

Invitation to provide written comments on a project under the Fast Track Approvals Act 2024

You have been invited to provide written comments to the Minister for Infrastructure (the Minister) on an application to refer a project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process.

To comment on the project application, if you have obtained a link to register through the portal, you may provide comments directly through the portal.

Alternatively, you may wish to fill in the details on the attached form and reply by **Email** to info@fasttrack.govt.nz. Please mark in the subject line: "Comments on [Name] project Fast-track Application (Your name/organisation) by date."

Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Written comments must be received by MfE, on behalf of the Minister for Infrastructure, no later than the due date.

Important information

Your personal information will be held by MfE and be used in relation to the project application and process. You have the right to access and correct personal information held by MfE.

A copy of your comments, including all personal information, will be provided to the Minister and the applicant.

If you are a corporate entity making comments on this application, your full contact details will be publicly available.

For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

A copy of your comments will also be published on the Fast-track website. If you believe any of the information you have provided is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it. Your comment and explanation will be decided by the Ministry on whether to withhold the information from publication.

Please do not use copyright material without the permission of the copyright holder.

All information held by MfE is subject to the Official Information Act 1982.

More information on the fast-track approvals process and providing comments can be found at [Process overview](#) | [Fast-track website](#)

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	The Point Mission Bay
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name	Auckland Council		
*First name of contact	Warwick		
*Last name of contact	Pascoe		
Postal address	Private Bag 92300, Victoria Street West, Auckland 1142		
*Contact phone number	s 9(2)(a)	Alternative	
*Email	s 9(2)(a)		

2. Please provide your comments on this application	
Response to specific questions from the Ministry	
Question	Council response
<i>Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please also confirm this in writing.</i>	Based on a review of Council records, we confirm that there are no competing lodged or approved applications. It is noted that a previous land use resource consent (ref.#LUC60322442) was approved by Council on 17 September 2018 for the construction and use of a five-storey apartment building at the subject site as part of the Eastcliffe Retirement Village.

	This resource consent has since lapsed without being given effect to.
<i>In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there are any existing resource consents issued where sections 124C(1)(c) or 165ZI of the RMA could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please also confirm this in writing.</i>	There are no existing resource consents where sections 124C(1)(c) or 165ZI of the RMA could apply.
<i>The application notes that an application for revocation of reserve land under section 24 of the Reserves Act 1977 has been lodged with Auckland Council for two parcels of reserve land which traverse the project site (Rukutai Street Recreation Reserve and Aoeta Street Recreation Reserve, with records of title 1211845 and 1212543). Please provide comment on the anticipated timeframe to resolve the revocation applications and comment on whether this could affect the applicants' ability to undertake the work.</i>	Council's Parks & Community Facilities advises that the anticipated timeframe for a decision on the revocation application to be issued by DoC is approximately 18 months. After this Council needs to make a decision regarding disposal for the land to transfer. Based on this advice, and the current status of this application, it is our understanding that the revocation applications are a while away from being resolved. While this could impact the applicant's ability to undertake works over parts of the site subject to the revocation application, other works can be initiated in line with the stages of work as identified in the referral package (refer Section 3, page 40 of referral application form).
<i>The application notes that Ngāti Whātua Ōrākei is party to a Mana Whakahono ā Rohe or joint management agreement, and the letter at Attachment 6 states that Ngāti Whātua Ōrākei has entered into a joint management agreement with Auckland Council under section 36 of the RMA. We have been unable to locate such an agreement on the Auckland Council website. Section 16 of the Act requires the Minister to give any joint management agreement the same or equivalent effect through the Minister's process and decision making as it would have under any</i>	On 8 April 2025 Francelle Lupis of Greenwood Roche on behalf of the applicant, advised that the reference to a joint management agreement under RMA was an error in the Ngāti Whātua Ōrākei letter (attachment six to the referral application) and was intended to reference joint management under the Reserves Act.

<i>relevant specified Act. Please provide a copy of the joint management agreement to enable the Minister to satisfy his obligations under section 16.</i>	
General comments	
Preliminary assessment against relevant AUP(OP) provisions	In terms of outcomes in relation to the AUP(OP), I provide the following comments: • Overall, I concur with the <u>non-complying activity status</u> as determined under section 3.1.1 of the referral application form. • We acknowledge that applications accepted for processing under the FTAA are not subject to s104(D) as per Schedule 5, clause 17 of the FTAA. Chapter H6 Residential – Terrace Housing and Apartment Building Zone The proposal has been identified as an integrated residential development and therefore captured under rule H.6.4.1(A7). The definition of this activity is noted to include supported residential care and retirement villages and has therefore been considered as such. • In terms of the proposed use, scale and general built form the proposal appears to be generally consistent with the outcomes anticipated by the zone. However, the application could benefit from review and comments from Urban Design and Landscape Specialists in this regard, specifically in terms of: • Interface and response to adjoining streets, public open spaces and the existing residential activities to the south. • Amenity effects, specifically in terms of daylight and sunlight access to adjacent sites as well as operational effects on existing surrounding land uses. • Movement strategy and site layout. • On-site amenity for future users and residents. • Landscape design and response including but not limited to extent and nature of soft and hard landscaping features on site, lighting and comprehensive development signage.

