

Hon Nicola Willis

Minister of Finance
Minister for Economic Growth
Minister for Social Investment



11 May 2026

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

REQ-0032017

Dear Chris

Thank you for the opportunity to comment under the Fast-track Approvals Act 2024 (the Act) on the following referral applications: Waiheke Onsen (FTAA-2603-1183), **Out of Scope**

[Redacted]

I am providing comment in my capacity as Minister for Economic Growth, focusing on whether the applications are likely to deliver significant economic benefits under section 22(2)(a)(iv) of the Act, based on the information provided.

Waiheke Onsen, FTAA-2603-1183

This application seeks approval for the establishment of a destination tourism and wellness development at 32 Tiri Road, Oneroa, Waiheke Island. The proposal includes the construction of a 180-room hotel, ten ryokan-style villas, a geothermal onsen and spa retreat, and associated hospitality, wellness facilities and supporting infrastructure. The development is proposed as a single, integrated project to be delivered over an estimated five-year construction and development period.

According to the economic impact assessment provided by the applicant, prepared by Property Economics, the proposal is estimated to involve total direct capital expenditure, excluding land, of approximately \$483.9 million. The assessment estimates value-added gross domestic product for the Auckland region of approximately \$271.7 million in net present value terms, using an eight per cent discount rate. Construction and development activity is estimated to support approximately a total of 1,677 full-time equivalent job-years over the development period, comprising around 793 direct FTE-years and 884 indirect and induced FTE-years, with approximately 608 direct full-time equivalent workers employed on-site during the peak construction year.

While the quantified economic benefits are primarily concentrated during the development and construction phase, the economic assessment also identifies a range of non-monetised benefits. These include facilitation of Auckland's tourism recovery, diversification of the

regional tourism offering toward higher-value wellness tourism, increased visitor spending and length of stay, spillover demand for transport and local services, and ongoing operational employment once the development is established.

On this basis, the proposal appears likely to deliver significant regional economic benefits, driven primarily by the scale of capital investment and construction-phase employment effects. Its longer-term economic value arises from supporting tourism activity and visitor expenditure in the Auckland region, contributing to broader economic growth outcomes.

Out of Scope

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Out of Scope

Yours sincerely



Hon Nicola Willis
Minister for Economic Growth

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Waiheke Onsen
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
*Portfolio	Tourism and Hospitality		
*First name	Louise		
*Last name	Upston		
Contact person (if different from above)			
*Contact phone number		Alternative	
*Email			

2. Please provide your comments on this application
<p>Tourism and hospitality are a significant pillar of New Zealand’s economy. International tourism remains New Zealand’s second-largest export earner, with international visitors contributing \$12.5 billion to the economy in the year ended December 2025.</p> <p>The Tourism Growth Roadmap outlines this Government’s approach to increasing the value of tourism exports and supporting economic growth. The proposed investment in accommodation capacity aligns with these priorities. Accommodation is necessary tourism enabling infrastructure, allowing tourists to stay and enjoy destinations rather than simply moving on to the next centre. Additional capacity and attractions will broaden the region’s tourism offerings, attract higher-spend visitors and support wider economic outcomes.</p> <p>The proposed development is expected to deliver a range of benefits including employment during construction, the creation of long-term servicing roles, increased visitor numbers, longer visitor stays and higher average visitor spend. It would also support opportunities for entrepreneurship and increased revenue across local tourism and hospitality businesses.</p>

Much of the employment on Waiheke Island is tied to the highly seasonal visitor economy, which peaks during the summer months. I support the significant generation of local employment opportunities this development is expected to provide. In addition to creating summer jobs, wellness tourism typically exhibits less pronounced seasonality than traditional leisure or sightseeing tourism. This has the potential to improve visitor demand in the shoulder period, improving capacity utilisation for local suppliers and supporting more stable revenue streams for local businesses.

Waiheke's local economy is strongly shaped by visitor expenditure, particularly in hospitality, wineries and transport. The island already experiences high visitor intensity relative to its resident population, with peak-day visitor numbers placing sustained pressure on local infrastructure and services. The site's proximity to ferry services and its location on a bus route may help mitigate additional pressure on transport infrastructure, though increased demand will still require careful management.

The scale and duration of the project are likely to have implications for destination perception and the visitor experience. Increased tourism intensity on Waiheke Island may place pressure on the social licence for tourism and have flow-on effects for other tourism businesses. There is a risk that, without adequate management, these pressures could contribute to perceptions of overtourism, which in turn could diminish the quality of the visitor experience. Recognising and managing these risks will be important to maintaining community support and safeguarding the island's long-term visitor appeal.

I also note that the fast-track approvals process limits the scope of public participation compared with standard consenting pathways. In this context, the strength of conditions, transparency of decision-making, and robustness of monitoring and compliance mechanisms will be particularly important to maintaining public and international confidence.

I acknowledge that the proposal is likely to exacerbate existing infrastructure pressures and generate further concern within parts of the Waiheke community. However, I consider that, when assessed in the context of broader economic value these localised impacts do not outweigh the overall benefits of the development proceeding, subject to appropriate conditions. A resilient regional economy can support communities provided that development is managed in a way that protects the natural and cultural assets on which tourism depends.

Minister's signoff

Hon Louise Upston

Minister for Tourism and Hospitality



20260521

Date

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Waiheke Onsen
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Auckland Council		
*First name	Fennel		
*Last name	Mason		
Postal address	Private Bag 92300 Victoria Street West Auckland 1142		
*Contact phone number	s 9(2)(a)	Alternative	n/a
*Email	s 9(2)(a)		

2. Please provide your comments on this application
<p>Thank you for the opportunity to provide comments on the referral application for Waiheke Onsen. This response has been compiled following a comprehensive internal review by technical experts across Auckland Council and its Council-Controlled Organisations (CCOs), including Healthy Waters & Flood Resilience, Auckland Transport and Watercare Services Limited. Copies of all relevant technical input obtained are appended to this report as follows:</p> <ul style="list-style-type: none"> • Attachment 1 – Waiheke Local Board comment • Attachment 2 – Landscape visual memo • Attachment 3 – Economics memo • Attachment 4 – Water allocation/aquifer memo • Attachment 5 – Auckland Transport memo

- Attachment 6 – Regulatory engineering memo
- Attachment 7 – Streams and NESFWmemo
- Attachment 8 – Ecology memo
- Attachment 9 – Earthworks memo
- Attachment 10 – Healthy Waters & Flood Resilience memo
- Attachment 11 – Parks and Community Facilities memo
- Attachment 12 – Regulatory stormwater memo
- Attachment 13 – Policy memo
- Attachment 14 – Watercare Services Limited memo

The following assessment evaluates the proposal's suitability for referral against the criteria set out in the Fast-track Approvals Act 2024 (FTAA).

Section 17(3)

1. Auckland Council confirms it is not aware of any competing applications currently lodged that would be prejudiced by a substantive application for this project.
2. Auckland Council is not aware of any existing resource consents issued where the specific "priority of processing" or "affected party" provisions of sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) would apply in this context. However, and for completeness, it is noted that there is an existing active groundwater bore and take occurring at 17 Tiri Road under consent number LUC60401783.

Section 22

Does the project have significant regional or national benefits?

- Auckland Council does not consider that the regional benefits asserted within the referral material have been adequately demonstrated. Council's economic specialist has reviewed the applicant's Economic Impact Assessment and considers there is insufficient information to determine whether the project would deliver benefits of regional significance under section 22(1)(a) of the FTAA
- The Economic Impact Assessment quantifies only the direct construction-phase activity of the development and does not quantify the operational tourism impacts, which on the applicant's own analysis are likely to be the more significant benefit. The assessment relies on tourism data from 2023 (now outdated given recent volatility and structural change in the sector), does not consider the likely transfer effect from existing wellness destinations elsewhere in New Zealand or from international visitors substituting time and expenditure from other Auckland and New Zealand attractions, and does not provide any explicit

conclusion in relation to whether costs are out of proportion to regional benefits under the test in section 85(3)(b).

- Council also notes that the headline capital expenditure figure of \$483.9 million has not been independently verified through a quantity surveyor's report or peer review, and that the applicant's economic analysis acknowledges the impacts 'are not tied to the subject land', meaning equivalent benefits could be generated by an equivalent development on another site.
- On the information presently before the panel, whilst there is potential benefit, the case for significant regional benefit is not clearly made. For clarity, no national benefit has been asserted by the applicant or is apparent from the material provided.

