

FEARON HAY

ONSEN RESORT AND HOTEL

13.03.2026

BODIES OF WATER / SUNKEN INTO LANDSCAPE / THE VALLEY /

DESIGN PRINCIPLES

- Reflect the natural vegetation of the opposite valley face
- Complete the revegetation of the valley
- Landscape based design approach
- Buildings in balance with the natural environment
- Natural features as centre pieces
- Architecture sitting quietly in the background



UNDERSTANDING THE LAND





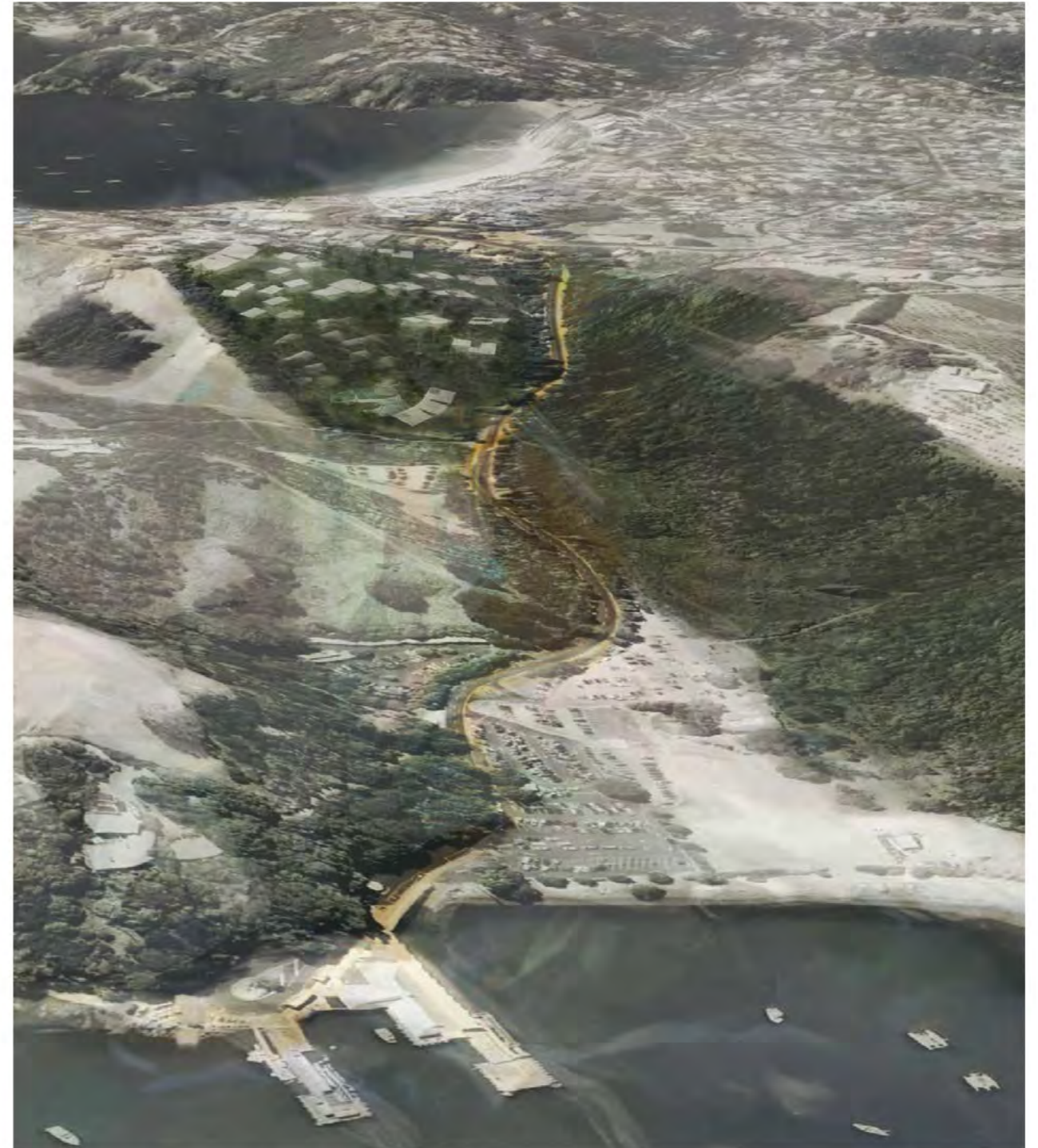
— Morutapu (Emu Pt)

- - - Matiatia peninsular

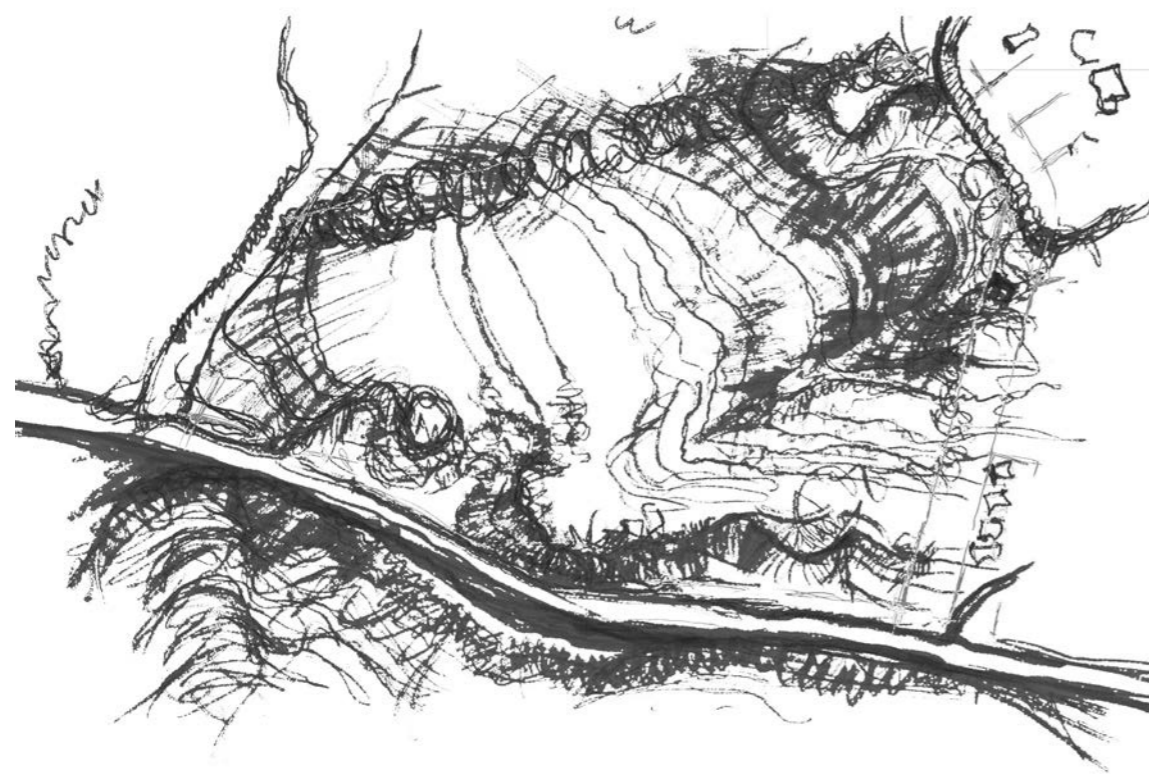
— Rangitoto



POSITION IN THE VALLEY



GATEWAY INTO THE VALLEY



MASTERPLAN

INTEGRATED / REGENERATION / NESTING /

DESIGN PRINCIPLES

Landscape first/structures occupation follow as nested in landscape.