	Chapter H4 Residential – Mixed Housing Suburban Zone (MHS) • Accurate identification of activity as outlined above is also relevant under this zone. • While the proposal reflects a significant departure from the outcomes anticipated under this zone in terms of built character, noting the limited extent of this zoning applicable to the subject site, this is considered overall to be acceptable. • The interface with adjoining MHS zoned sites is critical to ensure adverse amenity effects on these persons is appropriately addressed and considered. Based on drawings provided, the current site layout appears to have responded to this to an extent. Further assessment in terms of sunlight/daylight access and operational noise would be considered beneficial in this regard. Chapter H7 Open Space Zones • A small section of the site (Lot 7 DP 92925 Aotea Street Orakei 1071) is subject to the Open Space – Informal Recreation Zone. The proposal is considered an activity not provided for under rule H7.9.1(A1). The activity also infringes a number of applicable standards under the zone including Standard H7.11.1 Building Height, Standard H7.11.3 Yards, Standard H7.11.5 Gross floor area threshold, Standard H7.11.6 Maximum Site Coverage and H7.11.7 Maximum impervious area. Chapter H27 Special Purpose – Māori Purpose and Chapter I326 Ōrākei 1 Precinct • The Ōrākei 1 Precinct chapter under the AUP(OP) provides clear direction with regards to anticipated outcomes for land within it. The application appears to be generally consistent with these provisions. • We acknowledge Ngāti Whātua Ōrākei's involvement in the project and their relationship with the land subject to the application. We also note that the following mana whenua groups are recorded as having registered interest in the land subject to this proposal: • Ngāi Tai ki Tāmaki • Ngāti Maru • Ngāti Pāoa • Ngāti Tamaterā • Ngāti Te Ata • Ngāti Whanaunga
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	• Ngāti Whātua o Kaipara • Te Ahiwaru – Waiohua • Te Kawerau ā Maki • Te Patukirikiri • Te Rūnanga o Ngāti Whātua • Te Ākitai Waiohua If the application were to be processed as a standard resource consent, the applicant would be requested to undertake engagement with the relevant authorities to determine if any further cultural values assessment is required in support of the application. Other considerations • Determination of level of effects and acceptability of these effects with regards to Chapters E7, E8, E9, E11, E12, E16, E23, E25 and E36 is subject to further assessment/information from the applicant. • In terms of E27 Transport matters, noting the scale of the development and identified infringements in terms of trip generation thresholds, we support Auckland Transport’s request for an Integrated Traffic Assessment.
Potential benefits	Having reviewed the documents provided as part of this referral application, I agree with the regional benefits identified in Section 2.6.1, p.19 – 25 of the referral application form.
Reasons for consent/Types of resource consents required	The following types of resource consent are required: • LUC – district and regional land use consent (s9) <u>District (s9(3))-</u> - Infringements/rule triggers under zone standards (AUP(OP) - H4, H6, H7 and H27) - Infringements/rule triggers under precinct (AUP(OP) – I326) - Earthworks (AUP(OP) – E12) - Removal of trees/works within protected root zone (AUP(OP)-E16) - Comprehensive development signage (AUP(OP) – E23) - Construction noise and vibration (AUP(OP) – E25) - Transport infringements (AUP(OP) – E27) - Natural hazards (AUP(OP) – E36) - Temporary activities (AUP(OP)-E40)

	<u>Regional (s9(2)) -</u> - Earthworks (AUP(OP) – E11) • DIS – Discharge Permit (s15) - Stormwater discharge and discharge from ‘high contaminant carpark’ (AUP(OP) – E8, E9) • WAT – Water permit (s14) - Groundwater diversion and dewatering associated with excavation works (AUP(OP) – E7)
Other reports and assessments normally required	For an application of this nature made under the RMA, the following reports would be required: • Assessment of Environmental Effects in accordance with Schedule 4 of the RMA; • Geotechnical report, including groundwater assessments (bore logs etc.); • Draft Construction Management Plan • Draft Construction Traffic Management Plan; • Erosion And Sediment Control Plan; • Construction Noise and Vibration Management Plan; • Infrastructure Report; • Stormwater Assessment and Report (including design of quality management devices); • Integrated Traffic Assessment; • Landscape Visual Assessment; • Urban Design Assessment including signage and lighting • Preliminary and Detailed Site Investigation Reports (to confirm contamination status of the site under both the AUP(OP) and NES) • Arboricultural Report
Conclusion	Overall, subject to adequate assessment and information provided to support the application, Auckland Council raises no concerns with the application that would restrict its ability to be accepted under the Fast-track approvals process.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

