
MINUTE 4 OF THE EXPERT PANEL

Invitation to comment

The Point Mission Bay [FTAA-2511-1133]

(11 March 2026)

[1] This minute addresses invitations to comment on the Application under section 53 of the Fast-track Approvals Act 2025 (the **FTAA**).

[2] In accordance with section 53(2) of the FTAA, the Panel must invite comments from persons listed in sections 53(2) (a) to (n) where relevant. In this regard, the Panel records that sections 53(2)(d) to (g) are not relevant. **Appendix 1** lists the prescribed persons relevant to this project from whom comments must be invited.

[3] Auckland Council has been identified as the relevant local authority pursuant to section 53(2)(a) of the FTAA. For completeness, the Panel invites comments from all relevant parts of Auckland Council and its Council Controlled Organisations, namely Watercare Services Limited, Healthy Waters, and Auckland Transport.

[4] Section 53(2)(h) and (i) of the FTAA state that the owners and occupiers of land to which the Application relates, and the land adjacent to that land, must be invited to comment. Attachment 9 of the *‘Substantive Application for the Point Mission Bay to Construct and Operate a Comprehensive Retirement Village on the site at 217 Kupe Street, 106 Rukutai Street, 95 Aotea Street, Rukutai Street Recreation Reserve, and Aotea Street Recreation Reserve, Orakei, Auckland’* dated November 2025, identified the names and addresses of owners and occupiers of the site and the land adjacent to the site. The EPA has also provided its advice to the Panel based on the Guidance Note entitled: *FTA Guidance Material Identifying Adjacent Land*.

[5] After considering the information from the applicant and the advice from the EPA, the Panel has determined that those persons listed in **Appendix 3** should be invited to comment on the Application. **Appendix 2** includes a map of the adjacent land and other identified parties considered appropriate to invite for comment. **Appendices 3** and **4** list the owners and occupiers of that land.

[6] The Panel has considered section 53(3) of the FTAA and has identified some additional persons whom it considers appropriate to invite to comment on the application. On the basis of the information currently available to it and the Panel's extensive site visit in and around Mission Bay, the Panel is of the view that the properties listed in Appendix 4 and shown in pink on the map in Appendix 2, although not immediately adjacent to the "land to which the substantive application relates", are sufficiently exposed to the possible effects of the proposed activities to justify their owners and occupiers being invited to comment. These persons include the owners and occupiers of properties:

- (a) on both sides of the cul de sac section of Te Arawa Street (north of Matatua Street);
- (b) on both sides of the cul de sac section of Rukutai Street (north of Matatua Street);
- (c) on both sides of the cul de sac section of Aotea Street (north of Nihill Crescent); and
- (d) on the western side of Atkin Avenue from 25 Atkin Avenue south to Nihill Crescent.

These properties are marked in pink in Appendix 2 and are listed in **Appendix 4**.

[7] The persons listed in Appendices 1, 3 and 4 will therefore be invited to comment on the Application.

[8] The Panel directs all persons invited to comment to also provide any comments they may have on:

- (a) The Applicant's response to Minute 2, which provides an updated set

of conditions.

- (b) The Applicant's response to Minute 3, which requests further information, and is due to be received on **Friday, 13 March 2026**.

[9] The information set out in (a) and (b) can be viewed via the following link:
[Reports and Advice](#)

[10] This invitation to comment is dated Wednesday, 11 March 2026 and the date for comments is 20 working days from this date (section 54 of the FTAA), namely, **Friday 10 April 2026**.

[11] Comments must be filed with the EPA no later than **11.59pm on Friday 10 April 2026** via:

- (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.



