

BRF-6252

17 June 2025

Ngāti Whātua Ōrākei Whai Rawa Limited and Generus Living Group  
c/- Francelle Lupis  
Greenwood Roche

[REDACTED]

Dear Francelle Lupis

**Notice of Decisions on application for referral of The Point Mission Bay project under the Fast-track Approvals Act 2024**

This notice of decisions is for an application received from Ngāti Whātua Ōrākei Whai Rawa Limited and Generus Living Group (as joint applicants) for referral of The Point Mission Bay Project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project is described as being to construct and operate an integrated retirement village and associated infrastructure across Aotea Street, Te Arawa Street, Rukutai Street and Kupe Street in Mission Bay, Auckland, comprising:

- a. five interconnected buildings of between five to eight levels, inclusive of a one to three storey podium
- b. 252 new independent living units within the five new buildings
- c. refurbishment of an existing building on Kupe Street containing 90 care suites and integration of this part of the project site with new development
- d. a variety of communal amenity facilities for residents and visitors
- e. incorporation of two pedestrian accessways through the project site.

The project will require the proposed approvals:

1. Resource consents under the Resource Management Act 1991.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

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## **Decision on referral application**

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

## **Reasons for accepting referral application**

The Minister must be satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process –
  - i. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
  - ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as:

- a. it is an infrastructure or development project because it involves land development for the construction of a retirement village and associated infrastructure
- b. it would have significant regional benefits because it would
  - i. increase housing supply by providing approximately 342 new retirement residential units including 90 units of accommodation for care
  - ii. provide economic benefits including an estimated \$336 million to Auckland's GDP and 2,329 full-time equivalent (FTE) jobs over the 10-year construction period with an additional 30 FTE roles on an ongoing basis once operational

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the FTAA.

## **Specified matters for accepted referral application**

Ngāti Whātua Ōrākei Whai Rawa Limited and Generus Living Group (as joint applicants) lodged the referral application and are specified as the persons who is authorised to lodge a substantive application for this project under section 27(2).

In relation to a substantive application for the project:

A deadline for lodging the application applies (s27(3)(b)(i)). The application must be lodged by: two years from the date of issue of this letter

The following information must be submitted with the application lodged for the project (s27(3)(b)(ii)):

- a. an Integrated Traffic Assessment that includes information that would typically be provided under normal processes and additionally:

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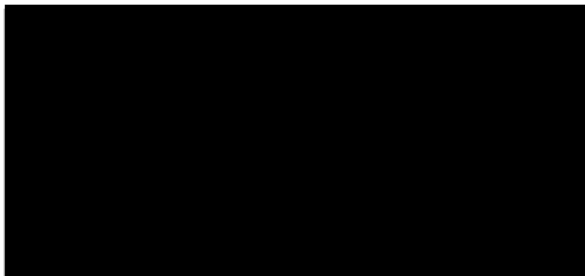
- i. consideration of access to public transport and pedestrian amenity, including provision of footpaths and safe access to nearby bus stops
- ii. consideration of pavement impact from heavy traffic associated with earthworks and construction
- iii. consideration of stormwater and road flooding

The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii):

- a. The Minister for Seniors
- b. Auckland Transport

If you have any queries about this notice of decisions, please email [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) or alternatively, phone the fast-track call centre on 0800 225 537.

Yours sincerely



Ilana Miller  
**General Manager, Delivery and Operations**

- cc: any parties invited to comment (s17(1):
- the relevant local authorities: Auckland Council
  - the Minister for the Environment and the Minister for Housing and the Minister for Seniors
  - the relevant administering agencies – Ministry for the Environment
  - the Chief Executive of Auckland Transport
  - the Māori groups identified in the list provided to the Minister:
    - o Ngāti Whātua Ōrākei Trust
    - o Ngāi Tai ki Tāmaki Trust
    - o Te Ākitai Waiohua Waka Taua Inc
    - o Ngāti Tamaoho Settlement Trust
    - o Te Patukirikiri Iwi Trust
    - o Ngāti Paoa Iwi Trust
    - o Te Kawerau Iwi Settlement Trust
    - o Ngāti Maru Rūnanga Trust
    - o Ngāti Tamaterā Settlement Trust

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- Ngaati Whanaunga Ruunanga Trust
- Ngāti Te Ata Claims Support Whānau Trust
- Te Ākitai Waiohua Settlement Trust
- Hako Tūpuna Trust
- Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership
- Ngāti Whātua Ōrākei Reserves Board
- Ngāti Koheriki Claims Committee
- Hauraki Māori Trust Board
- Tūpuna Taonga o Tāmaki Makaurau Trust
- Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership
- Te Rūnanga o Ngāti Whātua
- Te Whakakitenga o Waikato Incorporated

Additionally (and including all the related information received by the Minister) :

- the Panel Convener
- the EPA