Create distinctive places within the landscape - defined by position on contour/elevation/ means of access and view/sun/outlook.

Separate and space all structures through the landscape to ensure a sense of 'nesting'/growing from or amongst the NZ bush vegetation.

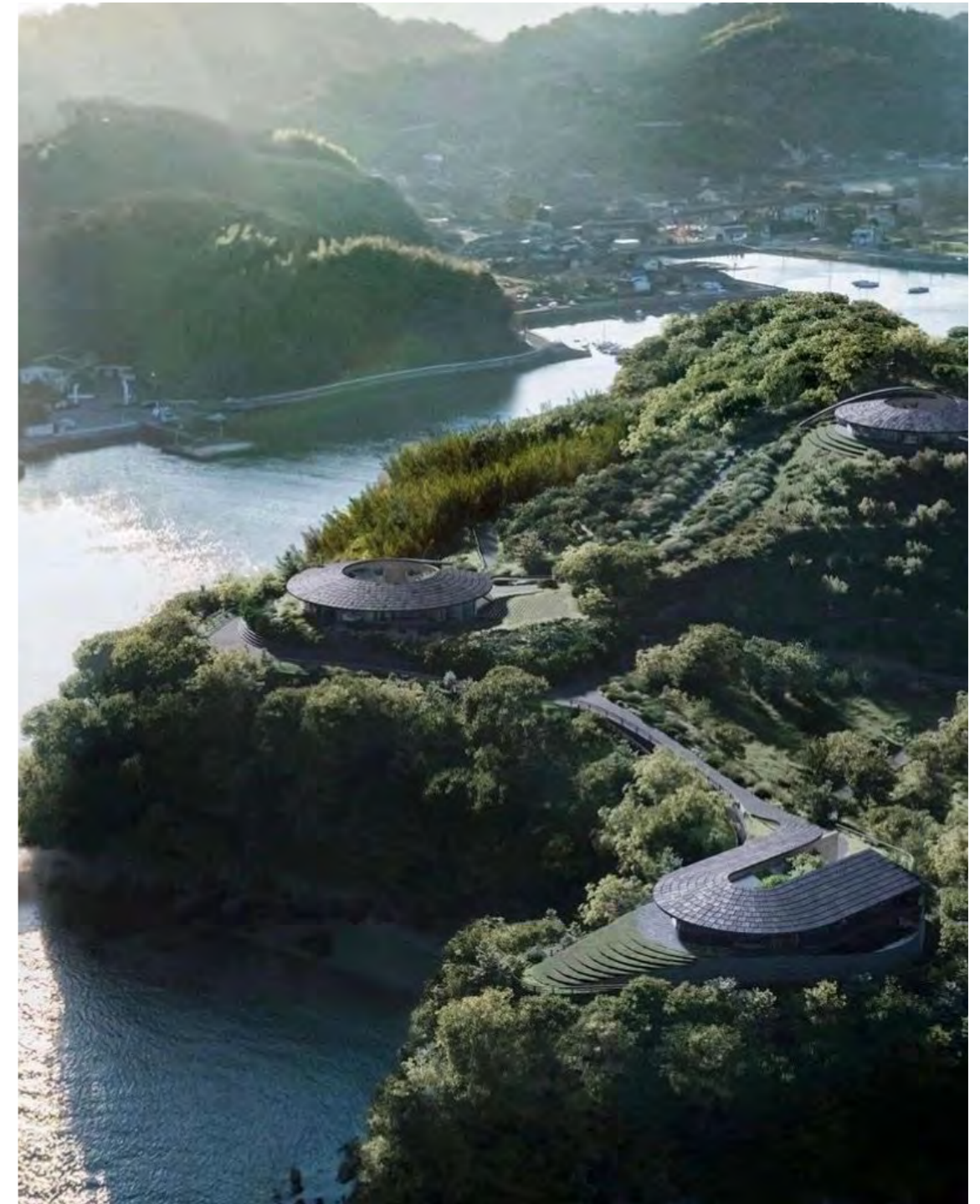
Create a secret Waiheke bush-clad valley — heavily revegetated with native NZ species to extend the landscape across O.V. Rd, forming a sheltered arrival sequence from Matiatia ferry.

Architectural language that brings the craft/quiet power and respect for landscape out of Japanese traditional structures and gardens - bring this into a distinctive approach founded in the characteristics of Waiheke, the Gulf & its Islands and the New Zealand bush of coastal northland.











INTERIOR GFA EXTERIOR AREA ROOF AREA

| | INTERIOR GFA | EXTERIOR AREA | ROOF AREA |
|--------------------------|----------------------------|---------------------------|----------------------------|
| 1. Hotel | 12,700m ² | 5,600m ² | 5,950m ² |
| 2. Onsen | 350m ² | 150m ² | 900m ² |
| 3. Private Spa & Sauna | 200m ² | 750m ² | 200m ² |
| 4. Ryokan | 1,000m ² | 1,100m ² | 2,150m ² |
| 5. Yoga & Meditation | 650m ² | 130m ² | 950m ² |
| 6. Spa, Wellness & Venue | 2,000m ² | 600m ² | 2,020m ² |
| | <u>16,900m²</u> | <u>8,330m²</u> | <u>12,170m²</u> |