Daniel Minhinnick
Expert Panel Chair

Appendix 1
Parties invited to Comment under section 53(2) of the Act

Section of Act	Description from Act	Party identified
53(2)(a)	the relevant local authorities	<ul style="list-style-type: none"> • Auckland Council
53(2)(b)	the relevant iwi authorities	<ul style="list-style-type: none"> • Ngāti Whātua Ōrākei Trust • Ngāi Tai ki Tāmaki Trust • Te Ākitai Waiohua Waka Taua Inc • Ngāti Tamaoho Settlement Trust • Te Patukirikiri Iwi Trust • Ngāti Paoa Iwi Trust • Te Kawerau Iwi Settlement Trust • Ngāti Maru Rūnanga Trust • Ngāti Tamaterā Settlement Trust • Ngaati Whanaunga Ruunanga Trust • Ngāti Te Ata Claims Support Whānau Trust
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>	<ul style="list-style-type: none"> • Ngāti Whātua Ōrākei Trust • Ngāti Whātua Ōrākei Reserves Board • Ngāi Tai ki Tāmaki Trust • Ngāti Tamaoho Settlement Trust • Te Kawerau Iwi Settlement Trust • Tūpuna Taonga o Tāmaki Makaurau Trust Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership • Te Ākitai Waiohua

		<p>Settlement Trust</p> <ul style="list-style-type: none"> • Te Patukirikiri Iwi Trust • Ngāti Paoa Iwi Trust • Ngāti Maru Rūnanga Trust • Ngāti Tamaterā Settlement Trust • Ngaati Whanaunga Ruunanga Trust • Hako Tūpuna Trust
53(2)(d)	any protected customary rights groups and customary marine title groups whose protected customary rights area or customary marine title is within the area to which the substantive application relates	<ul style="list-style-type: none"> • N/A
53(2)(e)	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	<ul style="list-style-type: none"> • N/A
53(2)(f)	ngā hapū o Ngāti Porou if the area to which the substantive application relates is within or adjacent to, or the activities to which it relates would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou	<ul style="list-style-type: none"> • N/A
53(2)(g)	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	<ul style="list-style-type: none"> • N/A

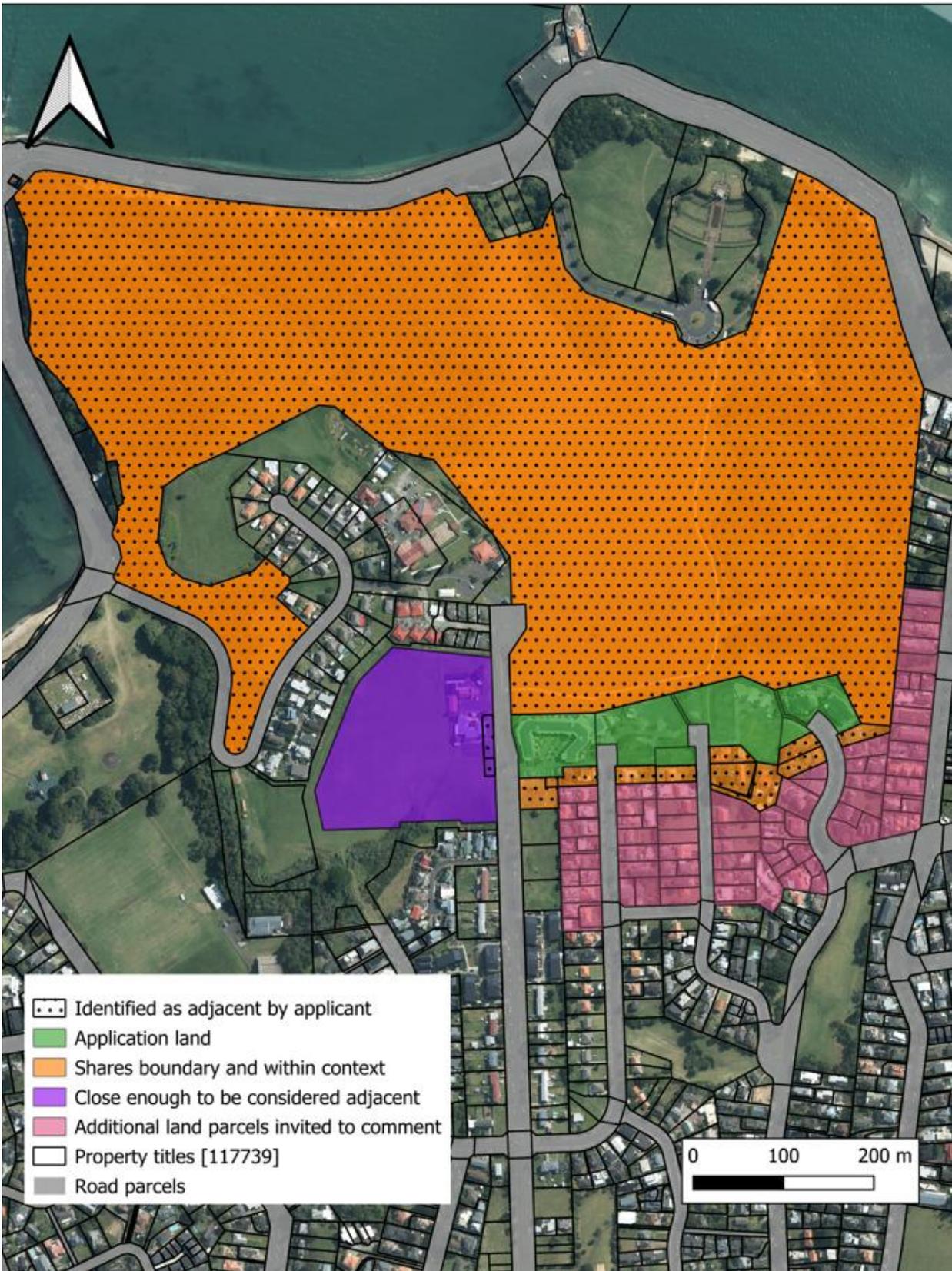
	subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996	
53(2)(h)	owners of the land to which the substantive application relates	<ul style="list-style-type: none"> • See Appendix 2
53(2)(i)	occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified	<ul style="list-style-type: none"> • See Appendix 2
53(2)(j)	the Minister for the Environment and other relevant portfolio Ministers	<ul style="list-style-type: none"> • Minister for the Environment • Minister of Housing • Minister for Infrastructure • Minister for Transport • Minister for Treaty of Waitangi Negotiations • Minister of Conservation • Minister for Crown Relations • Minister for Building and Construction • Minister for Land Information • Minister for Seniors • Minister for Auckland • Minister for Regional Development
53(2)(k)	relevant administering agencies	<ul style="list-style-type: none"> • Ministry for the Environment
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	<ul style="list-style-type: none"> • N/A
53(2)(m)	if the approvals sought in the substantive application include—	<ul style="list-style-type: none"> • Director General of Conservation

