

6 March 2026

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Environmental Protection Authority  
Te Mana Rauhi Taiao

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### **The Point Mission Bay – Response to Minute 2 of the Expert Panel**

- 1 We refer to Minute 2 issued by the Expert Panel on 2 March 2026 seeking further information in respect of Ngāti Whātua Ōrākei Whai Rawa Limited and Generus Living Group Limited's (the *Applicants*) substantive application for The Point Mission Bay.

#### *Request*

- 2 As set out in Minute 2, the Panel seeks the following information from the Applicants:
  - (a) a copy of the most recent version of proposed conditions, capturing any refinements agreed between the Applicants and Auckland Council; and
  - (b) a document outlining any further refinements to the proposal.

#### *Response*

- 3 Since the substantive application for The Point Mission Bay was lodged in November 2025, the Applicants have continued to engage with Auckland Council.
- 4 The feedback received from the Council's specialists to date has sought minor refinements to the proposed conditions of consent.
- 5 The Applicants' proposed conditions have been updated to reflect the feedback received. Appended to this letter is:
  - (a) A marked-up revised set of the proposed conditions dated 05.03.2026. All updates to the condition set submitted with the substantive application in November 2025, labelled "*Attachment 23 – Proposed Conditions of Consent*", are shown using red text (strikethrough and underline) with explanatory comment boxes (Attachment 1: Marked-up revised proposed conditions dated 05.03.2026).

- (b) A clean version of the revised proposed conditions dated 05.03.2026 (Attachment 2: Clean revised proposed conditions dated 05.03.2026).

6 The revisions to the conditions comprise:

*General conditions*

- (a) Inclusion of Council allocated consent numbers.
- (b) Minor amendments to conditions 21 and 23 which relate to the method of chemical treatment to be incorporated in the final Chemical Treatment Management Plan.
- (c) Minor amendments to conditions 10, 28 – 30 and 67, and re-numbering of conditions to include new condition 30A, relating to the landscape design drawings and specifications, Landscape Management Plan and revised condition numbering.
- (d) Re-wording of condition 64 to require the Stormwater Management Plan to be provided and certified.
- (e) Addition of new condition 68A requiring a suitable signage or height restriction bar (or similar) at the entry of the basement carparks.

*Water permit*

- (f) Minor correction in condition 74 to the alert and alarm levels for differential settlement.
- (g) Minor amendment in condition 80 to correct clause cross-references.

7 The Council was provided with a copy of the revised proposed conditions on 5 March 2026 and has confirmed that it supports the changes made.

8 The Council noted that further minor refinements may be suggested following the completion of its specialist reviews and that any further suggestions will be formally provided to the Panel in response to any further information request. The Applicants will continue to engage with the Council and will provide any updated set of conditions to the Panel on request or in response to formal comments received.

9 No other refinements to the Project have been made since the application was lodged.

10 The Applicants consider the attachments to this letter provide a full response to Minute 2.

- 11 Please do not hesitate to contact me if you have any queries with respect to the above or if I can be of further assistance.

Yours faithfully



Francelle Lupis  
Partner