Would referring the project facilitate its delivery in a more timely and cost-effective way?

- It is accepted that the referral of this project would likely achieve these outcomes.

Is the referral unlikely to materially affect the efficient operation of the fast-track approvals process?

- Council has no comment in this regard.

Has the project been identified as a priority in any government or sector plan or strategy?

- This project has not been identified by Auckland Council, CCOs, or any relevant plans and strategies as being a priority.

Will the project deliver new or support existing regionally/nationally significant infrastructure?

- No regionally or nationally significant infrastructure is proposed.

Will the project increase housing supply or contribute to a well-functioning urban environment?

- The proposal is a visitor accommodation and wellness facility, and does not provide for housing supply.
- The applicant relies on Policy 1 of the National Policy Statement on Urban Development (NPS-UD) to support a 'well-functioning urban environment' conclusion. Council's view is that this reliance is potentially misplaced. The site sits mainly outside the Rural Urban Boundary on land zoned Rural 1 (landscape amenity) under the Hauraki Gulf Islands District Plan, and is not within an existing urban environment as the NPS-UD intends.
- It is acknowledged that the site is well connected to the Matiatia Ferry Terminal and Oneroa village, and is on a key bus route servicing the island. While these locational attributes are positive features of the site, they are not in themselves sufficient to demonstrate alignment with the strategic outcomes sought by the NPS-UD or the Auckland Plan 2050.

Will the project deliver significant economic benefits?

- For the reasons set out under the regional benefits criterion above, the referral lacks sufficient evidence of significant economic benefit. The Economic Impact Assessment relied on by the applicant quantifies only construction-phase activity, does not quantify the operational tourism activity which the assessment itself identifies as the most significant benefit, does not address transfer effects from existing wellness destinations elsewhere in New Zealand, and does not undertake a cost-benefit analysis or quantify any disbenefits. Council's economic specialist is unable to confirm that the proposal would deliver benefits of regional significance on the information provided.

Will the project support primary industries (e.g., aquaculture)?

- No primary industries are proposed as part of this application, and nor does it appear that any activities are proposed that will directly support such industries.

Will the project support development of natural resources (e.g., minerals, petroleum)?

- No development of natural resources is proposed.

Will the project support climate change mitigation (e.g., reduce/remove greenhouse gas emissions)?

- The proposal is not directed at climate change mitigation. While the applicant notes that the site is well connected to walking, cycling and bus links, the project is fundamentally a destination tourism development that will generate trips by ferry, vehicle, coach and bus that will be largely additional to existing travel patterns. The development is not expected to deliver any contribution to greenhouse gas reduction.

Will the project support climate change adaptation or recovery from natural hazard events?

- The proposal is not related to recovery from natural hazards.
- Site characteristics raise a number of natural hazard considerations that will require detailed assessment at substantive stage. Parts of the site have slopes greater than 18 degrees that may be subject to instability, and flood hazards have been identified downstream of the site affecting the public road and Council reserve land. The applicant has acknowledged that detailed geotechnical, flood modelling and stormwater work will be undertaken in support of any substantive application. The proposal does not, of itself, support broader climate change adaptation outcomes.

Will the project address significant environmental issues?

- The proposal does not address existing significant environmental issues.

Is the project consistent with local or regional planning documents (e.g., spatial strategies)?

Auckland Council District Plan Hauraki Gulf Islands ('HGI plan' or 'the district plan')

- The site is zoned Rural 1 (landscape amenity) under the HGI plan, and a substantial portion of the northern area of the site identified as a 'significant ridgeline' with an associated development control extending 100m to either side of this.
- The Rural 1 land unit objectives (10a.19.3) seek to provide for rural activities and a limited range of non-rural activities while protecting rural character and visual amenity, and to maintain the openness, patterns and features of the land unit in contrast to the intensity of development in neighbouring villages. The HGI plan identifies the 'Onetangi Road area' as the location on the island able to absorb larger-scale non-rural activities such as of the nature proposed. The subject site sits outside that area, and the proposal therefore faces a high threshold in demonstrating how a substantial increase in intensity can be accommodated within the surrounding rural setting without compromising the values of the land unit, or the distinction between rural land and the neighbouring Oneroa village. The applicant's planning memorandum acknowledges that the integration of the proposed building density with the rural setting will need to be addressed through detailed design work at the substantive stage. The submitted material has not yet demonstrated how these matters will be achieved and so this remains a key policy concern for the Council.
- Council agrees with the applicant's overall conclusion that the proposal is likely a 'non-complying' under the HGI plan, but questions the identified land use activities classification. 'Tourist Complex' is likely a more fitting definition for the proposal (non-complying activity in the land unit under Rule 4.2) but it is acknowledged that work will still need to be done by the applicant to appropriately classify the activity. As a non-complying activity, there is a potential that the proposal may sit in contention with some of the provisions of the land unit.
- The proposal will also engage Part 3 of the HGI plan (overarching island-wide matters), Part 8 (natural hazards), Part 10c (development controls including ridgelines, noise and earthworks) and other parts of the plan. Council's expectation is that a comprehensive evaluation of the HGI plan objectives and policies, supported by a detailed Landscape and Visual Effects Assessment and other technical assessments, will accompany any substantive application.

Auckland Unitary Plan (Operative in Part) ('AUP')

- Because the site is located on Waiheke Island, the HGI plan manages district-level land use matters and the AUP applies as the regional planning document. The most relevant AUP chapters at this stage sit within Chapter E – Auckland-wide rules. Likely areas of regional interest include water (E2, E3, E7), discharges (E5, E8, E9), earthworks and land disturbance (E11), and the coastal environment (E18, E19). The water-related consents are likely to be the most critical, particularly the proposed groundwater take and any discharges associated with the development.
- The initial assessment undertaken in the applicant's planning report suggests that there is likely to be a means of achieving alignment with the relevant provisions of the AUP. Whilst

this is not disputed currently, suitably detailed technical reports will be required to address each of the key effects areas, should the project reach substantive stage

- For completeness, it is noted that Plan Change 120 was notified in November 2025 and introduces updated provisions for the management of risks from natural hazards. The changes affect district-level planning rules and do not apply to Waiheke Island.

National Policy Statement for Highly Productive Land ('NPS-HPL')

- The site is mapped as Land Use Capability (LUC) Class 6 under the New Zealand Land Resource Inventory and is not classified as highly productive land. The NPS-HPL is therefore not engaged.

Auckland Council Future Development Strategy ('FDS') 2023-2053

- The FDS does not identify the subject site, or Waiheke Island more broadly, as a growth area.
- The most significant FDS-related issue is wastewater servicing. The site is not currently serviced by reticulated wastewater and the majority of the site sits outside the Rural Urban Boundary (RUB). The applicant proposes to connect to the Owhanake Wastewater Treatment Plant (WWTP), which Watercare Services Limited has confirmed is at hydraulic and nutrient capacity and would require upgrades to accommodate any additional load.
- Watercare does not provide reticulated services to land outside the RUB unless Council formally requests it and the cost of servicing is fully funded by the developer. It is understood that the developer is prepared to fully fund the necessary wastewater servicing.
- While the pathway proposed by the applicant is likely achievable from an engineering perspective, and the applicant has indicated that it is prepared to fully fund the necessary wastewater servicing, the broader policy and authorisation pathway may not be achievable. The decision to extend Watercare's service footprint outside the RUB on Waiheke Island is a strategic Council decision that sits outside the FTAA process. It engages questions of FDS alignment, infrastructure prioritisation across the region, and precedent for future development on Waiheke. Council wishes to highlight this matter to the panel as an outstanding matter.

National Policy Statement on Urban Development ('NPS-UD') 2020

- The applicant relies in part on the NPS-UD as supporting referral. Council's view is that the relevance of the NPS-UD to this proposal is limited. The site is mainly outside the RUB and is not located within an existing urban environment, and the proposal is not a residential or housing supply project.
- The NPS-UD's strategic focus on enabling growth in well-functioning urban environments, near centres and public transport, is concerned with a different planning context to that which applies to a tourism development on semi-rural zoned land on Waiheke Island. The locational attributes of the site (proximity to Matiatia Ferry Terminal, Oneroa Village and the bus network) are positive features but they do not establish the alignment with NPS-UD outcomes suggested. Council's view is that the NPS-UD should not be a critical reason to

support referral of the proposal, albeit it is accepted that the proposal is not likely to be contrary to or inconsistent with this policy document.