	<p>(i) an approval described in 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>	
53(2)(n)	any persons or groups specified by the Minister under section 27(3)(b)(iii).	<ul style="list-style-type: none"> • Minister for Seniors • Auckland Transport (Auckland Council)

Appendix 2

Map of adjacent land and other persons invited for comment – 53(2)(h) and (i) and 53(3)

The Point Mission Bay



Appendix 3
Owners and occupiers of the properties to which the substantive application relates and the land adjacent to that land

Owners of the land to which the substantive application relates	
<ul style="list-style-type: none"> • 217 Kupe Street • 95 Aotea Street1 • 06 Rukutai Street 	<ul style="list-style-type: none"> • Lot 6 DP 92924 Rukutai Street • Lot 7 DP 92925 Aotea Street
Owners and occupiers of the adjacent land	
Land that has a common boundary with the land to which the substantive application relates and is considered adjacent:	
<ul style="list-style-type: none"> • 1/113 Rukutai Street • 1/99 Aotea Street • 104 Rukutai Street • 115 - 117 Rukutai Street • 115 Rukutai Street • 117 Rukutai Street • 119 Rukutai Street • 119B Rukutai Street • 2/113 Rukutai Street • 2/48 Te Arawa Street • 2/99 Aotea Street 	<ul style="list-style-type: none"> • 215 Kupe Street • 3/113 Rukutai Street • 3/99 Aotea Street • 4/113 Rukutai Street • 4/99 Aotea Street • 48 Te Arawa Street • 5/113 Rukutai Street • 59 Te Arawa Street • 86 Aotea Street • 97 Aotea Street • 2-56 Kitemoana Street
Land that does not have a common boundary but is close enough to form part of the context of the application site and could be considered adjacent	
<ul style="list-style-type: none"> • 180-182 Kupe Street • 222 Kupe Street 	<ul style="list-style-type: none"> • 230 Kupe Street

