

13 March 2026

Environmental Protection Authority
Te Mana Rauhi Taiao

FTAA-2511-1133

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The Point Mission Bay – Response to Minute 3 of the Expert Panel

- 1 Ngāti Whātua Ōrākei Whai Rawa Limited and Generus Living Group Limited (*the Applicants*) have made a substantive application under the Fast-track Approvals Act 2024 (*FTAA*) for resource consents to authorise an integrated residential development (retirement village) on a site adjacent to Takaparawhau in Auckland (*the Project*).
- 2 In response to the Expert Panel’s request for further information (issued on 5 March 2026), the Applicants enclose:
 - (a) A statement from Mr Craig McGarr on behalf of the Applicants that explains the current status of the existing walkways and the proposed walkways (**Attachment A: Reserve revocation statement**). In summary:
 - (i) The reserve status of the existing walkways has been revoked subject to the granting of pedestrian right of way access (via an easement) from Te Arawa Street and Aotea Street to Takaparawhau.
 - (ii) Ngāti Whātua Ōrākei Trustee Limited has entered into an agreement with Auckland Council to purchase the existing walkway land and to grant an easement to enable public pedestrian right of way access over the proposed walkways.¹ Ngāti Whātua Ōrākei has agreed with Auckland Council that it will construct the new walkways prior to closure of the existing walkways.
 - (b) An urban design and landscape visual effects memorandum from Ms Rachel de Lambert and Mr Matt Riley (**Attachment B: Urban design and landscape visual effects memorandum**) and a planning memorandum from Mr McGarr (**Attachment C: Planning memorandum**), both of which address how intensification of the surrounding environment has been considered as part of the

¹ The location of the relocated public walkways is shown on page 23 of Attachment 19A: Landscape concept plans to the substantive application.

respective landscape and visual, urban design and planning assessments.² With reference to the relevant objectives and policies of the applicable zones under the Auckland Unitary Plan (AUP), both memoranda explain that those assessments:

- (i) account for intensification proposals which have been consented and constructed;³
 - (ii) do not account for, or rely on, future intensification on the basis that development within the relevant AUP zones generally requires resource consent;⁴ and
 - (iii) do not account for intensification that may be enabled under Plan Change 120.⁵
- (c) A memorandum from Mr Joe Pihema and Ms Peta Nichols on the way in which the narrative gifted to the Project by Ngāti Whātua Ōrākei has informed the overall approach to the height, bulk and massing of the Project and how, from a Ngāti Whātua perspective, the Project elevates Ngāti Whātua's own cultural philosophy and narrative, and restores mana to the site and wider whenua on Takaparawhau (**Attachment D: Cultural narrative statement**).
- (d) A letter from Ngāti Whātua Ōrākei on the benefits of the Project to Ngāti Whātua Ōrākei and the significance of those benefits in the context of the Tāmaki Makaurau region (**Attachment E: Ngāti Whātua Ōrākei letter**).

3 The Applicants thank the Panel for the opportunity to provide this information.

Yours faithfully



Francelle Lupis
Partner

² Ms Skidmore, who has acted in a peer review capacity for the landscape and visual assessment of the Project, has reviewed Ms de Lambert and Mr Riley's memorandum and endorses it, as recorded in Attachment B: Urban design and landscape visual effects memorandum.

³ Attachment B: Urban design and landscape visual effects, at page 2, [4]-[7]; Attachment C: Planning memorandum, at [13].

⁴ Attachment B: Urban design and landscape visual effects, at page 2, [9] and [10]; Attachment C: Planning memorandum, at [14] and [15].

⁵ Attachment B: Urban design and landscape visual effects memorandum, at page 2, [12]; Attachment C: Planning memorandum, at [17].