National Environmental Standard for Freshwater

- The NES-FW is likely to be relevant. The applicant has acknowledged that some reclamation of streams or wetlands may be required, which could engage prohibited activity status under Regulation 53. While section 21(7) of the FTAA enables a referral for a prohibited activity, no site-specific freshwater ecological survey has been provided to date.
- Council's freshwater specialist has identified the need for a freshwater ecologist to confirm the presence or absence of any wetlands or streams within and adjacent to the site, and to provide an effects assessment applying the effects management hierarchy. This work will be required at substantive stage.

Are there any other relevant matters to consider?

Landscape and visual effects

- Council's consultant landscape architect, Oliver May of Boffa Miskell, has reviewed the applicant's material. The site occupies a prominent location on a Significant Ridgeline with a high-profile frontage to Ocean View Road, the primary arrival sequence from the Matiatia Ferry Terminal. The integration of buildings of the magnitude proposed within a steep, undulating rural landform without dominating the Ocean View Road corridor is identified as a significant design challenge. Several buildings (including the spa complex) appear to sit within or near the Significant Ridgeline overlay, and the height and massing of these structures will need to be carefully managed to ensure ridgeline legibility is maintained.
- The competing design objectives identified in the applicant's masterplan (extensive native revegetation, access to light and views, and a sense of enclosure on a south-westerly facing slope) will need to be reconciled through a comprehensive Landscape and Visual Effects Assessment at substantive stage.
- Council expects the applicant to engage a landscape architecture professional from the outset of detailed design and would encourage the use of the Auckland Urban Design Panel (AUDP).

Groundwater take and supply:

- Council's water allocation specialist has reviewed the preliminary Groundwater Assessment by WGA. From the information provided, it is not yet clear whether the proposed take constitutes a geothermal take (under AUP Rule E7.4.1(A24)) or a non-geothermal take (under E7.4.1(A26)). The bore is drilled to approximately 401m, which is a depth at which elevated temperatures from geothermal gradients are possible, but the Waiheke West Greywacke aquifer does not currently have an availability for geothermal sources due to limited evidence of geothermal activity in the area. The remaining unallocated capacity in

the aquifer for non-geothermal takes is approximately 126,430 m³/year, and the proposed take of 5,940 m³/year would sit within that allocation.

- The applicant's material provides some information on overall water demand for the development, and a more robust assessment of daily and annual quantities, together with an assessment against the relevant standards under Chapter E7 of the AUP and the objectives and policies under E2.2 and E2.3, will be required if the project is successfully referred.
- Dewatering during earthworks may engage further consents and will need to be addressed by the applicant's technical advisors once excavation depths are confirmed.

Wastewater servicing:

- As discussed under the FDS section above, the wastewater servicing solution is not yet finalised. The Owhanake WWTP is at hydraulic and nutrient capacity, and the existing discharge consent expires in August 2028. The applicant has indicated a willingness to fund the required plant upgrade through a development agreement. Whilst an engineering solution likely exists, the policy and authorisation pathway has not been resolved. This is therefore highlighted to the panel as an outstanding matter. Watercare has also requested the applicant provide wastewater calculations covering the proposed wedding/conference venue, which were not included in the application material.

Traffic and access:

- A comprehensive Traffic Impact Assessment is required should the proposal be accepted for substantive consideration. Auckland Transport has also requested information on construction traffic volumes, intended transport routes and pavement impacts given the scale of earthworks anticipated. Note that Auckland Transport (among other things) identifies rule triggers under Chapter E27 of the AUP, however the district rules of the AUP do not apply and reference must be made to Part 13 of the HGI plan.

Land disturbance and contamination:

- The earthworks scale and slopes on the site are likely to engage AUP regional rules including E11.4.1(A8) and E11.4.1(A9) (Sediment Control Protection Area). An Erosion and Sediment Control Plan prepared in accordance with Auckland Council's GD05 Best Practice will be required, with attention to overlay on aerial imagery, freshwater feature setbacks, treatment device design, staging and maximum open area. Bulk earthworks will also need to address contaminated land considerations.

Stormwater:

- Because the site is outside the RUB it is not subject to the Region-wide Network Discharge Consent. The applicant proposes a private stormwater network. Stormwater quality treatment is required for any car park areas with 30 or more spaces, and an assessment of peak flow attenuation will be needed at substantive stage to demonstrate downstream effects can be appropriately managed.

Healthy Waters and Flood Resilience:

- HWFR's principal interest at this stage is downstream flooding effects on the public road and on Council reserve land (the Delamore Walkway). Detailed flood modelling will be required at substantive stage. HWFR has indicated it will defer further comment until that work is provided, but remain available to discuss any flood modelling as it is being developed. The vesting of stormwater assets cannot be assumed.

Ecology:

- An ecological survey or report has not been provided for consideration at this time. Wetlands and watercourses are likely to be present on parts of the site, and there are records of threatened fauna and flora species on adjacent sites. Given the operational scale of the development a comprehensive ecological assessment, including effects on streams, wetlands, fauna habitat, and any required mitigation would be expected at substantive stage if the project is successfully referred.

Regulatory engineering and geotechnical:

- District rules and provisions must be addressed in conjunction with the erosion and sediment control details required to assess the original earthworks rules of the AUP. The site will require a geotechnical stability assessment given the slopes on the site. Detailed civil plans have not yet been provided and will be required at substantive stage if the project is successfully referred.

Parks and Community Facilities:

- Parks have identified potential effects on the Delamore Walkway reserve immediately adjoining the site arising during construction and operationally. If the proposal was successfully referred, a consideration of how the project interfaces with the Delamore walkway and other nearby reserves must be considered. Any wastewater rising main or stormwater works, access or temporary use of a Council-owned reserve land will require Landowner Approval in addition to a decision made under the Act.

Iwi/mana whenua engagement:

- The applicant explains that letters were sent to all relevant iwi authorities between 18 December 2025 and 19 January 2026, with no responses received. Council notes that this engagement window coincided with the Christmas/New Year period and that the Ngāti Pāoa Claims Settlement Bill received royal assent on 12 November 2025 (only weeks before the letters were sent). The absence of responses to a Christmas-period engagement effort should not be treated as neutrality or support for the project. Council encourages the applicant to continue to engage iwi/ mana whenua who have interests in the area.

Wāiheke Local Board feedback:

- Auckland Council acknowledges the comprehensive feedback provided by the Waiheke Local Board, which does not support the referral. The Board's concerns include a discussion regarding the Watercare/RUB matter discussed above (and its precedent implications for Waiheke's long-term character), the adequacy of the economic case, and the apparent lack of iwi engagement. Whilst the Local Board does not have a formal decision-making role under the FTAA, its feedback reflects the local community context. The reader is directed to a copy of their input at Attachment 1.

Conclusion

Auckland Council's overall view is that the case for referral has not yet been adequately demonstrated. The economic evidence presented does not demonstrate that the project delivers regional benefits of the kind contemplated by s22 of the FTAA. The applicant's Economic Impact Assessment quantifies only construction-phase activity, does not quantify the operational tourism activity which the assessment itself identifies as the principal benefit, does not address transfer effects, and does not provide a cost-benefit analysis or address whether costs are out of proportion to regional benefits under section 85(3)(b). Council's economic specialist is unable to confirm regional significance on the material provided.

Beyond the economic case, the proposal is likely a non-complying overall under the HGI plan, with the most significant policy tensions arising from the establishment of an activity of this scale and intensity outside the Onetangi Road area and within the Rural 1 (landscape amenity) land unit. Wastewater servicing remains an unresolved matter, with additional decisions required that sit outside of the FTAA process. Matters relating to the proposed groundwater take, landscape and ridgeline effects, ecology, traffic and access, earthworks, and other outstanding matters will require comprehensive assessment if the project is successfully referred.