LOT 52 DP 163456
55390

LOT DP 13680

LOT & DP 5338
50300

ET LOT 83 DP 22848
5187

ET LOT 14 DP 22643
401

SEC 8 SO 63433
4129

LOT 59 DP 164483
196013

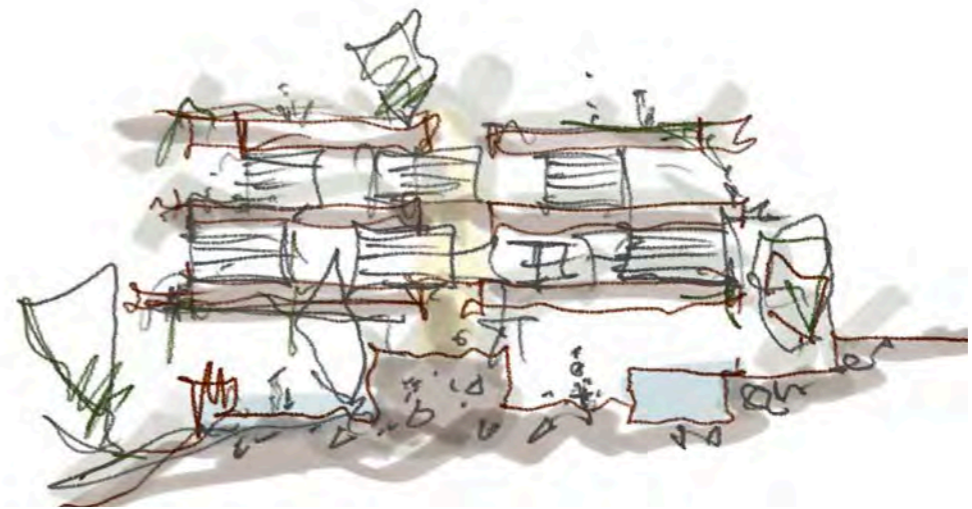
SITE PLAN 0 10 20 50 1:1000 @ A3



HOTEL

DESIGN PRINCIPLES

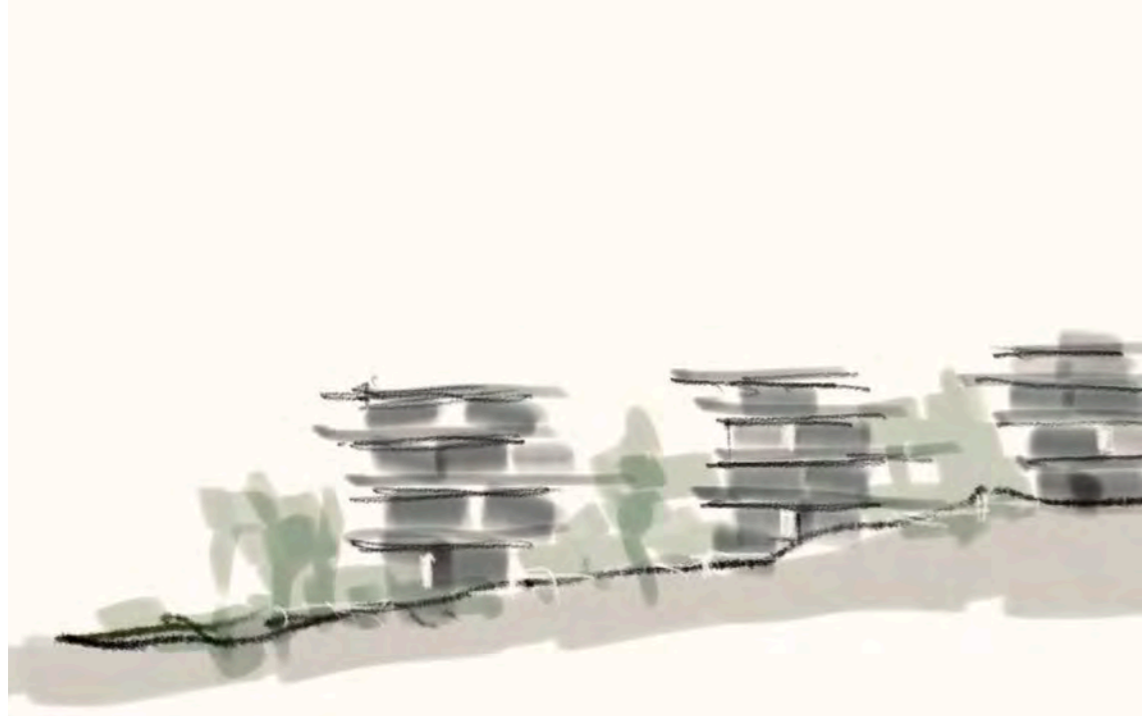
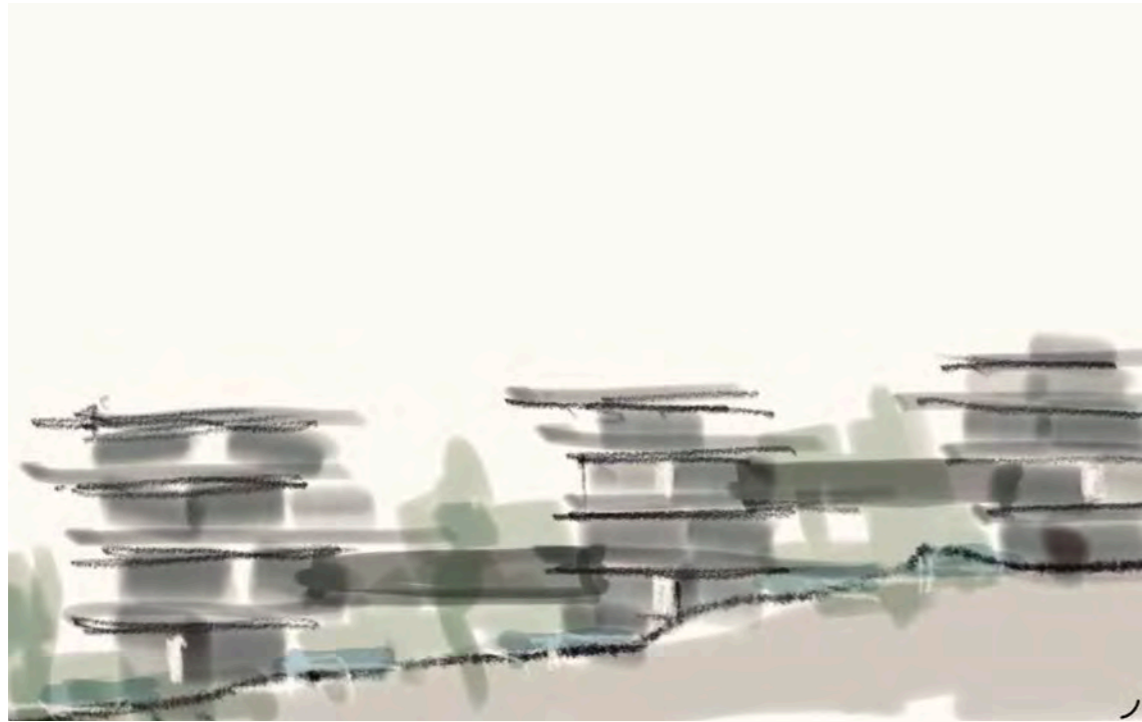
- Clusters growing from within the edges of the landscape
- Connected through the canopies
- Private suites/private outlook & sanctuary
- Embrace variety of outlooks/sun/privacy v connection
- Gardens and water through the structures - overgrown/captured by nature
- Shoulder into the land













Hotel Center West



LEGEND

- 1. Hotel Suite (60m²)
- 2. Circulation
- 3. Hotel Dining / Breakfast / Concierge

AREAS

| | |
|---------------------------------|--------------------------------|
| per Level: | |
| Interior GFA | 350m ² / level |
| Covered exterior/outdoor | 150m ² / level |
| per Hotel building (4 levels): | |
| Interior GFA | 1,400m ² / building |
| Covered exterior/outdoor | 600m ² / building |
| Total (9 buildings): | |
| GFA interior | 12,600m ² |
| Covered exterior/outdoor | 5,400m ² |
| Dining / Breakfast / Concierge: | |
| GFA interior | 100m ² |
| Covered exterior/outdoor | 200m ² |
| Roof Area: | |
| Roof per Hotel building: | 650m ² / building |
| Roof Total (9 buildings): | 5,850m ² |
| Dining / Breakfast / Concierge: | 100m ² |
| Total: | 5,950m ² |







