

17 April 2026

Environmental Protection Authority  
Te Mana Rauhi Taiao

For Mujahid Musa

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**FTAA-2511-1133 - The Point Mission Bay - Applicants' response to comments from invited parties**

1 We refer to the comments from parties on Ngāti Whātua Ōrākei Whai Rawa Limited and Generus Living Group Limited's substantive application for The Point Mission Bay, provided in response to the invitation issued by the Expert Panel under section 53 of the Fast-track Approvals Act 2024,<sup>1</sup> and to Minute 6 of the Expert Panel directing particular matters to be addressed in the Applicants' response to comments.<sup>2</sup>

**Applicants' response to comments**

2 Ngāti Whātua Ōrākei Whai Rawa Limited and Generus Living Group Limited (the *Applicants*) and their consultant team have carefully considered each comment and have responded to those comments in the table included at **Appendix A** to this letter.

3 The responses in Appendix A have been allocated comment numbers to reflect the numbering of comments in the application portal.

4 The following technical information (attached to, and referenced in, Appendix A) is also provided in response to the comments received from the invited parties:

(a) **Attachment 1:** Annotated Viewpoint Location Plan prepared by Boffa Miskell dated 13 April 2026.

(b) **Attachment 2:** Technical memorandum prepared by Insight Economics dated 14 April 2026.

(c) **Attachment 3:** Updated Flood Risk Assessment prepared by CLC Consulting dated 2 April 2026.<sup>3</sup>

<sup>1</sup> The Point Mission Bay [FTAA-2511-1133], Minute 4 of the Expert Panel – Invitation to Comment, 11 March 2026.

<sup>2</sup> The Point Mission Bay [FTAA-2511-1133], Minute 6 of the Expert Panel – Applicant Response to Comments Received, 14 April 2026.

<sup>3</sup> The Updated Flood Risk Assessment was prepared by CLC Consulting in response to draft Council reporting which was provided to the Applicants in advance of the close of comments period. No further amendments were required to the Updated Flood Risk Assessment following receipt of formal comments.

- (d) **Attachment 4:** Letter and updated PC79 assessment prepared by Flow Transportation Specialists dated 27 March 2026.
  - (e) **Attachment 5:** Planning memorandum prepared by Bentley & Co addressing assessment matters under Chapters E16 and E36 of the Auckland Unitary Plan dated 17 April 2026, which appends a letter from Ngāti Whātua Ōrākei confirming agreement to the extent and nature of works to trees within Takaparawhau dated 16 April 2026.
  - (f) **Attachment 6:** Updated architectural drawing RC31-41 - Building 4 MHS Section prepared by Warren and Mahoney dated 7 April 2026.
  - (g) **Attachment 7:** Additional cross-sections prepared by CLC Consulting dated 7 April 2026.
  - (h) **Attachment 8:** Borehole Log (BH01A) prepared by Tonkin+Taylor dated 9 June 2025.
  - (i) **Attachment 9:** Groundwater drawdown and settlement calculations prepared by Tonkin+Taylor dated 23 July 2025.
  - (j) **Attachment 10:** Annotated copy of the geotechnical investigation site plan and cross section regarding landslide hazard risk scenarios prepared by Tonkin+Taylor dated June 2025.
  - (k) **Attachment 11:** Updated geotechnical investigation site plan prepared by Tonkin+Taylor dated April 2026.
  - (l) **Attachment 12:** Updated ECBF Rock Contour Plan prepared by Tonkin+Taylor dated April 2026.
  - (m) **Attachment 13:** Slope Analysis Plan 22064-C907 Rev A prepared by CLC Consulting dated 30 March 2026.
- 5 An updated set of resource consent conditions incorporating changes resulting from the Applicants' responses to comments is included as **Appendix B:** Updated Proposed Conditions of Consent dated 17 April 2026 (provided both in PDF and word format).
- 6 All changes made to the Proposed Conditions of Consent dated 5 March 2026 (as provided to the Expert Panel on 6 March 2026 in response to Minute 2) are shown using red text (strikethrough and underline) with explanatory comment boxes.

#### **Minute 6**

- 7 Minute 6 of the Expert Panel requests that the Applicants' response to comments includes the following information:

- (a) A response to each of the information gaps identified by the Council and by other invited parties.
- (b) An updated set of conditions.
- (c) An assessment of the Project against any relevant new or amended national direction.

8 With respect the above:

- (a) Responses to the information gaps identified by the Council are provided in row 18.23 of Appendix A. Responses to the comments of other invited parties (including suggested information gaps) are provided within Appendix A.
- (b) The updated Proposed Conditions of Consent dated 17 April 2026 are provided as Appendix B.
- (c) The response at row 18.21 of Appendix A confirms that no further assessment is required in respect of national direction amended or introduced since the lodgement of the substantive application for the Project.

9 The Applicants thank the Expert Panel for the opportunity to respond to the comments received on the substantive application.

10 Please do not hesitate to contact me if we can be of further assistance.

Yours faithfully



Francelle Lupis  
Partner