Fennel Mason

Principal Project Lead

Division of Planning and Resource Consents

Auckland Council

13 May 2026

Local Board Feedback – Fast-track Approvals Act 2024

Project Name:

FAST-TRACK: Waiheke Onsen, 32 Tiri Road - Refs: FTAA-2603-1183 (PRR00043941)

Location:

32 Tiri Road, Oneroa, Waiheke Island 1081

Date:

24 April 2026

Prepared by:

Waiheke Local Board

1. Context – About Fast-track Applications

The Fast-track Approvals Act 2024 (FTAA) provides a streamlined consenting process for projects deemed to have significant regional or national benefit. Decisions are made by an appointed **Expert Panel**, with no public notification and limited avenues for appeal.

It is important to note:

- The Local Board does **not have a formal decision-making role**, but can provide **local insights** on community impacts, transport, open space, mana whenua engagement, and infrastructure alignment.
 - There is **no requirement for applicants to respond to Local Board feedback**, but it can be considered by the Expert Panel.
-

2. Local Board Feedback

The Waiheke Local Board does not support this referral application.

Our role at this stage is focused: we are not opining on whether this development should be consented. We are assessing whether it should be fast-tracked.

The Waiheke Local Board is not opposed, in principle, to a high-quality hotel development on Waiheke Island. The island has a genuine, long-standing gap in formal hotel accommodation, and quality hotel beds at scale could reduce pressure on residential housing being used disproportionately for short-term visitor accommodation.

2.1 Significant regional benefits cannot be established without infrastructure certainty

The proposal relies on connecting to the Owhanake Wastewater Treatment Plant — a plant currently operating at or near capacity, with no funded growth upgrades planned, and a Growth Servicing Policy that does not provide for servicing outside the Rural Urban Boundary. The majority of the subject site sits outside that RUB. Watercare's February 2026 letter confirms servicing could be achievable from a technical engineering perspective only, and explicitly does not constitute approval or commitment.

Funding the upgrade is not the obstacle. The exception that would allow Watercare to extend its service footprint beyond the RUB is a policy authorisation question, not a financial one. Watercare will not extend services outside the RUB unless Auckland Council formally requests it — regardless of who pays. No such request has been made, no Development Agreement exists, and Auckland Council's own planning team flagged this as a key project risk in March 2026. The application was lodged without it being addressed.

2.2 The wastewater question is also a key community-character decision, not just a servicing technicality

The significance of the wastewater question is much bigger than this single application. Waiheke's development pattern has been shaped deliberately, over many decades, by the absence of reticulated wastewater infrastructure across most of the island. That is not an oversight — it is a planning choice reflected in Watercare's Growth Servicing Policy, the Hauraki Gulf Islands District Plan, the Rural Urban Boundary and Essentially Waiheke. When Waiheke's district plan was developed, there was a conscious decision to promote the island as a visitor destination in a way that ensured economic benefits flowed back to local residents and families — which is why visitor accommodation units are a permitted activity at limited scale, but large single-operator developments are not. It has defined what Waiheke is: villages separated by ridgelines of bush, rural land that stays rural, development that reflects the island's scale and character.

If this project establishes that a sufficiently capitalised developer can fund an upgrade to the Owhanake plant and prompt Auckland Council to request a service extension beyond the RUB outside any formal planning process, the RUB on Waiheke becomes a negotiable line. Every future large development proposal will point to this as precedent.

That is a decision of genuine consequence for Waiheke's long-term future, and it should not be made implicitly through a fast-track consent process with compressed timeframes and no public notification. The fast-track process includes no Waiheke residents on the Expert Panel and provides no avenue for the community input a decision of this magnitude warrants. That is a further and independent reason why fast-tracking is not appropriate here.

2.3 Mana whenua engagement is inadequate for referral

The Minister has specific obligations under section 16 of the FTAA to consult identified Māori groups before making a referral decision. The engagement undertaken to date does not meet that standard.

Letters were sent to eight iwi authorities on or around 18 December 2025 — seven days before Christmas — with a response requested by 19 January 2026. No responses were received, and the application treats this as effectively neutral. The Board does not accept that framing.

Eight iwi authorities signals the depth of cultural significance attached to this location, including proximity to Matietie Historic Reserve, which contains pā, urūpā, and extensive middens. A Christmas-period window with a mid-January deadline is not a meaningful opportunity for engagement on a proposal of this complexity. Ngāti Pāoa's Treaty settlement gained royal assent only on 12 November 2025 — five weeks before the letters were sent — with conservation interests that DOC's own pre-lodgement summary acknowledges are still not fully clear. And DOC explicitly encouraged the applicant to engage directly with relevant iwi as required by section 29 of the Act. The evidence that this has occurred in any substantive sense is not in the application.

The regional benefit case cannot be properly assessed without understanding mana whenua's position on a development of this scale in this location. The absence of responses cannot be treated as consent or neutrality.

2.4 The economic case has not been independently verified — and is weaker than it appears

The significant regional benefits criterion rests almost entirely on a single Economic Impact Assessment (EIA) commissioned by the applicant from Property Economics. The Board considers it insufficient for the following reasons.

The \$483.9 million capital expenditure figure — from which every headline GDP and employment number derives — comes from the applicant's own architect and the applicant itself. There is no independent quantity surveyor's report, no peer review, and no benchmarking against comparable projects. The EIA authors acknowledge this directly: "The initial specifications and details have been provided by the Applicant." For a project of this claimed scale, the absence of independent cost verification is a fundamental gap. If the build cost is materially lower — likely if the project is scaled back at the substantive stage — the headline figures reduce proportionally.

More significantly, the report states that the economic impacts "are not tied to the subject land" — they would be generated wherever this development was built. A development of equivalent scale built on a site with adequate infrastructure, inside the RUB, through a normal consenting process, would deliver identical economic benefits by the applicant's own analysis. The economic evidence does not justify bypassing normal planning protections on this specific site.

The 1,677 FTE years across the five-year development period amounts to roughly 335 positions per year — predominantly construction trades, temporary, and largely sourced from the mainland. Permanent operational employment for Waiheke residents is not quantified at all.

The report also explicitly states it has not undertaken a cost-benefit analysis and has not quantified disbenefits — including infrastructure upgrade costs, effects on housing affordability, effects on existing local businesses, and community character effects. The assertion that benefits would "comfortably outweigh any potential disbenefits" is unsupported by any analysis.

Further, the report does not ask who actually receives the regional benefit. Gross economic activity generated by a single private development flowing primarily to high-net-worth visitors is not the same thing as broadly distributed regional benefit. This question is not abstract for Waiheke. The island's district plan was deliberately designed so that tourism revenue flows back to local residents and families — through permitted visitor accommodation at limited scale across rural and landscape units. A single large-operator luxury development of this type represents a fundamental departure from that philosophy, and the economic assessment does not engage with it at all. That question should be answered before referral, not after.

The Board also notes a broader concern about how the economic case has been constructed. The FTAA was not designed as a mechanism whereby any project of sufficient scale automatically qualifies for fast-track approval. If the size of the claimed economic injection were itself sufficient to satisfy the significant regional benefits criterion — regardless of whether the project is deliverable, regardless of location, and without independent verification of the underlying figures — the referral criteria would be rendered meaningless. The Board does not believe that was the legislature's intent, and urges the Minister to apply the criterion with appropriate rigour in this case.

2.5 The project does not satisfy the purpose of the FTAA on its own terms

The applicant's own economic report identifies the FTAA provisions directly relevant to this application. Section 3 of the Act states its purpose is to facilitate infrastructure and development projects with significant regional or national benefits. In assessing whether a project has such benefits, the following matters are identified as particularly relevant: whether the project will enable the continued functioning of regionally or nationally significant infrastructure; whether it will contribute to a well-functioning urban environment as per NPS-UD Policy 1; and whether it will deliver significant economic benefits.

The project fails to make a credible case on all three points.

On infrastructure: the project has no infrastructure purpose and the EIA does not seriously argue otherwise.

On contributing to a well-functioning urban environment: NPS-UD Policy 1 is concerned with intensification within urban areas, near centres and public transport, to improve housing supply and affordability. A large-scale luxury tourism development on a Rural 1 zoned site outside the RUB, on an island community, does not fit that purpose.

On significant economic benefits: as set out in section 2.4, the economic case is unverified, location-neutral, and incomplete. It does not establish that fast-tracking this project on this site is necessary to deliver the claimed benefits.