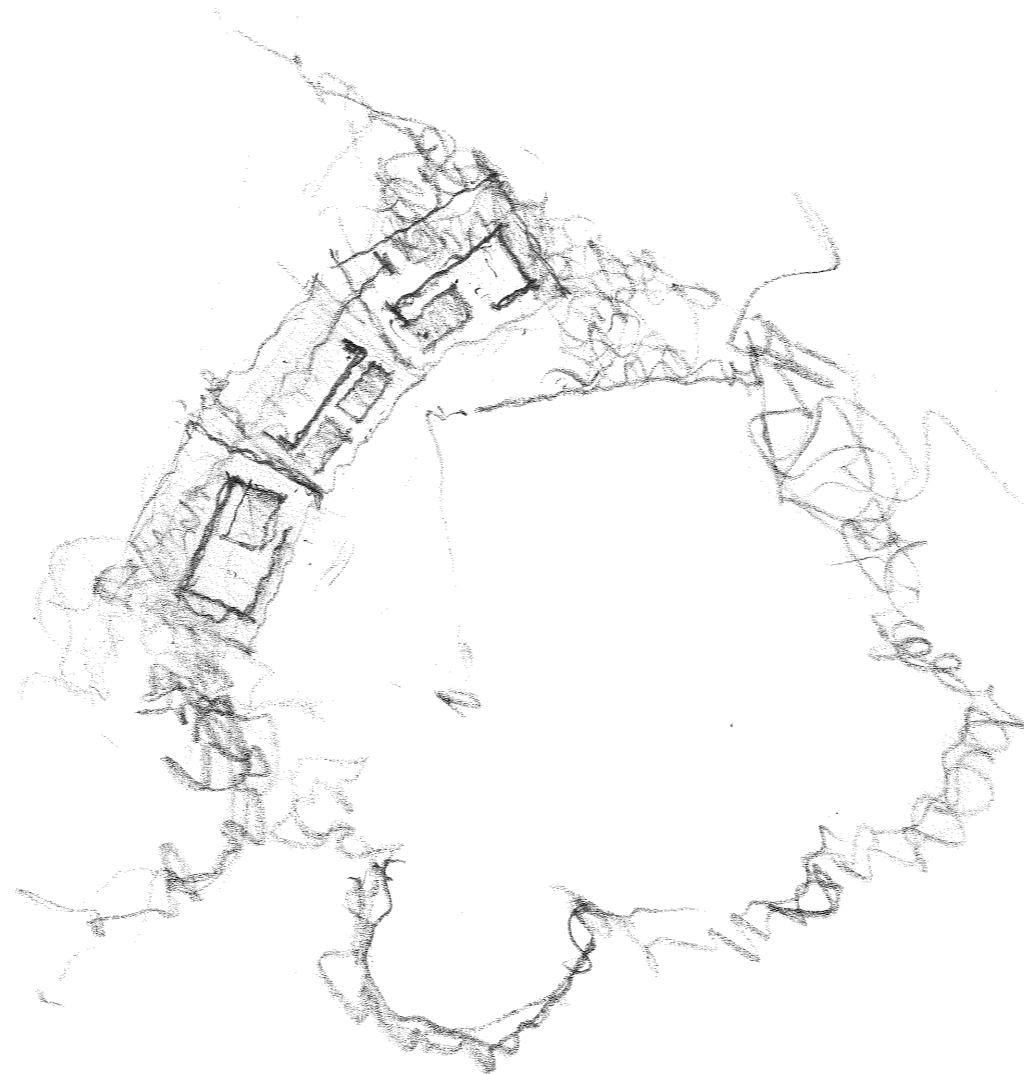


ONSEN

DESIGN PRINCIPLES

- Ritual (Japan - NZ?)
- Gathering in landscape
- Family/collective
- Discover a place
- Larger/broader experience with opportunities for finding a place within overall offering











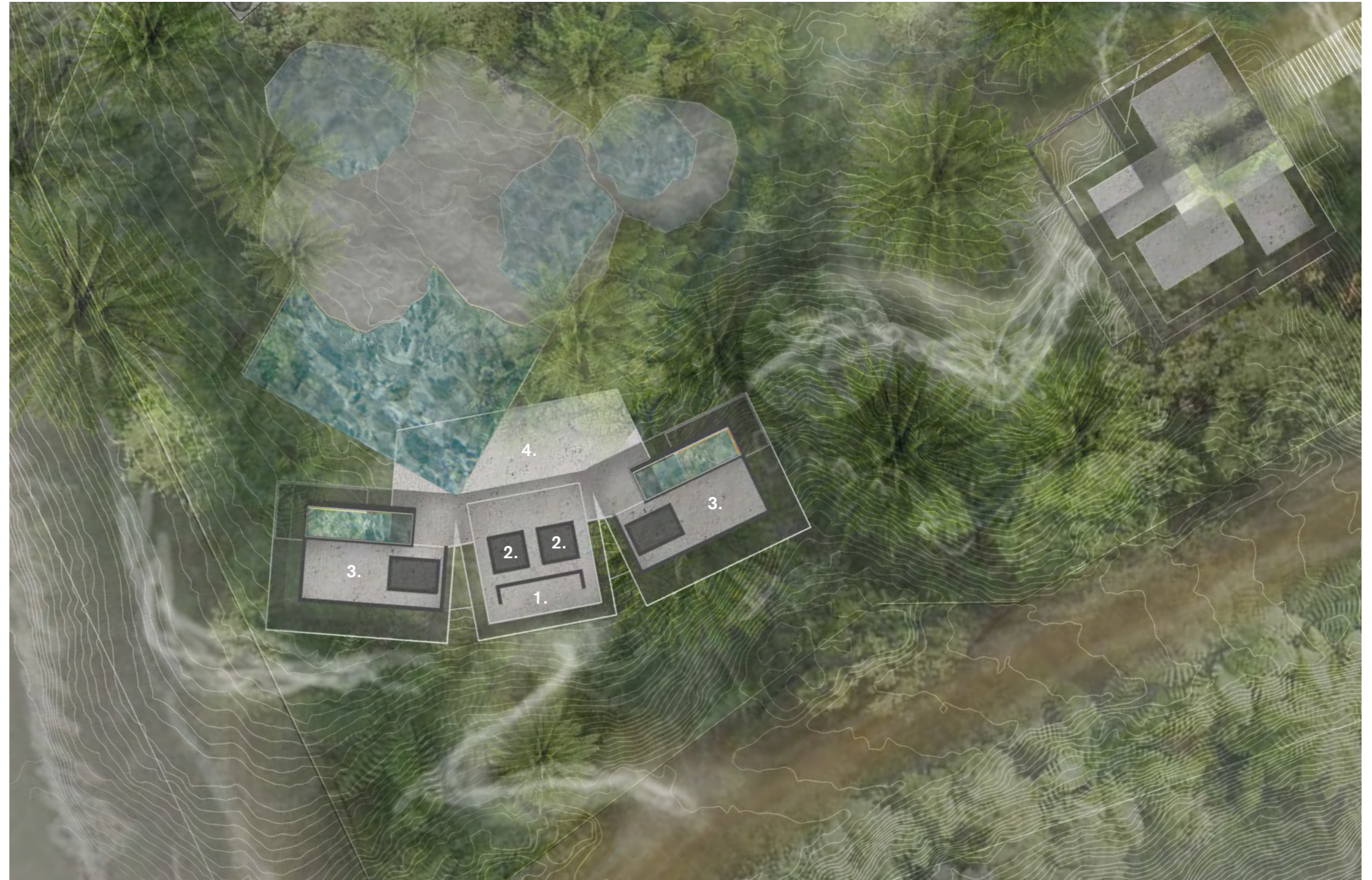


LEGEND

- 1. Entry
- 2. Utilities/ Services
- 3. Change/ Private pool
- 4. Courtyard

AREAS

| | |
|--------------------------|-------------------|
| Interior GFA | 350m ² |
| Covered exterior/outdoor | 150m ² |
| Roof Area | 900m ² |







PRIVATE SPA & SAUNA

DESIGN PRINCIPLES

- An enclosure
- Intimate/private/concise
- Surrounded in landscape
- Silence/framing of experience



