

Dean Kimpton
Chief Executive Officer
Auckland Transport

Email: chief.executive@at.govt.nz

Dear Dean

Invitation to provide written comments on application for referral of The Point Mission Bay Project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from joint applicants Ngāti Whātua Ōrākei Whai Rawa Limited and Generus Living Group Limited for referral of The Point Mission Bay Project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. I invite you to provide written comments on the referral application, including the following matters:

1. Any effects the project may have in relation to regional transport
2. Whether you are aware of any transport-related constraints on project delivery

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in-confidence and should not be forwarded to or discussed with anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will help inform the Minister's consideration of whether to accept the referral application and to refer the project.

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If the Minister decides to accept the application and to refer the project, the applicants will be required to complete any preliminary steps required under the Act and then be able to lodge their substantive application for the approvals they require. An expert panel will be appointed to decide the substantive application.

To assist you with the process, project summary details are in Appendix A. First time users of the Fast-track 'one stop shop' applications portal can seek an invitation by emailing ftareferrals@mfe.govt.nz. Once users are registered and have accepted the Terms & Conditions, they will receive a link to the application documents. You may provide comments directly via the portal, alternatively a template for written comments is in Attachment 1.

Before the due date, if you have any queries about this letter or need assistance with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

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Applicant name	Ngāti Whātua Ōrākei Whai Rawa Limited Generus Living Group Limited
Project summary details	The project is to construct and operate an integrated retirement village and associated infrastructure across Kupe Street, Te Arawa Street, Rukutai Street and Aotea Street in Mission Bay, Auckland, including: a. five interconnected buildings of between five to eight levels, inclusive of a one to three storey podium b. 252 new independent living units (ILUs) 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 interspersed across the project site and within the respective buildings e. incorporation of two pedestrian accessways through the project site.

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Phil Wilson
Chief Executive Officer
Auckland Council

Email: s 9(2)(a)

Dear Phil

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Auckland Council to provide written comments on the referral application. Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Auckland Council must provide comments advising on the following matters:

1. any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please also confirm this in writing.
2. in relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there are any existing resource consents issued where sections 124C(1)(c) or 165Z1 of the RMA could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please also confirm this in writing.

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Under section 20(1) of the Act I also invite you to provide further information on the following matters:

1. The application notes that an application for revocation of reserve land under section 24 of the Reserves Act 1977 has been lodged with Auckland Council for two parcels of reserve land which traverse the project site (Rukutai Street Recreation Reserve and Aoeta Street Recreation Reserve, with records of title 1211845 and 1212543). Please provide comment on the anticipated timeframe to resolve the revocation applications and comment on whether this could affect the applicants' ability to undertake the work.
2. The application notes that Ngāti Whātua Ōrākei is party to a Mana Whakahono ā Rohe or joint management agreement, and the letter at Attachment 6 states that Ngāti Whātua Ōrākei has entered into a joint management agreement with Auckland Council under section 36 of the RMA. We have been unable to locate such an agreement on the Auckland Council website. Section 16 of the Act requires the Minister to give any joint management agreement the same or equivalent effect through the Minister's process and decision making as it would have under any relevant specified Act. Please provide a copy of the joint management agreement to enable the Minister to satisfy his obligations under section 16.

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Yours sincerely



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc: Megan Tyler
Director policy, planning and governance
Auckland Council
s 9(2)(a)

Nick Turoa
Tumuaki huanga Māori / Director Māori outcomes
Auckland Council
s 9(2)(a)

Rachel Kelleher
Director Community
Auckland Council
s 9(2)(a)

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James Palmer
Secretary for the Environment
Ministry for the Environment
PO Box 10362
Wellington 6143

Email: James.palmer@mfe.govt.nz

Dear James,

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I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act which requires the Minister to seek comments on a referral application from the relevant administering agencies. I invite the Ministry for the Environment to provide written comments on the referral application as the administering agency for the Resource Management Act 1991.