The Board also notes that one of the FTAA's core justifications is streamlining complex multi-agency consent processes. This application requires resource consents under the RMA and a Wildlife Act approval — a relatively contained consent. The complexity here is not one of jurisdictional fragmentation across multiple Acts. It is one of planning difficulty on a challenging site. That is not what the fast-track mechanism was designed to resolve.

2.6 The complexity of this application is not suited to fast-track timeframes

The applicant describes the assessment as "relatively straightforward and unlikely to raise novel issues." The Board contests this. The issues in play include:

- A non-complying activity in Rural 1 zone under the Hauraki Gulf Islands District Plan, with Significant Ridgeline constraints.
- Potential prohibited activity status under Regulation 53 of the National Environmental Standards for Freshwater, acknowledged by the applicant itself.
- Unresolved wastewater infrastructure requiring a policy decision from Auckland Council.
- Incomplete mana whenua engagement across eight iwi authorities, including one whose Treaty settlement was only recently given effect.
- A site fronting the primary arrival corridor between Matiatia Ferry Terminal and Oneroa — the visual gateway through which the vast majority of Waiheke's residents and visitors pass.

The third referral criterion requires the project to be "unlikely to materially affect the efficient operation of the fast-track approvals process." A project with this many unresolved threshold issues — requiring policy decisions from multiple agencies, with incomplete Treaty obligations, and significant community concern — carries a real risk of doing exactly that.

3. Conclusion

The Waiheke Local Board does not oppose a high-quality hotel development on Waiheke Island in principle. There is genuine community interest in seeing the island's accommodation gap addressed, and the ambition of this proposal reflects real commercial confidence in Waiheke's future.

However, the referral criteria have not been met — and the Board considers the project does not satisfy the purpose of the FTAA on its own terms.

The Act's purpose is to facilitate infrastructure and development projects with significant regional or national benefits. The applicant's own economic report identifies the three limbs most relevant to this application: infrastructure, contribution to a well-functioning urban environment, and significant economic benefits. The project fails to make a credible case on any of them. It has no infrastructure purpose. A large-scale luxury tourism development on a Rural 1 zoned site outside the RUB is not a contribution to a well-functioning urban environment in any recognisable reading of NPS-UD Policy 1. And the economic case — built on cost figures supplied by the applicant itself, with impacts the report acknowledges are not tied to this location — does not establish that fast-tracking this project on this site is necessary to deliver the claimed benefits.

Beyond the economic case, the project cannot demonstrate a viable pathway to basic infrastructure servicing without Auckland Council formally requesting that Watercare extend

reticulated wastewater services beyond the Rural Urban Boundary. That is a policy decision of profound consequence for Waiheke's long-term development character — one that should be made explicitly and transparently, not through the side door of a fast-track consent. Mana whenua engagement has been inadequate; Christmas-period letters to eight iwi authorities with no substantive responses cannot satisfy section 16 of the FTAA. And the volume of unresolved threshold issues raises serious questions about whether fast-track timeframes are appropriate for a decision of this consequence.

The Board requests that the Minister decline this referral application.

Finally, the Board notes its concern about the process by which it was notified. A proposal of this scale and consequence to Waiheke demanded early and direct engagement with its elected representatives. We request that Auckland Council review its internal fast-track notification procedures to ensure Local Boards are engaged from the outset of any future applications of this significance.

4. Contact for Further Information



Damian Sycamore
Deputy Chair Waiheke Local Board

s 9(2)(a)



Norm Robins
Waiheke Local Board

s 9(2)(a)

Memorandum

Auckland

Level 3
82 Wyndham Street
Auckland 1010
PO Box 91250
Auckland 1142

+649 358 2526

Whangarei

15 Porowini Avenue, Morningside, Whangarei 0110

+649 358 2526

Hamilton

PO Box 1094, Hamilton 3240

+647 960 0006

Tauranga

PO Box 13373, Tauranga 3141

+647 571 5511

Wellington

PO Box 11340, Wellington 6142

+644 385 9315

Nelson

27 Vanguard Street, Nelson 7010

+643 548 8551

Christchurch

PO Box 110, Christchurch 8140

+643 366 8891

Queenstown

PO Box 1028, Queenstown 9348

+643 441 1670

Dunedin

49 Water Street, Dunedin 9016

+643 470 0460

Attention: Fennel Mason | Principal Project Lead

Company: Auckland Council

Date: 29 April 2026

From: Oliver May | Associate Principal | Landscape Architect

Message Ref: Fast Track Referral pre-application 32 Tiri Road Waiheke – Landscape Effects Advice Note

Project No: BM260756.04

Introduction

In February 2026 Auckland Council requested for Boffa Miskell to review and provide some high level feedback on matters related to potential landscape effects on a proposed Comprehensive Onsen / Spa Development project on Waiheke Island intended to be lodged through a Fast Track Referral.

The proposed project site is located at 32 Tiri Road on the western side of Waiheke Island. The project site is located in the “Rural 1 – Landscape Amenity” zone of the Hauraki Gulf Island District Plan (HGIDP). The site is also subject to a “Significant Ridgeline” overlay, which limits the potential development on the site, relative to the existing ridgeline. To the immediate south of the site is Ocean View Road, a primary road between the Matitia Ferry Terminal and Oneroa.

Following feedback from Auckland Council the applicant (Waiheke Mon E Limited) has further developed the proposal including a masterplan, architectural concepts and planning memorandum prepare by Barker and Associates. This memorandum provides some additional feedback on the direction of the proposal and the updated project information. It is understood that at a Landscape and Visual Effects Assessment is intended to be provided by the applicant for the substantive stages of the Fast Track process.

Feedback and recommendations

Feedback on the updated proposal and key recommendations to assist in the development of the proposal are summarised below:

Planning Memorandum

1. The planning assessment provides a summary of the relevant statutory context of the site and the proposal within the context of the Auckland Unitary Plan, Auckland Regional Policy Statement and Hauraki Gulf Islands District Plan, with a brief summary of the compliance status of the activity.
 - a. It is recommended that the relevant objectives and policies of the Auckland Unitary Plan and Hauraki Gulf Islands District Plan are also addressed as the design develops. These provide important context on the type of activities and character of the existing zone which should guide the design including the density of development which may impact economic forecasts etc.

- b. The identified Rural Urban Boundary which extends into a northern portion of the site and the underlying zoning is rural. The development of the proposal will need to address the any conflicts between the RUB and the underlying zoning.
2. A summary of relevant National Policy Statements (NPSs) and National Environmental Statements are provided
 - a. As mentioned previously the balance between the objectives of the National Policy Statement on Urban Development 2020 (NPSUD) and the underlying rural zone should be explored in the LVEA in particular how the proposal will “offer significant amenity values through the provision of a spa and onsen facility and visitor accommodation”.

Masterplan and Architectural Concepts

1. The design principles indicate the intentions of the proposal to be “landscape first” and the intention for the site to be “heavily revegetated with native NZ species”. Given the context of the site and the underlying zoning this is an appropriate and logical design response.
 - a. With the intended extensive revegetation, it is important that consideration is given to the amount of time that will be required for proposed species to reach a size that will provide the enclosure and sheltered landscape described in the proposal. Consideration should also be given to timing and potential interim effects between the development of the proposal and the establishment of proposed planting.
2. The access to light and views from the proposed Onsen Spa buildings are indicated as being important considerations in the design and layout of the proposal.
 - a. The proposal has competing objectives for the access to light, enclosure and heavy revegetation on a south westerly facing slope. It is recommended that the landscape assessment and design explore and demonstrate that the proposal can be developed in manner that can achieve the desired access to light and outlooks whilst maintaining visual enclosure and a rural enclosed aesthetic.

It is recommended that a Landscape Architecture professional is engaged earlier in the process to ensure that the proposal is being developed in a manner that is in keeping with the rural amenity and rural character of the area from a landscape and visual perspective. Alternately, the Auckland Urban Design Panel (AUDP) may also be a useful resource in the development of the proposed design.

I trust that the above advice note provides you with enough information to advise the applicant of the relevant landscape and visual considerations as the proposal develops. Please let me know if you require any further clarification.