LEGEND

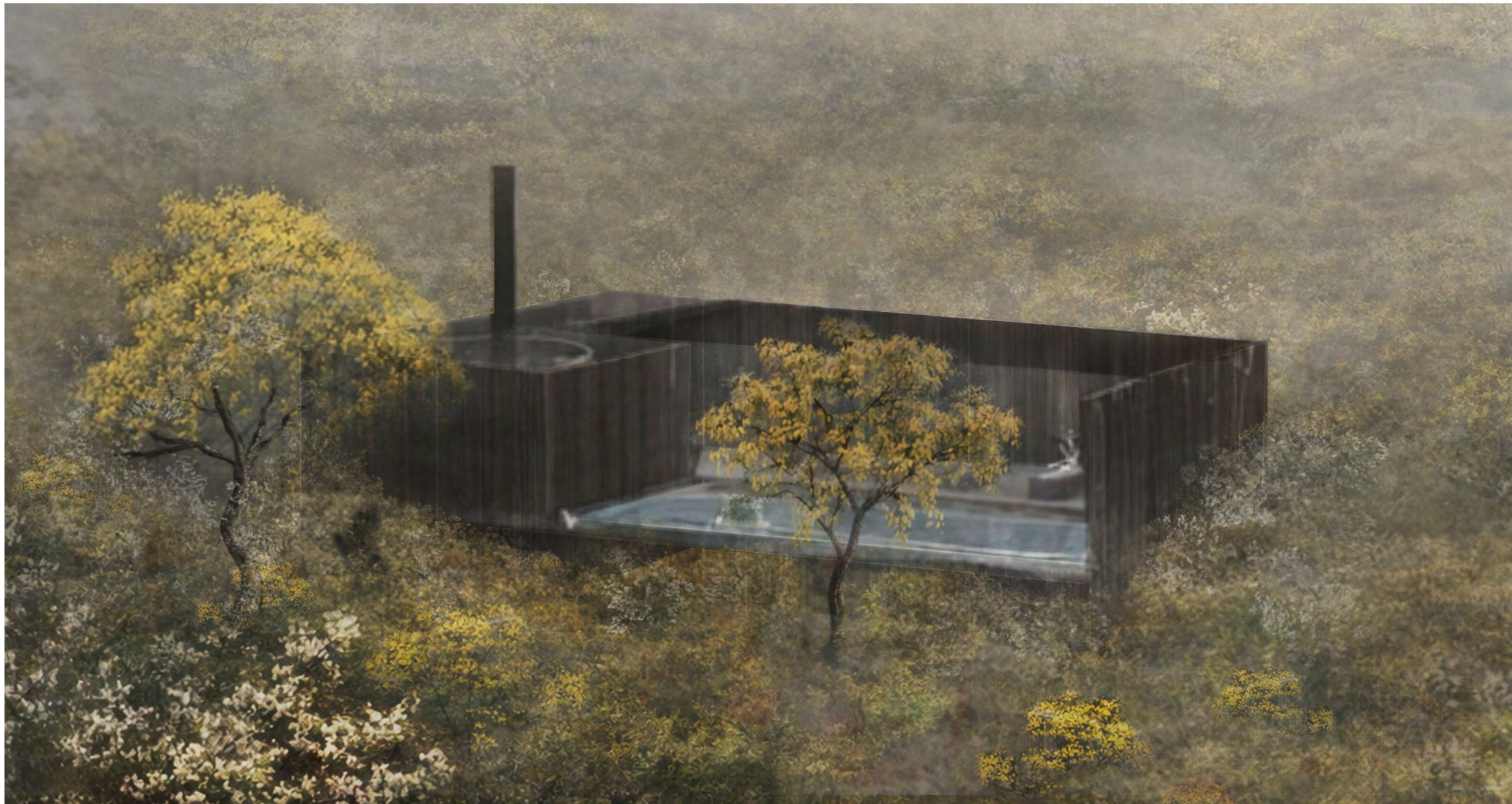
- 1. Sauna
- 2. Private pool
- 3. Change

AREAS

Interior GFA 20m²
Covered exterior/outdoor 75m²
Roof Area 20m²

Total (10 buildings):
Interior GFA 200m²
Covered exterior/outdoor 750m²
Roof Area 200m²





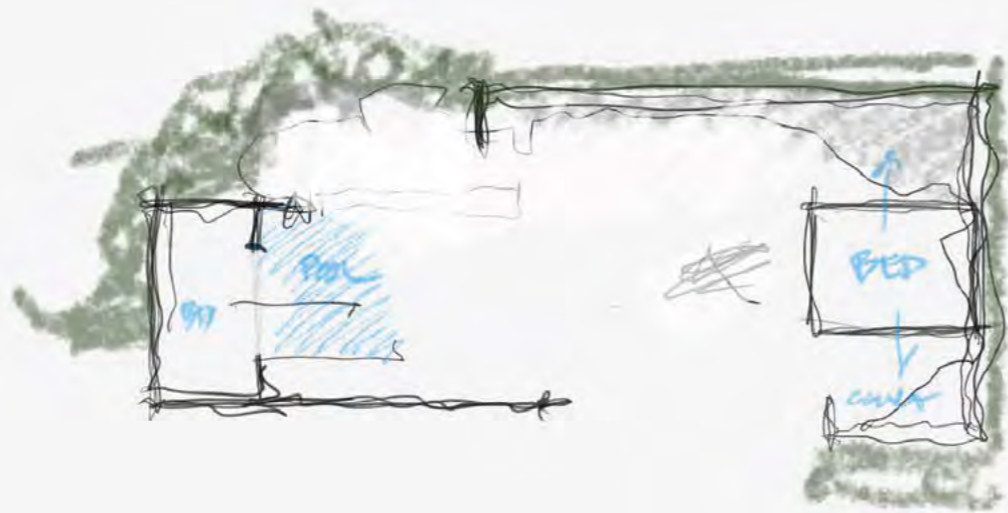


Ryokan

DESIGN PRINCIPLES

- Sanctuary
- Rest
- Courtyard
- Natural/dark/light filled
- Serene
- Private/intimate
- Luxury privately created in nature
- A place to stop/gather/collect and rest
- Thin edges on hill