From: [Infrastructure Portfolio](#)
To: [FTAreferalls](#)
Subject: FW: FTA-2503-1032 | Invitation to comment on fast-track referral application for The Point Mission Bay Project under the Fast-track Approvals Act 2024 - FTA-2503-1032
Date: Tuesday, 6 May 2025 10:33:32 am
Attachments: [image002.png](#)

From: Environment Portfolio <Environment.Portfolio@parliament.govt.nz>
Sent: Friday, 2 May 2025 1:15 PM
To: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Subject: FTA-2503-1032 | Invitation to comment on fast-track referral application for The Point Mission Bay Project under the Fast-track Approvals Act 2024 - FTA-2503-1032

Hi Rob,

Please be advised that Minister Simmonds does not wish to provide comment on this application.

Kind regards,



Nicola Tynan (she/her)
Private Secretary – Environment | Office of Hon Penny Simmonds
Minister for the Environment | Minister for Vocational Education
Associate Minister for Social Development | MP for Invercargill

Mobile: 027 385 9827 Email: nicola.tynan@parliament.govt.nz Website: www.beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Sent: Friday, 11 April 2025 10:19 AM
To: Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Mark Mitchell (MIN) <M.Mitchell@ministers.govt.nz>; Nicole McKee (MIN) <N.McKee@ministers.govt.nz>; Simeon Brown (MIN) <S.Brown@ministers.govt.nz>; Penny Simmonds (MIN) <P.Simmonds@ministers.govt.nz>
Subject: Invitation to comment on fast-track referral application for The Point Mission Bay Project under the Fast-track Approvals Act 2024 - FTA-2503-1032

To:
Minister for Economic Growth
Minister for Regional Development
Minister of Police
Minister of Corrections
Minister for Courts
Minister for Auckland
Minister for the Environment

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Minister of Justice for referral for Waitākere District Court – New Courthouse project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2503-1032).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of

this email. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If a Conflict of Interest is identified through any stage of providing comments, please inform my office immediately so we can initiate a transfer of this responsibility.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-Track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Project summary

Project name	Waitākere District Court – New Courthouse project
Applicant	Minister of Justice c/- Barker and Associates
Project description	The project is to designate an area of approximately 4,435 square metres at 14 Edmonton Road, Henderson, Auckland, and the applicant seeks to designate the land for the following purposes: • Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works includes development and operation of land and buildings for the aforementioned purposes. • The designation of the site would provide for the construction and ongoing operation of a new Justice facility known as the Waitākere District Courthouse, intended to replace the existing Waitākere District Courthouse.

Yours sincerely

Hon Chris Bishop

Minister for Infrastructure



Office of Hon Chris Bishop

Minister of Housing, Minister for Infrastructure, Minister Responsible for RMA Reform,
Minister for Sport & Recreation, Leader of the House, Associate Minister of Finance

Email: christopher.bishop@parliament.govt.nz Website: www.beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: [Infrastructure Portfolio](#)
To: [FTAreferalls](#)
Subject: FW: FTAA-2503-1032 Waitākere District Court | no comment
Date: Thursday, 15 May 2025 3:13:25 pm
Attachments: [image002.png](#)
[FTA-2503-1032 Invitation to comment on fast-track referral application for The Point Mission Bay Project under the Fast-track Approvals Act 2024 - FTA-2503-1032.msg](#)

Just for clarification due to the error in the subject line – please note the response from the Minister Simmonds confirming that she does not wish to comment on Waitakere District Court project or the Point Mission Bay project.

Rob

From: Environment Portfolio <Environment.Portfolio@parliament.govt.nz>
Sent: Thursday, 15 May 2025 2:32 PM
To: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Subject: FTAA-2503-1032 Waitākere District Court | no comment

Hi Rob,

Just following up on our related Teams chat the other day!

Please note that the attached email (ref no: FTAA-2503-1032) was for Waitākere District Court, and not for The Point Mission Bay Project as the subject line implied. This was not picked up when I hit “reply” in case the same thing has happened with other offices?!

Minister Simmonds **does not** wish to provide comment on FTAA-2503-1032 - Waitākere District Court.

Minister Simmonds **does not** wish to provide comment on FTAA-2502-1030 - The Point Mission Bay Project.