Appendix 4
Other parties considered appropriate to invite comment from

Additional land parcels where owners and occupiers are invited to comment	
<ul style="list-style-type: none"> • 30 Te Arawa Street • 32 Te Arawa Street • 32A Te Arawa Street • 1/34 Te Arawa Street • 2/34 Te Arawa Street • 36 Te Arawa Street • 36A Te Arawa Street • 38 Te Arawa Street • 38A Te Arawa Street • 40 Te Arawa Street • 40A Te Arawa Street • 42 Te Arawa Street • 42B Te Arawa Street • 44 Te Arawa Street • 44A Te Arawa Street • 46 Te Arawa Street • 46A Te Arawa Street • 47 Te Arawa Street • 49 Te Arawa Street • 49A Te Arawa Street • 51 Te Arawa Street • 53 Te Arawa Street • 53A Te Arawa Street • 55 Te Arawa Street • 55A Te Arawa Street • 57 Te Arawa Street • 2 Matatua Street • 4 Matatua Street • 6 Matatua Street • 90 Rukutai Street • 92 Rukutai Street • 92A Rukutai Street • 94A Rukutai Street • 94B Rukutai Street • 1/95 Rukutai Street • 2/95 Rukutai Street • 3/95 Rukutai Street • 4/95 Rukutai Street 	<ul style="list-style-type: none"> • 92A Aotea Street • 94 Aotea Street • 96 Aotea Street • 98 Aotea Street • 101A Aotea Street • 101B Aotea Street • 103 Aotea Street • 105 Aotea Street • 107 Aotea Street • 2/107 Aotea Street • 107A Aotea Street • 107B Aotea Street • 109A Aotea Street • 109B Aotea Street • 109C Aotea Street • 111 Aotea Street • 113 Aotea Street • 113A Aotea Street • 115 Aotea Street • 1/2 Nihill Crescent • 2/2 Nihill Crescent • 2A Nihill Crescent • 2B Nihill Crescent • 2C Nihill Crescent • 1/25 Atkin Avenue • 2/25 Atkin Avenue

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| <ul style="list-style-type: none">• 96 Rukutai Street• 97 Rukutai Street• 97A Rukutai Street• 98 Rukutai Street• 99 Rukutai Street• 99A Rukutai Street• 100 Rukutai Street• 101 Rukutai Street• 101B Rukutai Street• 102 Rukutai Street• 102A Rukutai Street• 103 Rukutai Street• 105 Rukutai Street• 107-109 Rukutai Street• 88 Aotea Street• 88A Aotea Street• 88B Aotea Street• 90 Aotea Street• 90A Aotea Street• 92 Aotea Street | <ul style="list-style-type: none">• 3/25 Atkin Avenue• 4/25 Atkin Avenue• 5/25 Atkin Avenue• 27 Atkin Avenue• 29A Atkin Avenue• 29B Atkin Avenue• 29C Atkin Avenue• 1/31 Atkin Avenue• 2/31 Atkin Avenue• 3/31 Atkin Avenue• 4/31 Atkin Avenue• 5/31 Atkin Avenue• 6/31 Atkin Avenue• 33 Atkin Avenue• 35A Atkin Avenue• 35B Atkin Avenue• 35C Atkin Avenue• 37 Atkin Avenue• 37A Atkin Avenue• 1/39 Atkin Avenue• 2/39 Atkin Avenue• 3/39 Atkin Avenue• 1/41 Atkin Avenue• 2/41 Atkin Avenue• 3/41 Atkin Avenue• 43 Atkin Avenue• 2/43 Atkin Avenue• 1/45 Atkin Avenue• 3/45 Atkin Avenue |
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	<ul style="list-style-type: none">• 45B Atkin Avenue• 1/47 Atkin Avenue• 2/47 Atkin Avenue• 3/47 Atkin Avenue• 4/47 Atkin Avenue• 49A Atkin Avenue• 51 Atkin Avenue
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