



19 August, 2025

Fast-track Approvals Team  
Environmental Protection Authority  
Auckland Council  
AUCKLAND

### **Eastcliffe on Ōrākei – Application for Fast Track Approval: Consent of Residents**

We confirm that Generus (The Point) Limited ('Generus') is purchasing the business and assets of the retirement village and care facility known as Eastcliffe on Ōrākei ('the Village'). As Operator of the Village, Generus intends to redevelop and further develop the Village and is lodging an application for Fast-track Approval.

#### **Consent of Residents**

As part of Generus' due diligence process, we have reviewed the Village's Occupation Right Agreements ('ORA') and confirm that each ORA contains a Further Development clause, whereby the Operator may redevelop or further develop the Village and that the resident may not make any objection to such work.

Pursuant to the ORA, the resident agrees, if required by the Operator, to sign all consents and other documents as may be required to give effect to such further development. The average age of the current residents at the Village is 90 years of age, accordingly, no further written consent from the residents will be required or sought.

The relevant clauses from the ORA (*with underlined emphasis added*) are:

Pre December 2023 ORA:

#### **Further Development of the Village**

- 53.1 *We are entitled, as set out in the Deed of Supervision, to improve, extend, add to, reduce or alter the Village or in any manner whatsoever alter or deal with the Village. In undertaking such further development, we will use our best endeavours to cause as little inconvenience to you as is practical in the circumstances.*
- 53.2 *You are not entitled to make any objection or claim compensation in respect of any further development or building works we undertake. You will, if we require, sign all consents and other documents as may be required to give effect to such further development.*

Post December 2023 ORA:

#### **Development of the Village**

- 6.11 *We may decide to improve, extend, add to, reduce, alter or redevelop the Village. If we do, we will try our best to cause as little inconvenience to you as is practical in the circumstances.*

## **GENERUS LIVING**

Generus Living Group Limited  
539a Mount Albert Rd, Three Kings, Auckland 1042  
PO Box 27393, Auckland 1440  
generus.co.nz

6.12 You may not make any unreasonable objection or claim compensation in respect of any development or building works we undertake...You will, if we require, sign all consents and other documents as may be reasonably required by us to give effect to such development.

Should you have any queries, please do not hesitate to contact us.

Yours faithfully



**Sarah Withell** | Legal Counsel | DDI: 09 9056859

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