Kind regards,



Nicola Tynan (she/her)
Private Secretary – Environment | Office of Hon Penny Simmonds
Minister for the Environment | Minister for Vocational Education
Associate Minister for Social Development | MP for Invercargill

Mobile: 027 385 9827 Email: nicola.tynan@parliament.govt.nz Website: www.beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

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Sent: Friday, 2 May 2025 1:15 PM
To: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Subject: FTA-2503-1032 | Invitation to comment on fast-track referral application for ~~The Point Mission Bay Project~~ Waitākere District Court under the Fast-track Approvals Act 2024 - FTA-2503-1032

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Kind regards,



Nicola Tynan (she/her)
Private Secretary – Environment | Office of Hon Penny Simmonds
Minister for the Environment | Minister for Vocational Education
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Subject: Invitation to comment on fast-track referral application for **The Point Mission Bay Project** under the Fast-track Approvals Act 2024 - FTA-2503-1032

To:

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Minister for Regional Development
Minister of Police
Minister of Corrections
Minister for Courts
Minister for Auckland
Minister for the Environment

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

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If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If a Conflict of Interest is identified through any stage of providing comments, please inform my office immediately so we can initiate a transfer of this responsibility.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

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Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Project summary

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Project name	Waitākere District Court – New Courthouse project
Applicant	Minister of Justice c/- Barker and Associates
Project description	The project is to designate an area of approximately 4,435 square metres at 14 Edmonton Road, Henderson, Auckland, and the applicant seeks to designate the land for the following purposes: • Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works includes development and operation of land and buildings for the aforementioned purposes. • The designation of the site would provide for the construction and ongoing operation of a new Justice facility known as the Waitākere District Courthouse, intended to replace the existing Waitākere District Courthouse.

Yours sincerely

Hon Chris Bishop

Minister for Infrastructure



Office of Hon Chris Bishop

Minister of Housing, Minister for Infrastructure, Minister Responsible for RMA Reform, Minister for Sport & Recreation, Leader of the House, Associate Minister of Finance

Email: christopher.bishop@parliament.govt.nz Website: www.beehive.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: [Infrastructure Portfolio](#)
To: [FTAreferalls](#)
Subject: FW: The Point Mission Bay Project under the Fast-track Approvals Act 2024 – FTA-2502-1030
Date: Monday, 5 May 2025 11:34:52 am

From: Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>
Sent: Monday, 5 May 2025 11:12 AM
To: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Subject: The Point Mission Bay Project under the Fast-track Approvals Act 2024 – FTA-2502-1030

Project name	The Point Mission Bay Project
Applicant	Ngāti Whātua Ōrākei Whai Rawa Limited and Generus Living Group Limited (as joint applicants)
Project description	The project is to construct and operate an integrated retirement village and associated infrastructure across Kupe Street, Te Arawa Street, Rukutai Street and Aotea Street in Mission Bay, Auckland, comprising: • five interconnected buildings of between five to eight levels, inclusive of a one to three storey podium • 252 new independent living units within the five new buildings • refurbishment of an existing building on Kupe Street containing 90 care suites and integration of this part of the project site with new development • a variety of communal amenity facilities for residents and visitors interspersed across the project site and within the respective buildings • incorporation of two pedestrian accessways through the project site.
Comments from Associate Minister of Housing	Thank you for your invitation to comment on the fast-track consent application for The Point Mission Bay retirement village project. This project will provide 252 new independent living units and 90 care suits. Households moving into these units will free up housing elsewhere, helping to increase the supply of housing generally and to address Auckland’s housing issues. With a median home sale price of \$965k and an average weekly rent of \$644 as at January 2025 – compared to \$750k and \$569 for New Zealand as a whole – Auckland is among the most expensive places in New Zealand to buy or rent a home. While the project is not located in a priority development area nor located within a severe housing deprivation area it does support the aging population, which is increasing across New Zealand. The aging population will benefit from this development, which will provide an alternative housing option for existing residents seeking to downsize. The project site is currently zoned Residential – Terrace Housing and Apartment Buildings Zone – Māori Purpose. There are no major natural hazards, except a few small overland flowpaths as shown by the planning maps. I have no concerns, from the perspective of the Housing Portfolio, about this project being referred to the next stage. Thank you again for the opportunity to comment. Mauriora Hon Tama Potaka Associate Minister of Housing

Ngā mihi,

|



Huriwai Paki (he/him/ia)
Private Secretary, Housing | Office of Hon Tama Potaka

Minister of Conservation | Minister for Māori Crown Relations | Minister for Māori Development
Minister for Whānau Ora | Associate Minister of Housing

Mobile: 027 856 6346

Email: huriwai.paki@parliament.govt.nz Website: www.Beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Invitation to Ministers to provide written comments on a project under the Fast-track Approvals Act 2024

You have been invited under section 17(1) of the Fast-track Approvals Act 2024 (the Act) to provide written comments to the Minister for Infrastructure (the Minister) on an application to refer a project to the fast-track process.

