

Bentley & Co Ltd

PO Box 4492

Shortland Street

Auckland

Attn: Craig McGarr (s 9(2)(a))

Re: Referral Application under Fast Track Approvals Act 2024, The Point, Ōrākei

Statement of Position

Ngāti Whātua Ōrākei are the tangata whenua of Central Tāmaki Makaurau. The collective affairs of Ngāti Whātua Ōrākei are looked after by the Ngāti Whātua Ōrākei Trust and its subsidiaries Whai Māia and Whai Rawa. Whai Māia is responsible for the social and cultural development of its people and whānau through the delivery of social, environmental, educational, small business and employment programmes.

Whai Rawa is a commercial investment company responsible for protecting and growing commercial assets in the interest of its members. Collectively, these entities are referred to as Ngāti Whātua Ōrākei Group, which exists to serve and support the people of Ngāti Whātua Ōrākei.

Generus Living Group (Generus) and Ngāti Whātua Ōrākei intend to jointly apply under the Fast Track Approvals Act 2024 for resource consent to authorise the development of a comprehensive and integrated new retirement village, to be known as 'The Point' (The Point) (the Project), on the land generally located at the northern end of Kupe, Te Arawa, Rukutai and Aotea Streets, Ōrākei (the Site). Prior to making the resource consent application, a referral application is to be sought.

Generus is a New Zealand owned company that is known for creating superior retirement living environments for its residents. Over the last 10 years, its team has built a strong reputation for building and managing outstanding retirement villages of impeccable quality in premium locations - including Auckland (Ranfurly Village and The Foundation in Parnell), Christchurch (Holly Lea Village and Russley Village) and Mount Maunganui (Pacific Lake Village and Pacific Coast Village).

The Site¹ is owned by Ngāti Whātua Ōrākei, except for the two existing public pedestrian walkways that bisect the Site, and connect Rukutai Street and Aotea Street to Takaparawhau. A reserve revocation process is currently in play to address this and transfer the land to Ngāti Whātua Ōrākei.

Relevant Iwi Authority

This letter serves to advise that this Site forms part of the Ngāti Whātua Ōrākei whenua rangatira (ancestral land), and that Ngāti Whātua Ōrākei are Ahi kā, and the only relevant iwi authority, hapū, and Treaty settlement entity for the purpose of the Referral Application. There are no relevant protected customary rights groups and customary marine title groups.

The Ngāti Whātua Ōrākei marae is adjacent the Site, and the Site is part of the wider landholding identified for hapu reservation (land held for the purposes of a marae, church, urupa and related hapu amenities) and land identified for development for papakāinga and other commercial and non-commercial activities under the Ngāti Whātua Ōrākei Claims Settlement Act 2012.

Ngāti Whātua Ōrākei has entered into a joint management (co-governance) agreement under section 36 of the Resource Management Act 1991 with Auckland Council to provide for joint decision making on all resource consents or plan changes directly affecting the land which encompasses the Site.

No other iwi authority, hapū, or Treaty settlement entity are affected or can claim to be affected by the Project or the Site that the Referral Application relates to.

Ngā manaakitanga



Jamie Cook – General Manager Toi Taiao (Environment) Whai Maia Ltd.

¹ Except for the two existing public pedestrian walkways that bisect the Site, and connect Rukutai Street and Aotea Street to Takaparawhau.