Yours sincerely,



Oliver May
Associate Principal | NZILA Registered Landscape Architect
BOFFA MISKELL LTD

Referral Application Feedback Form

This form is to be used by Council agencies, asset owners and specialists to provide feedback on referral applications under section 17 of the Fast-track Approvals Act 2024 (FTAA). Please complete the relevant sections below, considering the criteria set out in section 22 of the FTAA.

Project Information

Project Name	Waiheke Onsen
Address	
FT application number	FTAA-2603-1183

Respondent Information

Name	Rodney Yeoman
Role	Director - Economist
Agency / Department	Formative
Date	30/04/26

Do you support the proposal proceeding through fast-track?

- Support
 Oppose
 Neutral

Agency/Department Response

I consider that there is insufficient information in the Economic Assessment to determine whether the activity would be regionally significant under section 22(1)(a) of the FTAA, or whether the costs are disproportionate to the regional benefits under the test in section 85(3)(b) of the FTAA. Therefore, I am neutral in terms of the proposal proceeding through the fast-track.

Having considered the assessment criteria on the following page, please explain your position and provide any other relevant details.

For this feedback I have reviewed the report *Sakura Onsen and Hotel Fast-track Application Economic Impact Assessment* conducted by Property Economics, 17 March 2026 (Economic Assessment). The following response focuses on the criteria listed by Auckland Council. There may be relevant information in the other expert reports (including Infrastructure, Transport, Noise, Environmental, Social, and Recreation-Tourism) and the Assessment of Environmental Effects (AEE) that could assist in understanding

the economic outcomes. However, it is beyond the scope of this initial feedback to assess the wider package of reports.

Does the project have significant regional or national benefits?

It is unclear, as the Economic Assessment only quantifies the construction of the Onsen. There is no quantification of other economic benefits. As currently presented, there is insufficient information to determine whether the impacts are regionally significant.

Would referring the project facilitate its delivery in a more timely and cost-effective way?

This is not addressed in the Economic Assessment. Given the site's location and zoning, obtaining resource consent under the RMA may present challenges.

Is the referral unlikely to materially affect the efficient operation of the fast-track approvals process?

Outside my area of expertise, however I would expect that referral would not materially affect the efficient operation of the fast-track approvals process.

Has the project been identified as a priority in any government or sector plan or strategy?

No, there is no sector plan or strategy which identifies Wellness Tourism or Spa as a priority area.

Will the project deliver new or support existing regionally/nationally significant infrastructure?

No, a hotel with 200 rooms, and wellness facilities are unlikely to be significant infrastructure in my opinion.

Will the project increase housing supply or contribute to a well-functioning urban environment?

No

Will the project deliver significant economic benefits?

It is unclear, as the Economic Assessment only quantifies the construction of the Onsen. There is no quantification of other economic benefits. As currently presented, there is insufficient information to determine whether the impacts are regionally significant.

Will the project support primary industries (e.g., aquaculture)?

No

Will the project support development of natural resources (e.g., minerals, petroleum)?

No

Will the project support climate change mitigation (e.g., reduce/remove greenhouse gas emissions)?

No

Will the project support climate change adaptation or recovery from natural hazard events?

No

Will the project address significant environmental issues?

No

Is the project consistent with local or regional planning documents (e.g., spatial strategies)?

Unsure, outside my area of expertise.

Are there any other relevant matters to consider?

The most significant benefit of the Project is likely to be tourism activity associated with the operation of the Onsen. However, this activity is not quantified in the Economic Assessment, which is a major shortcoming. The Economic Assessment provides only qualitative discussion and does not estimate the potential value of this activity, nor does it assess whether it would be regionally significant in terms of the FTAA requirements.

Moreover, the Economic Assessment relies on tourism data from 2023, which is now outdated. Given the volatility and ongoing recovery and structural change in the tourism sector, more recent data should be used to ensure the assessment accurately reflects current conditions. Depending on recent trends, the use of outdated data may either overstate or understate tourism-related effects, and therefore introduces uncertainty into conclusions.

The Economic Assessment does not assess the nature of patrons of the Onsen, and how this will impact the benefits. Importantly, a large share of patrons who attend or stay at the Onsen will be local residents from Auckland and New Zealand, who would likely spend elsewhere in Auckland or New Zealand if the Onsen was not developed (i.e. Maruia Hot Springs Onsen, Arthurs Point Onsen, Wai Ariki, Tekapo Springs, Hammer Springs, Lost Springs and potentially Wairau Thermal redevelopment). The Economic Assessment acknowledges “clear evidence of strong domestic....appetite for premium wellness experiences”, however it does not consider or address the likely transfer effect associated with domestic patrons. The Economic Assessment should include this aspect in the quantification of benefits.

It is also likely that many international tourists who choose to stay at the Onsen would simply substitute time and expenditure from activities elsewhere. Tourists have limited time and budgets, which means the presence of the Onsen is unlikely to significantly increase overall activity in Auckland or New Zealand, but rather displace activity from other attractions or experiences. This likely transfer effect is not addressed or considered in the Economic Assessment, which should incorporate this factor in the quantification of benefits.

The Economic Assessment does not provide an explicit conclusion in relation to s85(3)(b) of the FTAA as to whether costs are out of proportion to the regional benefits. This is likely because the Economic Assessment did not quantify or mention potential costs, I consider that the report should have included a discussion of the potential costs and provided a conclusion on their proportionality relative to the benefits.

Auckland Council Criteria

I consider that the Economic Assessment prepared by Property Economics does not specifically address the Auckland Council assessment criteria for fast-track referrals. I understand that these matters may be addressed by other experts. However, if there are effects relevant to those criteria, they could potentially influence the conclusions reached regarding the project's economic outcomes. For example, if there is insufficient infrastructure capacity or significant environmental impacts, this may have implications for both the economic outcomes and my findings.

Assessment Criteria (Section 22 FTAA)

Please consider the below assessment criteria in preparing your response:

- Does the project have significant regional or national benefits?
- Would referring the project facilitate its delivery in a more timely and cost-effective way?
- Is the referral unlikely to materially affect the efficient operation of the fast-track approvals process?
- Has the project been identified as a priority in any government or sector plan or strategy?
- Will the project deliver new or support existing regionally/nationally significant infrastructure?
- Will the project increase housing supply or contribute to a well-functioning urban environment?
- Will the project deliver significant economic benefits?
- Will the project support primary industries (e.g., aquaculture)?
- Will the project support development of natural resources (e.g., minerals, petroleum)?
- Will the project support climate change mitigation (e.g., reduce/remove greenhouse gas emissions)?
- Will the project support climate change adaptation or recovery from natural hazard events?
- Will the project address significant environmental issues?
- Is the project consistent with local or regional planning documents (e.g., spatial strategies)?
- Are there any other relevant matters to consider?

Auckland Council assessment criteria for fast-track referrals

Please consider the below assessment criteria in preparing your response:

- Is the application clearly inconsistent with the Auckland Unitary Plan and/or not aligned with the outcomes in the Auckland Plan 2050?
Not applicable to economic assessment.
- Is the application out of sequence with the Auckland Plan Development Strategy and Future Urban Land Supply Strategy?
- Is there insufficient infrastructure to support the application, or would the project result in significant impacts on Auckland Council, CCO, or third-party infrastructure, including the need for substantial investment or upgrades?
- Is there the potential for significant adverse environmental effects to occur?

Referral Application Feedback Form

This form is to be used by Council agencies, asset owners and specialists to provide feedback on referral applications under section 17 of the Fast-track Approvals Act 2024 (FTAA). Please complete the relevant sections below, considering the criteria set out in section 22 of the FTAA.

Project Information

Project Name	Waiheke Onsen
Address	32 Tiri Road, Waiheke Island
FT application number	FTAA-2603-1183 / PRR00043941

Respondent Information

Name	Nicola Jones
Role	Specialist
Agency / Department	Water Allocation, Specialist Unit, RC
Date	4/5/26

Do you support the proposal proceeding through fast-track?

- Support
 Oppose
 Neutral

Agency/Department Response

Groundwater Allocation

The applicant has provided a groundwater supply assessment which discusses the proposed use of bore water as a water supply for the Waiheke Onsen development. The memorandum indicates that the supply of warm mineralised groundwater from the greywacke bedrock aquifer is a key component of the proposed development; however, no details have been provided on the anticipated temperatures of the abstracted groundwater.