To comment on the project application, please either use this template, or send a letter to the Minister for Infrastructure. Please mark in the subject line: "Comments on [Name] project Fast-track Application from Minister (of/for Portfolio)."

Comments are due 20 working days following your receipt of this request.

Before the due date, for assistance on how to access application documents in the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Written comments must be received by the Minister for Infrastructure, no later than the due date.

Important information

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All information held by MfE is subject to the Official Information Act 1982.

More information on the fast-track approvals process and providing comments can be found at [Process overview](#) | [Fast-track website](#)

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	The Point Mission Bay Project
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All sections of this form with an asterisk (*) must be completed.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

*Portfolio	Minister for Seniors		
*First name	Casey		
*Last name	Costello		
Contact person (if different from above)			
*Contact phone number	0800 7273 6282	Alternative	
*Email	Casey.costello@parliament.govt.nz		

2. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages.

1. I am supportive of projects that increase the supply of housing, particularly housing options appropriate for older New Zealanders and which improve the quality of aged residential care facilities.
2. I support older people being able to live independently and to 'age in place' for as long as possible. High density, centrally located housing options deliver accommodation options and will enhance access to home and community support services. Continuing to live in the community and age in place reduces social isolation, improves safety and wellbeing outcomes and supports ageing well.
3. The proposed retirement development will provide 252 independent living unit apartment style accommodation in five new buildings that are linked together and 90 care units in a refurbished aged care building. The application needs to be more specific about the inclusion of an Aged Care Residential facility as this operates within a different legislative framework and is likely to have differing needs due to the health status of its residents.

4. The land is currently mainly zoned Terrace Housing and Apartment Building which allows for a high intensity of development. The maximum height of 16m is exceeded but, I note much consideration has been given in the concept design to minimise visual, light and privacy impacts for surrounding residents.
5. The staging of the development as per the application form provides for refurbishment of the existing care home first and the next stage includes 58 apartments and the communal facilities complex, followed by four additional stages to complete the remaining apartments within 8-10 years. This means residents should have access to communal facilities early in the development.
6. Staging of the development should provide assurance that disruption to existing residents will be limited.
7. The location is good with easy access to shops and services via bus, car or walking.
8. The site is located next to a park and has views of the ocean. It is proposed to be connected to the residential suburb in the south via pedestrian accessways that go through the site to the park. There is an existing pathway in the park that the accessways could be linked to.
9. Parking is proposed to be mainly located in basement locations which should allow for more landscaping of the site and be more visually attractive.
10. Genus Living Group is an experienced retirement village operator.
11. It isn't clear from the application documents as to what has been agreed in respect of kaumātua who will occupy 50 units that Ngāti Whātua Ōrākei Whai Rawa Limited plan to build at some point on adjacent land. One document says they will have access to the care and hospital facilities whereas the application mentions they will have access to communal facilities at the Kupe Street building such as pools, lounges and cafes. Provision of facilities for kaumātua who live offsite is welcomed.
12. If the project is referred to the fast-track consenting process, I would welcome the opportunity to comment on the development in more detail.



Hon Casey Costello

Minister for Seniors

Date 24/4/25

From: [Infrastructure Portfolio](#)
To: [FTAreferrals](#)
Subject: FW: FTA-2502-1030 Invitation to comment on fast-track referral application for The Point Mission Bay Project under the Fast-track Approvals Act 2024
Date: Tuesday, 22 April 2025 12:49:18 pm
Attachments: [image002.png](#)

Hi team

Please note that Minister for the Environment does not wish to comment on FTA-2502-1030 as below.

Thanks
Ash

From: Environment Portfolio <Environment.Portfolio@parliament.govt.nz>
Sent: Tuesday, 22 April 2025 12:33 PM
To: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Subject: RE: FTA-2502-1030 Invitation to comment on fast-track referral application for The Point Mission Bay Project under the Fast-track Approvals Act 2024

Dear Minister for Infrastructure,

On behalf of Hon Penny Simmonds, Minister for the Environment, please note there are no comments on this application.

Kind regards,



Office of Hon Penny Simmonds
Environment Portfolio
Minister for the Environment | Minister for Vocational Education
Associate Minister for Social Development | MP for Invercargill

Website: www.beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: Infrastructure Portfolio
Sent: Tuesday, 1 April 2025 3:19 PM
To: Casey Costello (MIN) ; Penny Simmonds (MIN) ; Christopher Bishop (MIN)
Cc: FTAreferrals
Subject: Invitation to comment on fast-track referral application for The Point Mission Bay Project under the Fast-track Approvals Act 2024 – FTA-2502-1030

To:
Minister of Housing
Minister of Seniors
Minister for the Environment

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Ngāti Whātua Ōrakei Whai Rawa Limited and Generus Living Group Limited for referral for The Point Mission Bay Project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2502-1030).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this

email. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-Track portal. If you haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Project summary

