

24 April 2026

Environmental Protection Authority

Te Mana Rauhi Taiao

Tēnā koutou,

**Fast Track Application 10476 – The Point Mission Bay**

I write as Chair of Ngāti Whātua Ōrākei Trust in relation to the comments received on this proposal. Ngāti Whātua Ōrākei Whai Rawa Limited is a joint applicant for the proposal.

Please accept my apologies for not providing a response directly to the Panel last week. As you may be aware, our whānau were gathered at Ōrākei Marae for the tangihanga of Sharon Hawke.

We have now had the opportunity to review the comments received. We note the strong support expressed by Ministers, and that Auckland Council is also supportive of the proposal.

We wish to respond directly to the comments relating to the form of the proposal. From an ahi kā perspective, we support the quality and scale of the proposed development and the considered, iconic nature of its design. The proposal responds appropriately to its context and reflects a thoughtful approach to this site of significance. We consider that it recognises the cultural importance of the whenua and contributes positively to upholding its mana.

The development also gives effect to the approved narrative gifted to the proposal: *He mātārae kua tauria e te kapua.*

The proposed height is a critical component of the design and is integral to expressing the mana of the site and of the whenua rangatira, Takaparawhau, upon which the development sits.

Please let us know if any further information would be helpful to assist the Panel in its consideration of this proposal.

Noho ora mai,



Marama Royal, Chairperson  
Ngāti Whātua Ōrākei Trust