

FTAA-2603-1183

24 June 2026

Waiheke Mon E Limited
c/- Rebecca Sanders
Barker and Associates Limited

Email: s 9(2)(a)

Dear Rebecca

Notice of Decisions on application for referral of the Waiheke Onsen project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Waiheke Mon E Limited for referral of the Waiheke Onsen 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 to develop and operate a hotel tourism facility, located at 32 Tiri Road, Oneroa, Waiheke Island.

The project comprises:

- a hotel (approximately 180 rooms)
- Japanese inspired Ryokan villas (approximately 10 villas)
- a Japanese geothermal onsen, comprising communal hot pools (capacity up to 150 guests), private day pools (16 approximately), private saunas (4 approximately), a café/restaurant, spa with treatment rooms and pool, and a yoga and meditation pavilion
- conference and wedding venue that can accommodate approximately 200 guests
- associated facilities including carparking, staff accommodation, reception, changing rooms and service kitchen.

The project will require the proposed approvals:

- resource consents under the Resource Management Act 1991
- approval under the Wildlife Act 1953.

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.

Decision on referral application

The Minister has decided to **accept** the referral application for the whole project and is satisfied it meets the criteria in section 22 (section 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 is 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

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 it is a project to develop and operate a hotel tourism facility which:

1. will deliver significant regional economic benefits (section 22(2)(a)(ix)) by:
 - a. a total direct capital expenditure (excluding land) of approximately \$483.9 million
 - b. direct employment during construction of approximately 793 Full Time Equivalent years (FTE-years)
 - c. total indirect or induced employment of approximately 884 FTE-years
 - d. supporting approximately 170–280 ongoing FTE roles, providing local employment and contributing to wider tourism demand,
 - e. ongoing operational benefits are estimated (subject to final design) over a 10-year period (in present value terms) at approximately:
 - i. \$81 million in retained operational expenditure,
 - ii. \$16 million in visitor expenditure, and
 - iii. \$12 million in indirect and induced activity, reflecting additional visitor demand, retained expenditure within Auckland, increased visitor spending, and associated flow-on effects through supply chains and employee spending.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act.

Matters for accepted referral application

Waiheke Mon E Limited is specified as the person authorised to lodge a substantive application for the project under section 27(2).

In relation to a substantive application for the project:

1. A deadline for lodging the application applies under section 27(3)(b)(i), the application must be lodged by two years from the date of issue of this letter.
2. The following information must be submitted with the application– section 27(3)(b)(ii):
 - a. an assessment of the relevant infrastructure for wastewater and water services that:
 - i. identifies the existing condition and capacity of that infrastructure; and
 - ii. identifies any upgrades to that infrastructure that are required in connection with the subdivision and development stages; and
 - iii. identifies any funding required to carry out those upgrades (including who will provide that funding); and
 - iv. contains information on any discussions held, and any agreements made, between the authorised person and the relevant infrastructure provider about the relevant infrastructure
 - b. an integrated transport assessment that:
 - i. assesses construction and operational effects (including events) on the Waiheke transport network, including key corridors between Matiatia and Oneroa; and
 - ii. includes modelling of traffic flows, key intersections, peak visitor movements, and ferry-related patterns; and
 - iii. identifies any required infrastructure upgrades or interventions; and
 - iv. identifies associated funding requirements, including funding responsibility; and
 - v. outlines engagement with, and any agreements between, the applicant and relevant infrastructure providers regarding integrated transport.
3. Pursuant to section 27(3)(b)(iii), the Minister has specified the following person or group from whom an expert panel must invite comments: the Waiheke Local Board.
4. Pursuant to section 16(2)(c), the Minister has directed any panel that considers a substantive application for this project to comply with the applicable requirements identified in the section 18 report, namely to:
 - a. comply with the consultation process set out in the Ngā Mana Whenua o Tāmaki Makaurau conservation relationship agreement when engaging with Tūpuna Taonga o Tāmaki Makaurau Trust on the Wildlife Act 1953 approvals being sought (unless a modified arrangement can be agreed); and

- b. consider whether, and how, to apply the consultation process set out in the Ngā Mana Whenua o Tāmaki Makaurau conservation relationship agreement when engaging with the relevant iwi members of the Tāmaki Collective i.e. Ngāi Tai ki Tāmaki, Ngāti Tamaoho, Ngāti Pāoa, and Te Patukirikiri.

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz and include the name of the lead contact – Antonia Croft or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Ben Bunting

Acting Manager – Fast-track Operations

Cc: Written notice of decisions – s28(1):

the applicant – Waiheke Mon E Limited

anyone invited to comment –

- relevant local authorities – Auckland Council
- the Minister for the Environment and relevant portfolio Ministers: the Minister of Conservation, and the Minister for Tourism and Hospitality.
- any other person: the Minister for Resources, the Minister for Economic Growth and the Minister for Regional Development.
- relevant administering agencies – Department of Conservation
- Māori groups identified in the s18(2) list provided to the Minister – Ngāti Tamaoho Settlement Trust, Ngāi Tai ki Tāmaki Trust, Ngāti Pāoa Iwi Trust, Ngāti Maru Rūnanga Trust Te Patukirikiri Iwi Trust, Ngāti Tamaterā Settlement Trust, Ngaati Whanaunga Ruunanga Trust, Ngaati, Whanaunga Incorporated Society, Hako Tūpuna Trust, Taonga o Marutūāhu Trustee Limited / Marutūāhu Rōpū Limited Partnership, Tūpuna Taonga o Tāmaki Makaurau Trust / Whenua Haumi Roroa o Tāmaki, Makaurau Limited Partnership, and the Hauraki Māori Trust Board.

cc: Written notice where the Minister accepts the application and refers the project – s28(2):

- the Panel Convener (including all the information received by the Minister – s28(4))
- the EPA (including all the information received by the Minister – s28(4))
- the relevant administering agencies – Department of Conservation