Project name	The Point Mission Bay Project
Applicant	Ngāti Whātua Ōrākei Whai Rawa Limited and Generus Living Group Limited (as joint applicants)
Project description	The project is to construct and operate an integrated retirement village and associated infrastructure across Kupe Street, Te Arawa Street, Rukutai Street and Aotea Street in Mission Bay, Auckland, comprising: • five interconnected buildings of between five to eight levels, inclusive of a one to three storey podium • 252 new independent living units within the five new buildings • refurbishment of an existing building on Kupe Street containing 90 care suites and integration of this part of the project site with new development • a variety of communal amenity facilities for residents and visitors interspersed across the project site and within the respective buildings • incorporation of two pedestrian accessways through the project site.

Yours sincerely

Hon Chris Bishop
Minister for Infrastructure



Office of Hon Chris Bishop

Minister of Housing, Minister for Infrastructure, Minister Responsible for RMA Reform, Minister for Sport & Recreation, Leader of the House, Associate Minister of Finance

Email: christopher.bishop@parliament.govt.nz Website: www.beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Invitation to provide written comments on a project under the Fast Track Approvals Act 2024

You have been invited to provide written comments to the Minister for Infrastructure (the Minister) on an application to refer a project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process.

To comment on the project application, if you have obtained a link to register through the portal, you may provide comments directly through the portal.

Alternatively, you may wish to fill in the details on the attached form and reply by **Email** to info@fasttrack.govt.nz. Please mark in the subject line: "Comments on [Name] project Fast-track Application (Your name/organisation) by date."

Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Written comments must be received by MfE, on behalf of the Minister for Infrastructure, no later than the due date.

Important information

Your personal information will be held by MfE and be used in relation to the project application and process. You have the right to access and correct personal information held by MfE.

A copy of your comments, including all personal information, will be provided to the Minister and the applicant.

If you are a corporate entity making comments on this application, your full contact details will be publicly available.

For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

A copy of your comments will also be published on the Fast-track website. If you believe any of the information you have provided is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it. Your comment and explanation will be decided by the Ministry on whether to withhold the information from publication.

Please do not use copyright material without the permission of the copyright holder.

All information held by MfE is subject to the Official Information Act 1982.

More information on the fast-track approvals process and providing comments can be found at [Process overview](#) | [Fast-track website](#)

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	The Point, Mission Bay
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Auckland Transport		
*First name	Matthew		
*Last name	Richards		
Postal address			
*Contact phone number	s 9(2)(a)	Alternative	
*Email	s 9(2)(a)		

2. Please provide your comments on this application
If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment

1. Introduction

Thank you for the opportunity to provide comments on this Fast Track referral application for 252 independent living units and 90 refurbished care suites at 217 Kupe Street, 95 Aotea Street and 106 Rukutai Street. In summary, Auckland Transport (AT) does not have any significant concerns with this application with regards to effects on regional transport and is not opposed to the Project being accepted for the Fast Track approvals process. AT considers there are no significant transport-related constraints to project delivery. AT also notes that the signalisation of the Kepa Road, Kupe Street intersection is expected to be finalised by July this year which supports development along Kupe Street and the surrounding area.

Should the Project be accepted, it is noted that AT considers that additional information will be required in order for AT to provide detailed comments on a substantive application. The matters outlined below relate to matters that AT considers should be noted by the applicant and addressed in a substantive application. AT is willing to engage in pre-lodgement conversations with the applicant either directly or through Auckland Council.

2. Initial Comments

2.1 Access to public transport and pedestrian amenity

Pedestrian movement to the south and southeast

Bus stops 7873 and 7868 are located approximately 200m east of the site at the intersection of Te Arawa Street and Matatua Street. Bus stops 7869 and 7862 are also located approximately 200m away, southeast of the site at the Aotea Street and Nihill Crescent intersection. These stops are used by the 783 connecting bus service that provides a link between Mission Bay and Orakei. It is expected that a high number of residents of this development will utilise this bus service and that the nature of the proposal means a high proportion of these residents will be vulnerable road users. It is therefore considered appropriate for the applicant to assess whether residents can safely and conveniently access these bus stops, noting that 252 units is considered a significant increase to the existing number of units to the north of these bus stops¹.

Infrastructure provision such as pram crossings and improved crossing facilities such as kerb buildouts should be investigated, especially on Aotea Street at the Nihill Crescent intersection, as the crossing distance here is in excess of 22 metres.

Kupe Street Pedestrian movement

There is a missing segment of footpath directly adjacent to the site in Kupe Street. It is expected that the development will increase the demand for pedestrians in Kupe Street. It is recommended that the applicant assess this matter and investigate providing this footpath to ensure connectivity is achieved. AT considers that if this footpath is not provided, residents from the development might use the Kupe Street carriageway instead resulting in adverse effects on pedestrian safety and amenity.