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General Manager, Delivery and Operations

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David Taipari
Chair
Hauraki Māori Trust Board

Email: general@hauraki.iwi.nz

Tēnā koe David,

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I write under delegation from the Minister and in accordance with section 17(d) of the Act which requires consultation with relevant Māori groups identified under section 18(2), I invite you to provide written comments on the referral application.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

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Boni Renata
General Manager
Ngaati Whanaunga Ruunanga Trust

Email: s 9(2)(a)

Tēnā koe Boni

Invitation to provide written comments on application for referral of The Point Mission Bay Project under the Fast-track Approvals Act 2024

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc s 9(2)(a) [redacted]
s 9(2)(a) [redacted]

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Rewa Brown
Chair
Ngāi Tai ki Tāmaki Trust

Email: admin@ngaitaitamaki.iwi.nz

Tēnā koe Rewa

Invitation to provide written comments on application for referral of The Point Mission Bay Project under the Fast-track Approvals Act 2024

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

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cc s 9(2)(a)

s 9(2)(a)

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Kiwi Johnson
Ngāti Koheriki Claims Committee

Email: kiwi.johnson@fultonhogan.com

Tēnā koe Kiwi

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Ilana Miller
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Waati Ngamane
Chair
Ngāti Maru Rūnanga Trust

Email: office@ngatimaru.iwi.nz

Tēnā koe Waati

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc eu@ngatimaru.iwi.nz

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by
The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

Appendix A – Project summary details

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Herearoha Skipper
Chair
Ngāti Paoa Iwi Trust

Email: info@paoa.co.nz

Tēnā koe Herearoha

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc chair@paoa.co.nz, ceo@paoa.co.nz, s 9(2)(a)

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Tori Ngataki
Chair
Ngāti Tamaoho Settlement Trust

Email: info@tamaoho.maori.nz

Tēnā koe Tori

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

ccs 9(2)(a)

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

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Michelle Wilson
Chief Executive
Ngāti Tamaterā Settlement Trust

Email: s 9(2)(a)

Tēnā koe Michelle

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc s 9(2)(a)  admin@tamatera.iwi.nz

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Josie Smith
Chair
Ngāti Te Ata Claims Support Whānau Trust

Email: s 9(2)(a)

Tēnā koe Josie

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Marama Royal
Chair
Ngāti Whātua Ōrākei Reserves Board

Email: s 9(2)(a)

Tēnā koe Marama

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Marama Royal
Chair
Ngāti Whātua Ōrākei Trust

Email: nwot@ngatiwhatuaorakei.com

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cc s 9(2)(a)

.tokitaiao@ngatiwhatuaorakei.com

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Paul Majurey
Chair
Taonga o Marutūāhu Trustee Limited

Email: s 9(2)(a)

Tēnā koe Paul

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cc s 9(2)(a)

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Nigel Denny Snr
Chair
Te Ākitai Waiohū Waka Taua Inc

Email: Akitai.waka.taua@gmail.com

Tēnā koe Nigel

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc kaitiaki@teakitai.com

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Te Warena Taua
Chair
Te Kawerau Iwi Settlement Trust

Email: admin@tekawerau.iwi.nz

Tēnā koe Te Warena

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc Tewarena.taua@tekawerau.iwi.nz, s 9(2)(a)

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Wiremu Peters
Chair
Te Patukirikiri Iwi Trust

Email: admin@patukirikiri.co.nz

Tēnā koe Wiremu

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc s 9(2)(a)

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Dame Naida Glavish
Te Rūnanga o Ngāti Whātua

Email: runanga@ngatiwhatua.iwi.nz

Tēnā koe Dame Naida

Invitation to provide written comments on application for referral of The Point Mission Bay Project under the Fast-track Approvals Act 2024

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc s 9(2)(a)

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Jaedyn Falwasser
Te Whakakitenga o Waikato Incorporated

Email: s 9(2)(a)

Tēnā koe Jaedyn

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Appendix A: Project summary details

ccs 9(2)(a)

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Paul Majurey
Chair
Tūpuna Taonga o Tāmaki Makaurau Trust

Email: s 9(2)(a)

Tēnā koe Paul

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cc **s 9(2)(a)**

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Paul Majurey
Chair
Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership

Email: paul.majurey@ahmlaw.nz

Tēnā koe Paul

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Nāku noa, nā



Ilana Miller
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Appendix A: Project summary details

cc paul.majurey@holmmajurey.nz

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