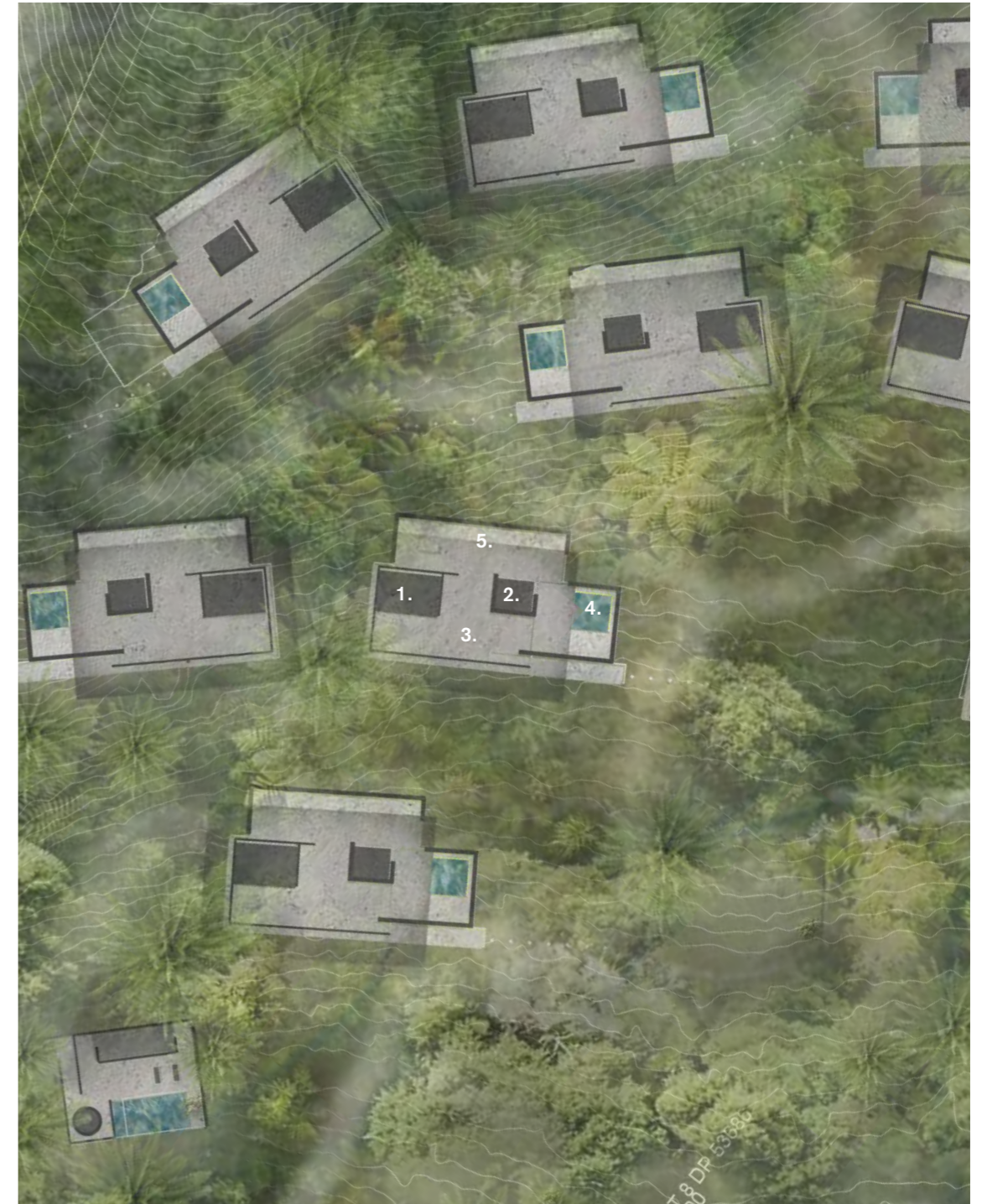
LEGEND

- 1. Bedroom
- 2. Bathroom
- 3. Kitchen/ Living
- 4. Private Pool/ Spa
- 5. Courtyard

AREAS

| | |
|--------------------------|-------------------|
| Interior GFA | 100m ² |
| Covered exterior/outdoor | 110m ² |
| Roof Area | 215m ² |

| | |
|--------------------------|---------------------|
| Total (10 buildings): | |
| Interior GFA | 1,000m ² |
| Covered exterior/outdoor | 1,100m ² |
| Roof Area | 2,150m ² |