Pedestrian movement towards Tamaki Drive (west)

There is no public access provided through to Tamaki Drive from the site. The applicant is encouraged to explore options that allow residents of this development to gain access through the Māori Special Purpose

¹ The existing number of dwellings on Te Arawa, Rukutai and Aorea Streets that may need to travel southbound towards AT bus stops are approximately 80 existing dwellings.

zone/ Kitemoana Street to access Tamaki Drive. Such provision will also allow users to access bus stops on Tamaki Drive as well as provide access to both the Okahu and Orakei Domains. There are currently no direct routes towards the Orakei Domain.

2.2 Pavement impact

The intended route and number of heavy vehicle trips generated by the earthworks and construction component of this proposal have not been provided. Based on the scale of the proposal, it is expected that a relatively high number of heavy vehicles will be required. The local roads providing access to the site are not constructed to withstand a high number of heavy vehicle trips. As such, AT requests that the applicant provide details regarding the proposed number of heavy vehicle trips and assess the impact of these trips on the applicable roads, specifically the impact on the pavement. If the heavy vehicle trips could lead to road pavement damage, the applicant should provide measures to remedy any damage caused. A Pavement Impact Assessment with video surveys with associated pavement reinstatement are recommended to be undertaken in this regard.

AT also notes the non-standard (brick) roading surface at the northern end of Te Arawa Street. This surface treatment is prone to damage caused by heavy vehicles and potential damage to this surface by construction related traffic should also be considered in the application.

2.3 Stormwater and road flooding

Several overland flow paths traverse the site draining along Aotea Street and through the Michael Joseph Save Memorial Park towards the east. These flow paths enter an existing flood plain along Atkin Avenue and the surrounding area, please refer to Figure 1 below. This flood plain area is considered unsafe for pedestrians and vehicles during a one in 100-year flood event (Annual Exceedance Probability). Any additional flows into this flood plain will exacerbate this issue and should be avoided.

The application material provided does not assess the overland flow paths or flooding effects. AT recommends that the applicant assess and address any increase to the existing flood plain in accordance with the AT Transport Design Manual Road Draining Chapter (Table 3).



Figure 1: Over Land Flow Paths and Flood Plan within and east of Atkin Avenue, Mission Bay

3. Information requested to be included in a substantive application.

AT requests that, should the Project be accepted for the Fast Track approvals process, the full application material include an Integrated Transport Assessment (ITA).

The ITA should include, but is not limited to, an assessment of the following:

- The operational and safety effects of the proposed vehicle access points, including engineering drawings with dimensions, details of the width, pedestrian visibility and sight distance assessment;
- Assessment of pedestrian safety and amenity including how existing and proposed pedestrian infrastructure would meet user demand and safety requirements. Specific reference is made to the:
 - Te Arawa Street/ Matatua Street intersection (bus stop location) and whether any infrastructure is required to ensure that the residents of this development (which includes a high proportion of vulnerable users) can safely cross Matatua Street,
 - Aotea Street/ Nihill Crescent intersection (bus stop location) and whether any infrastructure is required to ensure that the residents of this development (which likely include a high proportion of vulnerable road users) can safely cross Nihill Crescent,
 - Provision of a footpath link on Kupe Street directly west of the site where there is no current footpath,
 - Potential for pedestrian access to Kitemoana Street and Tamaki Drive over existing Māori Purpose land directly west of the site,
 - Assessment of access measures to any other pedestrian or active mode destination:
- Loading/servicing details, including confirmation that refuse and loading vehicles will not reverse onto any road,
- Assessment of bicycle parking requirements for the proposal,

- Information on the proposed construction methodology, including an assessment of construction and earthwork heavy vehicle related trips. This should include:
 - A Draft Construction Traffic Management Plan (CTMP) covering an assessment of effects of construction traffic (including measures to maintain safe and efficient operation for all road users), the construction period and associated earthworks,
 - A pre and post development Pavement Impact Assessment including video surveys of the local roads to be used by heavy vehicles. The assessment should include a road repair/reinstatement plan/condition for any roads damage caused,
- Measures on how any identified potential adverse effects on the adjacent transport network and road user safety will be avoided, remedied and/or mitigated.
- The over land flow paths on site drain eastwards towards Atkin Avenue's side where a significant floodplain is present. AT considers it necessary that the applicant ensure that no additional runoff is discharged into this flood plain during the 1% Annual Exceedance Probability weather event. A stormwater assessment that includes road flooding matters is required in this regard.

