2026, as referred to by our client during the conference.
3. The PowerPoint presentation is enclosed to this memorandum – the new slides are 5, 6, and 8.

DATED this 26th day of March 2026.



Vanessa Hamm / Cory Lipinski
Counsel for Port of Tauranga Limited