YOGA & MEDITATION

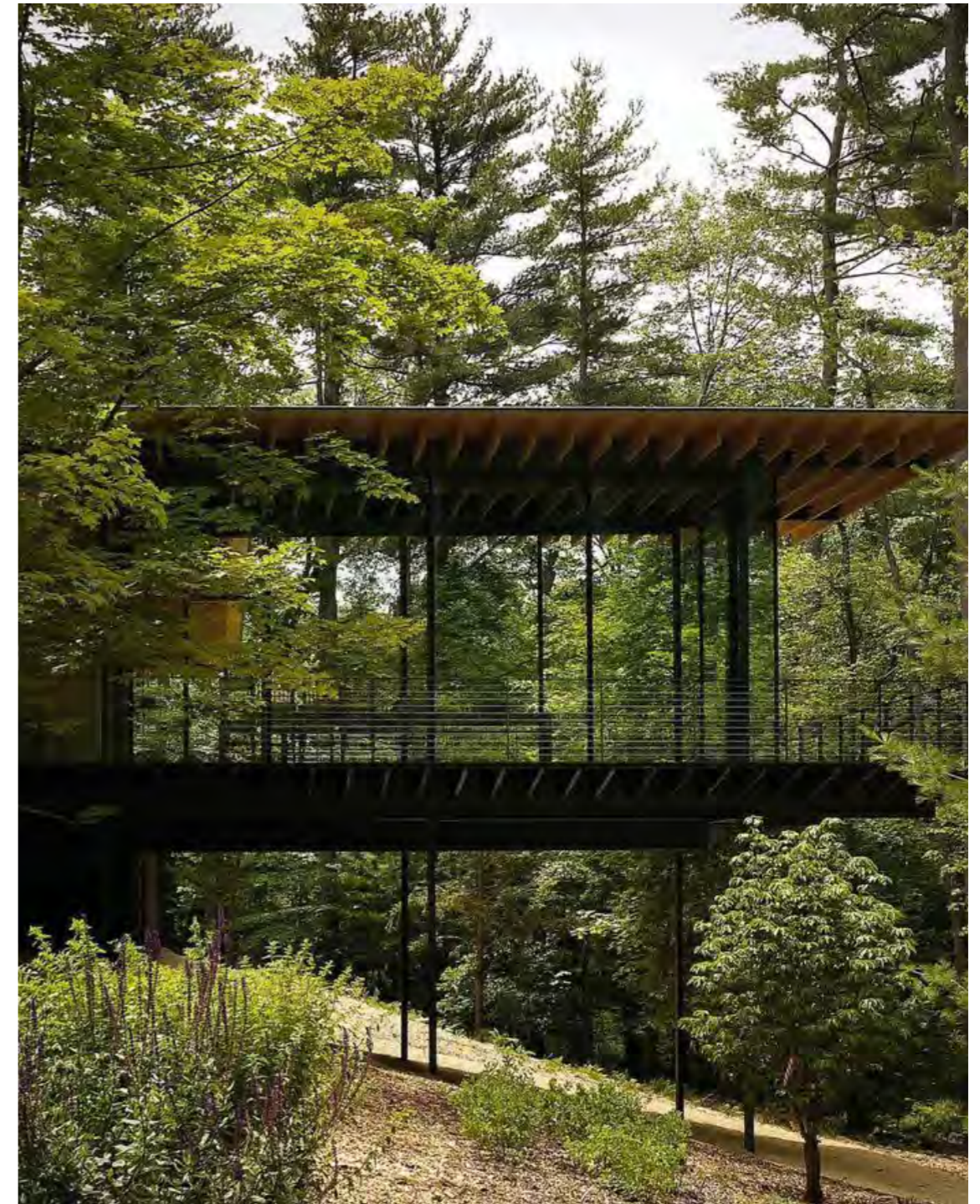
DESIGN PRINCIPLES

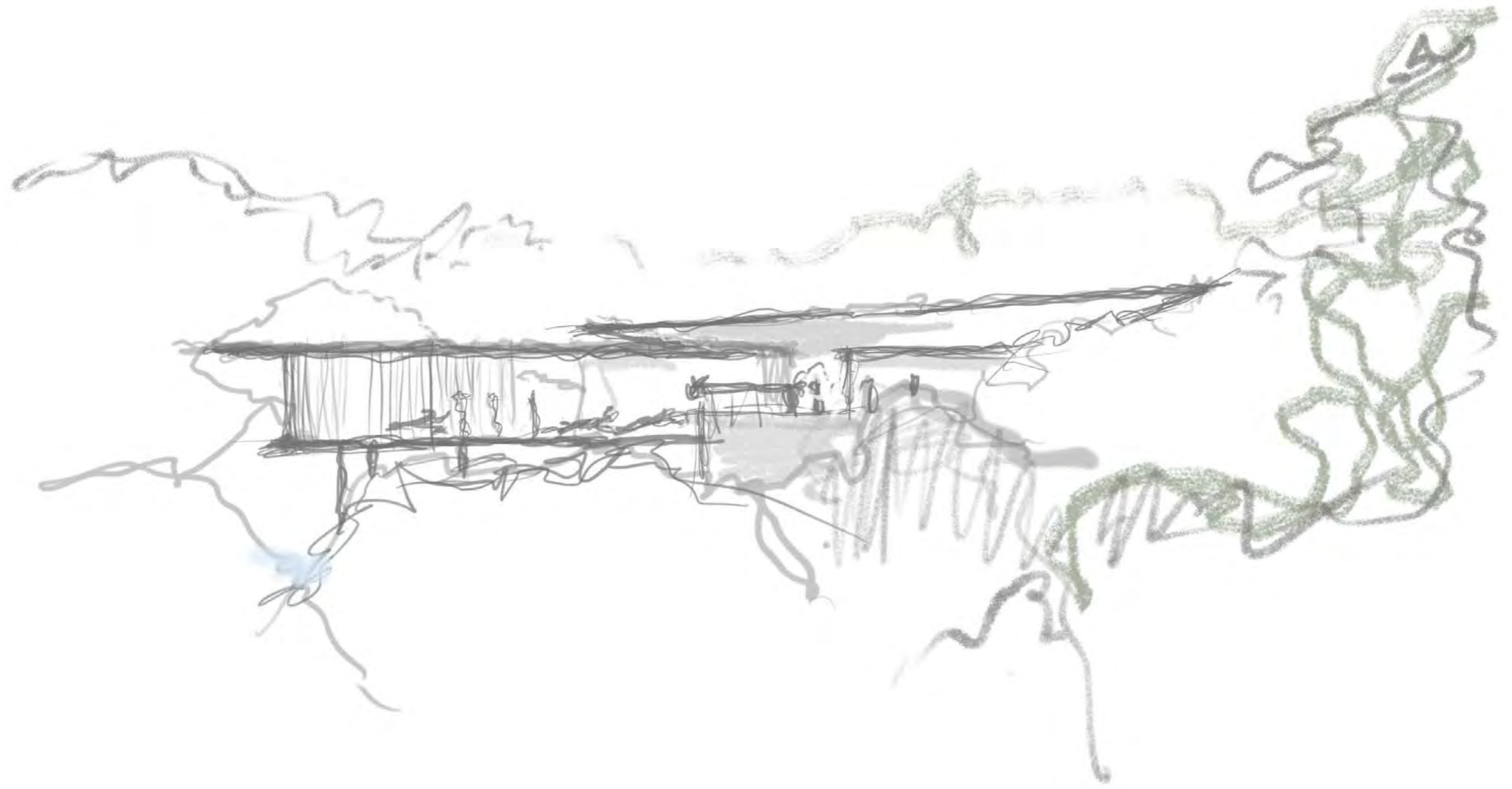
- A place apart
- Sanctuary/both inwardly and carefully outwardly focussed
- In nature, in quietness, in power
- Balance, elevation, suspension, separation











LEGEND

- 1. Yoga
- 2. Arrival
- 3. Change
- 4. Meditation
- 5. Courtyard

AREAS

| | |
|--------------------------|-------------------|
| Interior GFA | 650m ² |
| Covered exterior/outdoor | 130m ² |
| Roof Area | 950m ² |