Along with our commercial partnership with Generus, The Point, once completed, will bring additional benefits to Ngāti Whātua Ōrākei. Kaumātua may choose to live at The Point, to stay close to whanau and to the marae. In time, we intend to build more of our own kaumātua housing adjacent to The Point; under agreement with Generus, our residents there will be able to use The Point's facilities. We have also agreed a framework with Generus so that Ngāti Whātua Ōrākei uri are offered employment opportunities at The Point; additionally, Generus will fund a scholarship for a Ngāti Whātua Ōrākei member studying health or wellness, for at least 10 years.

As outlined above, the medium to long-term benefits of The Point development to Ngāti Whātua Ōrākei are numerous. We would appreciate the Government's support to Fast Track this project, so that our people can realise those benefits as soon as possible.

Kia ora MfE

Please see below our table of relevant yet-to-settle Treaty of Waitangi Settlement Māori groups. Please note we have not provided information on settled groups as this falls within the responsibilities of the Minister for Māori Crown Relations: Te Arawhiti who is no longer our Minister.

Our review has not uncovered any specific issues such as land required for redress, adjacent land required for redress, or adjacent landbank properties.

There are no implications for Marine and Coastal Area applicants or rights holders.

If you have any queries please email fasttrackconsenting@tearawhiti.govt.nz.

1.	Relevant yet to settle Iwi ¹ (including collectives)	Identified by MfE Yes/No	Settlement status	Date of status	PSGE	Iwi Authority
2.	Waikato-Tainui Remaining claims	No	Terms of negotiation signed	14/12/20	Te Whakakitenga o Waikato Incorporated	Te Whakakitenga o Waikato Incorporated
3.	Ngāti Whātua (remaining claims)	No	AIP signed	18/08/2017	Not yet established	Te Rūnanga o Ngāti Whātua
4.	Ngāti Te Ata	Yes	Terms of Negotiation signed	26/06/2011	Not yet established	Ngāti Te Ata Claims Support Whānau Trust
5.	Ngāti Maru (Hauraki)	Yes	Deed of Settlement (DOS) initialed	09/09/2017	Ngāti Maru Rūnanga Trust	Ngāti Maru Rūnanga Trust

¹ This form does not constitute advice from the Crown, nor any Crown agency, on which iwi authorities or hapū in a particular rohe should be consulted or engaged with on a particular matter.

6.	Ngaati Whanaunga	Yes	DOS initialed	25/08/2017	Ngaati Whanaunga Ruunanga Trust	Ngaati Whanaunga Incorporated Society
7.	Ngāti Tamaterā	Yes	DOS initialed	20/09/2017	Ngāti Tamaterā Treaty Settlement Trust	Ngāti Tamaterā Treaty Settlement Trust
8.	Marutūāhu Collective	No	DOS initialed	07/07/2018	Marutūāhu Rōpū Limited Partnership	N/A
9.	Te Patukirikiri	Yes	DOS signed	07/10/2018	Te Patukirikiri Iwi Trust	Te Patukirikiri Iwi Trust
10.	Te Ākitai Waiohua	Yes	DOS signed	12/11/2021	Te Ākitai Waiohua Settlement Trust	Te Ākitai Waiohua Waka Taua Inc
11.	Ngāti Pāoa	Yes	Legislation introduced	16/12/2022	Ngāti Pāoa Iwi Trust	Ngāti Pāoa Iwi Trust

Groups removed

- Taonga o Marutūāhu Trustee Limited – added in Marutūāhu Collective - Marutūāhu Rōpū Limited Partnership
- Te Ākitai Waiohua Waka Taua Inc – already covered by Te Ākitai Waiohua Settlement Trust

Environmental Protection Authority
Private Bag 63002
WELLINGTON 6140
NEW ZEALAND

8 April 2025

Teenaa koe

**RE: APPLICATION FOR REFERRAL TO THE FAST TRACK PROCESS FOR 'THE POINT'
RETIREMENT VILLAGE DEVELOPMENT**

On behalf of Waikato-Tainui, I am writing to express our support for the proposed development of 'The Point,' which is to be jointly applied for by Generus Living Group and Ngaati Whaatua Ooraakei for referral under the Fast Track Approvals Act 2024.

Waikato-Tainui acknowledges the interests of Ngaati Whaatua Ooraakei in the Mission Bay area. This project, which includes 252 new Independent Living Units and various amenities for future residents, should be viewed as a positive contribution to the local community. We also recognize the careful integration of the development with the surrounding environment and the attention given to access and connectivity within the broader area.

Waikato-Tainui supports Ngaati Whaatua Ooraakei in their efforts to ensure the development is sustainable and beneficial for the region. We wish them and Generus Living Group the best in securing the necessary approvals to progress with this project.

Naaku I roto I ngaa mihi, naa



Te Maakariini Mapu
Senior Planner, Waikato-Tainui