The existing production bore has been drilled to 401m which is a depth that could provide elevated temperatures due to geothermal gradients. Further investigation and clarity from the applicant are needed to confirm whether the proposed abstracted groundwater would meet the Resource Management Act 1991 threshold of 30°C (or above) for geothermal water or not.

As such, we are unable at present to determine whether the application would fall under AUP(OP) rule E7.4.1 (A24) for a geothermal groundwater take or rule E7.4.1 (A26) for a non-geothermal groundwater take.

The technical memorandum indicates that the applicant is seeking 16.3m³/day and 5,940m³/year of groundwater from the Waiheke West Greywacke aquifer. Waiheke currently does not have an aquifer availability for a geothermal source as there is limited evidence of geothermal activity in this area.

The Waiheke West Greywacke aquifer currently has a groundwater availability of 183,022m³/year for non-geothermal groundwater takes, with a current remaining allocation of 126,430m³/year. As such, the current proposed application of 5,490m³/year would sit within the current allocation.

The applicant has only provided limited information on water demand and proposed use on site and would need to provide a more robust and detailed assessment of daily and annual quantities that are required for the development, to ensure they are promoting efficient water use.

The applicant will need to complete a full assessment of effects in accordance with the relevant standards under Chapter E7 of the AUP(OP) and address the objectives and policies under E2.2 and 2.3 relating to the taking of groundwater.

In summary, from the information provided thus far, it is not clear whether the groundwater take can be considered to be geothermal or non-geothermal in nature. Therefore, at present there is insufficient information to form an opinion on whether Auckland Council can support or oppose the proposed groundwater take. It is critical that the applicant undertakes further investigation to determine the full water demand for the proposed development and whether geothermal water is a viable option for supply.

Dewatering

The Preliminary Civil Infrastructure Report indicates that earthworks will be required to form platforms for the buildings, parking areas, accessways, infrastructure (including the reservoirs) and other ancillary activities, although widespread recontouring is not anticipated. At present no civil plans or groundwater level information has been provided. If excavations extending to depths greater than 1.5m deep are proposed, the applicant should provide a suitable groundwater investigation and assessment under E7 rules of the AUP(OP) to determine whether a consent is required to support dewatering/groundwater diversion activities during and/or after the proposed construction works.

Having considered the assessment criteria on the following page, please explain your position and provide any other relevant details.

Assessment Criteria (Section 22 FTAA)

Please consider the below assessment criteria in preparing your response:

- Does the project have significant regional or national benefits?
- Would referring the project facilitate its delivery in a more timely and cost-effective way?
- Is the referral unlikely to materially affect the efficient operation of the fast-track approvals process?
- Has the project been identified as a priority in any government or sector plan or strategy?
- Will the project deliver new or support existing regionally/nationally significant infrastructure?
- Will the project increase housing supply or contribute to a well-functioning urban environment?
- Will the project deliver significant economic benefits?
- Will the project support primary industries (e.g., aquaculture)?
- Will the project support development of natural resources (e.g., minerals, petroleum)?
- Will the project support climate change mitigation (e.g., reduce/remove greenhouse gas emissions)?
- Will the project support climate change adaptation or recovery from natural hazard events?
- Will the project address significant environmental issues?
- Is the project consistent with local or regional planning documents (e.g., spatial strategies)?
- Are there any other relevant matters to consider?

Auckland Council assessment criteria for fast-track referrals

Please consider the below assessment criteria in preparing your response:

- Is the application clearly inconsistent with the Auckland Unitary Plan and/or not aligned with the outcomes in the Auckland Plan 2050?
- Is the application out of sequence with the Auckland Plan Development Strategy and Future Urban Land Supply Strategy?
- Is there insufficient infrastructure to support the application, or would the project result in significant impacts on Auckland Council, CCO, or third-party infrastructure, including the need for substantial investment or upgrades?
- Is there the potential for significant adverse environmental effects to occur?

Invitation to provide written comments on a project under the Fast Track Approvals Act 2024

You have been invited to provide written comments to the Minister for Infrastructure (the Minister) on an application to refer a project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process.

Please upload comments directly via the portal by completing this template.

Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Written comments must be received by MfE, on behalf of the Minister for Infrastructure, no later than the due date.

Important information

Your personal information will be held by MfE and be used in relation to the project application and process. You have the right to access and correct personal information held by MfE.

A copy of your comments, including all personal information, will be provided to the Minister and the applicant.

If you are a corporate entity making comments on this application, your full contact details will be publicly available.

For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

A copy of your comments will also be published on the Fast-track website. If you believe any of the information you have provided is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it. Your comment and explanation will be decided by the Ministry on whether to withhold the information from publication.

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All information held by MfE is subject to the Official Information Act 1982.

More information on the fast-track approvals process and providing comments can be found at [Process overview](#) | [Fast-track website](#)

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Waiheke Onsen
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details		
Please ensure that you have authority to comment on the application on behalf of those named on this form.		
Organisation name (if relevant)	Auckland Transport	
*First name	Tessa	
*Last name	Craig	
Postal address	20 Viaduct Harbour Avenue, Auckland 1010	
*Contact phone number	s 9(2)(a)	Alternative
*Email	s 9(2)(a)	

2. Please provide your comments on this application
If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Managers signoff



Tessa Craig

Date 05/05/2026

1. Introduction

Thank you for the opportunity to comment on this Fast Track referral application concerning the proposed hotel, luxury wellness centre, and events centre at 32 Tiri Road, Waiheke Island. In summary, Auckland Transport (AT) requests that the applicant submit a comprehensive Traffic Impact Assessment (TIA) and flooding assessment to determine whether the proposed development may create adverse effects on road user safety, road network operations, or flood risk.

If the project is accepted for fast-track consenting, it is recommended that a TIA report and a detailed flooding and stormwater report be provided for AT's review and feedback as part of the substantive application. The issues outlined below specify the effects AT recommends addressing in any future submission. AT remains available for pre-lodgement discussions with the applicant either directly or via Auckland Council, should this be required.

2. Initial Comments

2.1. Traffic Impact Assessment

2.1.1. Access from Ocean View Road

The applicant has not provided specific details regarding the proposed location of vehicle crossings to service the development. Given the limited information currently available, AT presumes that site access may be achieved from Ocean View Road, due to its proximity to the Matiatia ferry terminal. It is noted that Ocean View Road is classified as an arterial road under the Auckland Unitary Plan (AUP), which triggers a Vehicle Access Restriction (VAR) pursuant to standard E27.6.4.1(3). Vehicle access from this arterial road will require resource consent under E27.4.1(A5), a requirement not referenced in the applicant's planning memorandum.

Accordingly, AT recommends that the VAR be cited as a reason for consent and that a comprehensive VAR assessment is included as part of the TIA. This assessment should address, but not be limited to, the following points:

- Details of access design, including the location, width, and number of proposed vehicle crossings serving the site.
- Identification of anticipated vehicle types accessing the site and estimates of daily and peak hour movements using the vehicle crossings.
- Number of parking spaces proposed within the site.
- Clarification on whether any shoulder widening of the carriageway is necessary to accommodate the movement of larger vehicles, such as buses, via the proposed crossings.
- A sight distance evaluation from the proposed crossing location on both approaches, in accordance with Austroads Part 4A guidelines.
- Consideration of pedestrian safety and intervisibility at the proposed crossing, given the presence of a shared path along the Ocean View Road frontage.
- Comparative analysis of existing versus post-development traffic volumes accessing the site and surrounding road network, and whether any modifications to the road reserve are required to ensure safe vehicle movements with the additional traffic.

Additionally, the applicant is requested to identify any potential non-compliance with E27 standards associated with the proposed development. Should there be any infringements, a detailed assessment must be provided, addressing any potential adverse effects, and outlining measures to avoid, remedy, or mitigate those effects.

2.1.2. Encouraging active modes

Given the site's proximity to the Matiatia ferry terminal and the nature of the proposed development, AT anticipates an increase in tourist activity on Waiheke Island associated with the project, which may lead to higher vehicle traffic on the road network. The applicant is therefore requested to provide an assessment detailing how the use of active transportation modes (including tourist coaches, walking, and cycling) will be promoted within the site to support sustainable travel across the island, in alignment with objectives 13.3.5 and 13.3.6 of the Hauraki Gulf Islands District Plan (HGI).