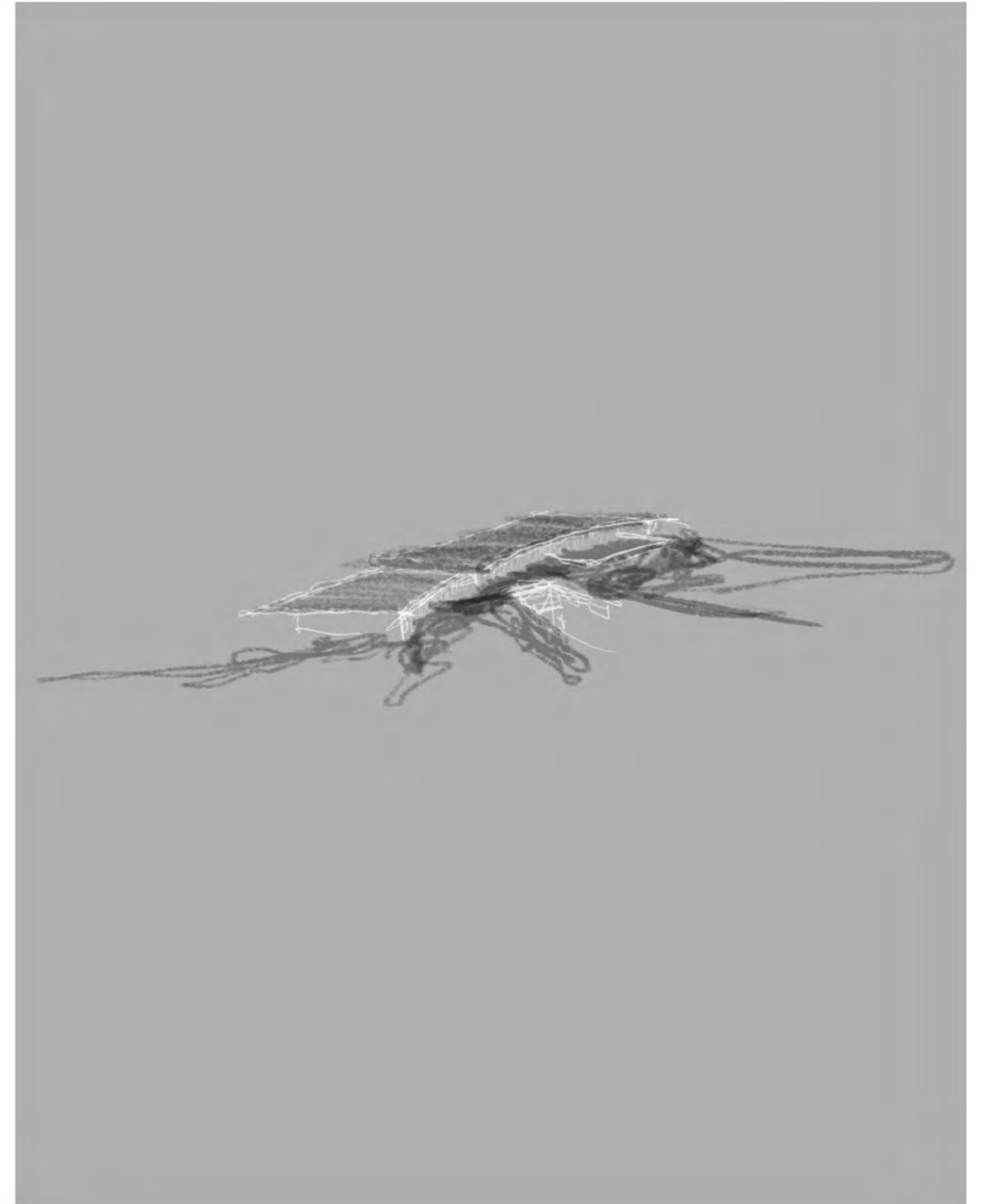


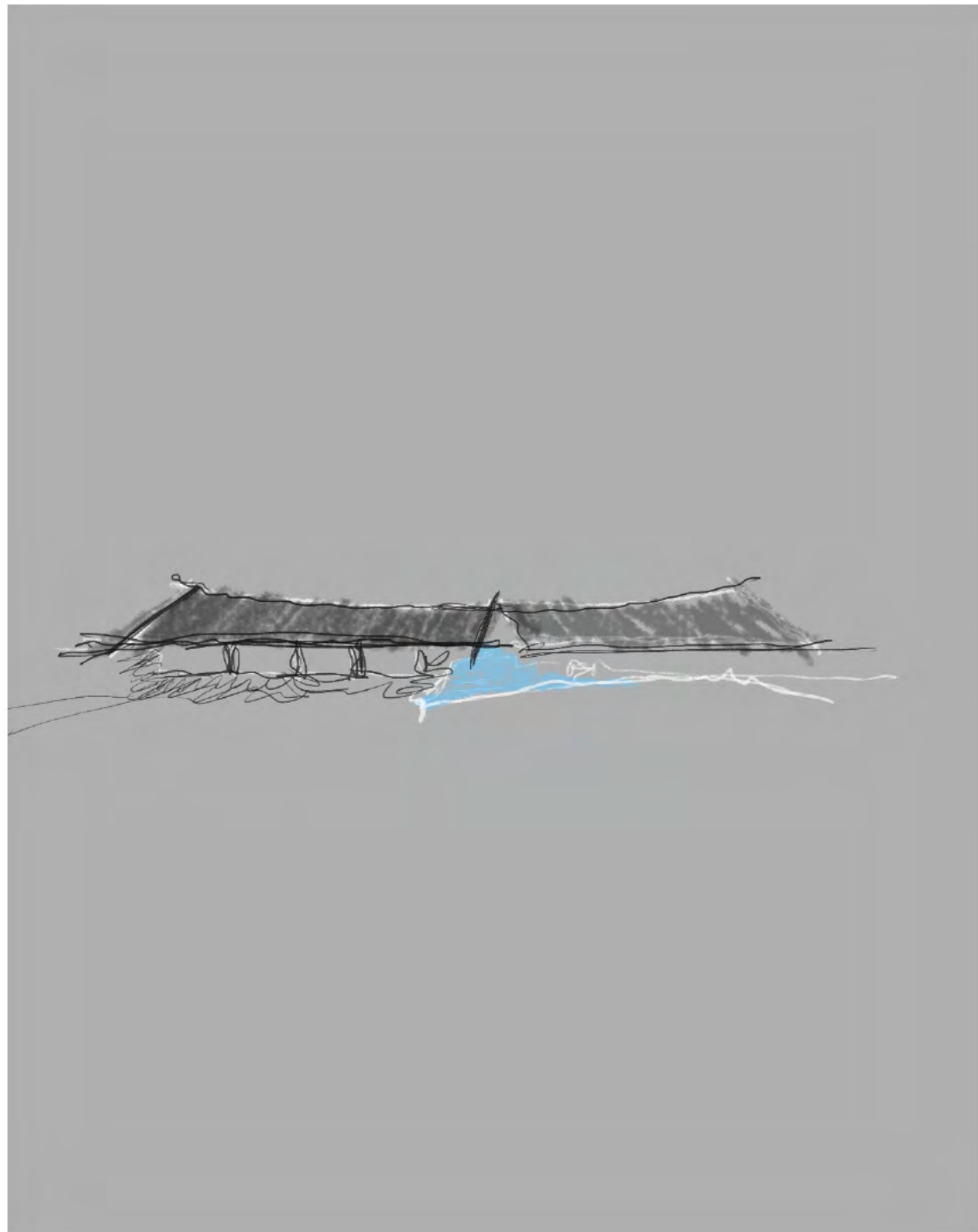


SPA, WELLNESS & VENUE

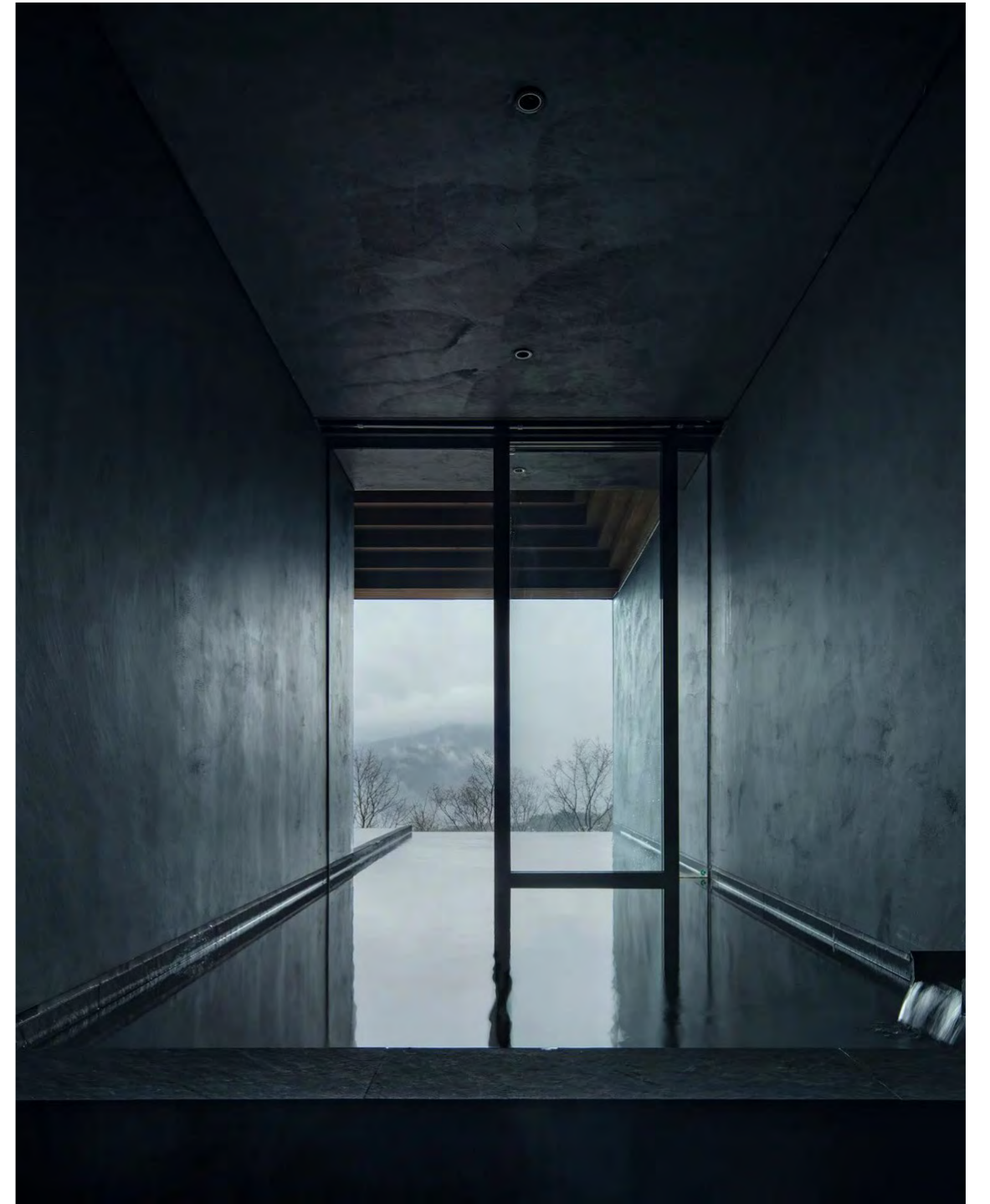
DESIGN PRINCIPLES

- Integrated into the landform - enter through the landscape
- Protected/private and sense of discovery
- Enter underground











LEGEND

- 1. Entry
- 2. Reception/Arrival
- 3. Changing
- 4. Treatment room
- 5. Pool
- 6. Dining/Lounge/Restaurant
- 7. Venue - Wedding/Conference
- 8. BOH
- 9. Courtyard

AREAS

| | |
|---------------------------|---------------------|
| Interior GFA | 2,000m ² |
| Covered exterior/ outdoor | 600m ² |
| Roof Area | 2,020m ² |



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