

11 May 2026

Ministry for the Environment  
Attn: Listed Projects Team  
Via email: [listedprojects@mfe.govt.nz](mailto:listedprojects@mfe.govt.nz)

To Whom It May Concern,

**Response to the request for further information on application for referral of the Waiheke Onsen project under the Fast-track Approvals Act 2024**

We refer to the request for further information on application for referral of the Waiheke Onsen project under Section 20 the Fast-track Approvals Act 2024, dated 13 April 2026.

Our response to the further information request is set out below:

- 1. There is limited information regarding the economic benefits of the ongoing operation aspect of the project within the application documentation. Accordingly, we request you to provide further information and supporting evidence to substantiate and quantify the economic benefits of the proposed ongoing operation of the project. This should include, but not be limited to the underlying metrics, assumptions, and methodology used, as well as the anticipated scale, geographic extent, and duration of those benefits.*

Please find attached:

- Economic Addendum from Property Economics dated 5 May 2026.

The Economic Addendum estimates that Waiheke Onsen could support 170-280 FTE jobs on an ongoing basis. Quantifying the wider operational benefits at this early stage of the proposal is difficult as it will be driven by the final star / operator rating, operating model, and extent and level of services and amenities required to meet a luxury standard. A substantive economic effects assessment report will be produced in the future to support the substantive consent application.

We trust that this further information addresses the further information request. Please do not hesitate to contact us should additional clarification be required.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**



**Rebecca Sanders**

Senior Associate

s 9(2)(a)



**Nick Roberts**

Managing Director

s 9(2)(a)

5 May 2026

DIGITALLY DELIVERED

## ECONOMIC ADDENDUM

To: Waiheke Mon E Limited

c/- Rebecca Sanders

Senior Associate

Barker and Associates (B&A)

Email: s 9(2)(a)

RE: ADDENDUM RESPONSE TO REQUEST FOR FURTHER INFORMATION ON THE WAIHEKE ONSEN PROJECT REFERRAL APPLICATION UNDER THE FAST-TRACK APPROVALS ACT 2024

### ECONOMIC RESPONSE

The Minister for Infrastructure (the Minister) has provided the opportunity for the Applicant to provide further information on the economic benefits associated with the ongoing operational phase of the Waiheke Onsen Project as part of the application documentation. This Addendum responds to this opportunity.

Based on my professional experience, a project of this nature with its high-end luxury pitch (comprising a 180-room luxury hotel integrated with wellness facilities, ryokan villas, spa amenities, and retreat functions) would typically generate a higher staffing intensity than a conventional hotel.

As a broad benchmark, luxury hotels and resorts typically support approximately 0.8 to 1.4 full-time equivalent (FTE) jobs per room equivalent, driven by final star / operator rating, operating model, and extent and level of services and amenities required to meet a luxury standard. Having regard to the proposed scale and configuration of the Project, Property Economics considers it reasonable to estimate that the development could support between **170 to 280 FTE jobs** on an ongoing basis (see Table below).

These FTE jobs would provide enduring direct employment benefits to the Waiheke local labour market, while also contributing on an ongoing basis to the wider Auckland regional tourism economy through increased demand for accommodation services, hospitality supply chains, wellness services, visitor experiences, maintenance contractors, and other supporting businesses.

**TABLE 1: WAIHEKE ONSEN PROJECT ONGOING EMPLOYMENT ESTIMATE BREAKDOWN**

Component	GFA (sqm)	Estimated FTE Jobs
180-room Luxury Hotel		140-250
Onsen	350	5
Private Spa & Sauna	400	5
Ryokan Villas (10 units)	1,000	5
Yoga & Meditation	650	5
Spa & Wellness	1,350	10
<b>Total Ongoing Employment</b>		<b>170-280 FTE Jobs</b>



If you have any queries, please give me a call.

Kind Regards

Tim Heath



Tim Heath

Managing Director

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[www.propertyeconomics.co.nz](http://www.propertyeconomics.co.nz)