2.1.3. Impacts due to event centre

The proposed development comprises an event centre with a capacity for 200 guests. AT requests a comprehensive assessment detailing the additional vehicle trips anticipated to access the site, beyond those associated with the proposed visitor accommodation, and an evaluation of any resulting queuing or potential safety impacts on the surrounding road network. The applicant is requested to clarify whether modifications to the road reserve—such as the installation of a right turn bay or a flush median—are necessary to facilitate safe vehicular access to the site. In alignment with Objective 13.3.4 of HGI, the applicant is further requested to identify any potential adverse effects on road network operation during large events, confirm whether a travel management plan will be implemented to mitigate these impacts, and provide an assessment outlining how such effects may be avoided, remedied, or mitigated.

2.2. Construction traffic and pavement impact

The planning memorandum indicates that earthworks exceeding 2,500m³ are anticipated on site. However, the specific volume of earthworks, intended transport routes, and the number of heavy vehicle movements associated with both the earthworks and construction phases have not yet been detailed. Given the scope of the project, it is likely that there will be a substantial requirement for heavy vehicle access. Accordingly, AT requests that the applicant supply comprehensive information regarding the projected number of heavy vehicle trips and assess their potential impact on the relevant roadways, including pavement condition and any possible safety risks. Should the anticipated volume of heavy vehicles be sufficient to cause pavement damage, the applicant is expected to outline mitigation measures to address such outcomes. It is recommended that a Pavement Impact Assessment be conducted, incorporating video surveys and provisions for pavement reinstatement as necessary. Additionally, a Construction Traffic Management Plan (CTMP) should be submitted to evaluate and address any road user safety concerns during both the earthworks and construction stages.

2.3. Stormwater and flooding

The applicant has submitted a Preliminary Civil Infrastructure report as part of the application documents, which includes an initial evaluation of flood and stormwater management on the site. For the substantive application, AT recommends that a comprehensive flood assessment be conducted to

evaluate any potential adverse effects related to flooding, especially given that Ocean View Road is prone to significant flooding, as illustrated in Figure 1 below. Section 3.2 of the infrastructure report states that all developments will avoid areas classified as overland flow paths (OLFP). Nevertheless, AT advises that an assessment comparing existing and future flooding scenarios should be provided to determine any potential adverse impacts on Ocean View Road and to ensure that the proposed development does not increase flooding risks within the road reserve.

Section 4.1 of the infrastructure report indicates that stormwater runoff from the site will be redirected and discharged into the existing table drain along Ocean View Road. AT emphasizes that this table drain is designed solely for managing road runoff and is not intended to accommodate stormwater from private developments. It is recommended that the applicant consider alternative stormwater discharge solutions for the proposed development and provide an assessment outlining any potential adverse effects associated with stormwater discharge, along with measures to avoid or mitigate these effects.



Figure 1: Existing flooding and OLFP around the subject site. Source: AC Geomaps.

From: [Naz Tavasoli](#)
To: [Fennel Mason](#); [Andrew Miller](#)
Subject: Re: [PREMIUM] Fast-Track specialist briefing - Waiheke Onsen: FTAA-2603-1183 (PRR00043941)
Date: Monday, 4 May 2026 10:27:19 am

Hi Andrew,

I have completed my initial review, and below is a summary of my assessment and comments.

A review of historical aerial photographs indicates that, although there is a low likelihood of an existing natural inland wetland or stream within the site, further investigation by a freshwater ecologist is required to assess overland flowpaths along the southern side of the site (which may require a site visit) and to confirm whether any freshwater features are present within the site. In addition, a permanent stream and a potential wetland appear to be located in close proximity to the western site boundary.

Although the level of risk relating to potential freshwater features within and adjacent to the site is expected to be low, it is recommended that a freshwater ecologist undertake an ecological assessment to confirm the absence or presence of any stream or wetland within the site and adjacent area, and provide an effects assessment of the potential impacts of the proposed works, including application of the effects management hierarchy.

Ngā mihi | Kind regards

Dr Naz Tavasoli | Environmental Specialist

Earth, Streams and Trees | Specialist Unit, Planning & Resource Consents
Department

Te Kaunihera o Tāmaki Makaurau / Auckland Council

Waea pūkoro / Phone s 9(2)(a) Email: s 9(2)(a)

Level 6, Te Wharau o Tāmaki Auckland House, 135 Albert Street, Auckland,

aucklandcouncil.govt.nz

From: [Shanya Chand](#)
To: [Fennel Mason](#); [Andrew Miller](#)
Subject: RE: [PREMIUM] Fast-Track specialist briefing - Waiheke Onsen: FTAA-2603-1183 (PRR00043941)
Date: Wednesday, 29 April 2026 6:30:28 am

Hi Fennel and Andrew,

Thank you for your patience while I've completed my initial review.

As per Fiona's advice – I've been asked to provide a general steer on an erosion and sediment control plan (ESCP) approach as no ESCP has been provided. If there's anything else I can add, please let me know

As per the AEE, E11.4.1 (A8) for earthworks on land on slope equal to or over 10 degrees, and (A9) for earthworks within the SCPA, is relevant. I would also highlight that the earthworks for these standards are assessed cumulatively, therefore the total earthworks area should be used.

Please see below points I think would be beneficial to consider in the ESCP:

1. Overlay the ESCP on aerial imagery.
2. Including the following features:
 - a. Existing contours;
 - b. Freshwater features setbacks (as within 50m);
 - c. Identify location and extent of relevant freshwater feature (streams/natural inland wetlands)
 - i. Include numerical value i.e. 7m/12m to demonstrate closest point of earthworks.
3. Specific erosion and sediment controls such as:
 - a. Stabilised entranceways;
 - b. Treatment devices such as silt fence/decanting earth bunds etc and diversion bunds;
 - c. Consider staging and maximum open area for large earthworks projects (*specific cut and fill quantities unclear*).

Note: Refer to GD05 Best Practice for particulars.
4. If contaminated land earthworks are to occur prior to bulk earthworks – clarifying whether isolation controls are required (separate to bulk ESC's) and demonstrate on separate plan.
5. Include locations of outfalls, and any other items that meet the definition of earthworks on the ESCP.

Kind Regards,

Shanya Chand (MSEnvMngmnt) | Specialist – Earth, Streams and Trees

Earth, Streams & Trees | Specialist Unit
Planning & Resource Consents Department

Ph s 9(2)(a) | **Mobile** s 9(2)(a)

Auckland Council, Level 6, 135 Albert Street, Auckland Central
Private Bag 92 300 Auckland 1142

Visit our website: www.aucklandcouncil.govt.nz

Parks Referral Application Feedback Form

This form is to be used by Council agencies, asset owners and specialists to provide feedback on referral applications under section 17 of the Fast-track Approvals Act 2024 (FTAA). Please complete the relevant sections below, considering the criteria set out in section 22 of the FTAA.

Project Information

Project Name	Waiheke Onsen
Address	32 Tiri Road, Waiheke Island
FT application number	FTAA-2603-1183 (PRR00043941)

Respondent Information

Name	Lesley Wolfensberger-Betts
Role	Parks Planner
Agency / Department	Parks and Community Facilities
Date	28/04/2026

Do you support the proposal proceeding through fast-track?

- Support
 Oppose
 Neutral

Assessment Criteria (Section 22 FTAA)

Please consider the below assessment criteria in preparing your response:

- Does the project have significant regional or national benefits?
 - *No, not from a Parks and Community Facilities perspective.*
- Would referring the project facilitate its delivery in a more timely and cost-effective way?
 - *Parks and Community Facilities have no relevant matters to advise on in this regard.*
- Is the referral unlikely to materially affect the efficient operation of the fast-track approvals process?
 - *Parks and Community Facilities have no relevant matters to advise on in this regard.*
- Has the project been identified as a priority in any government or sector plan or strategy?
 - *Parks and Community Facilities have no relevant matters to advise on in this regard.*
- Will the project deliver new or support existing regionally/nationally significant infrastructure?
 - *Parks and Community Facilities have no relevant matters to advise on in this regard.*
- Will the project increase housing supply or contribute to a well-functioning urban environment?
 - *The application is not for the provision of residential housing. Parks and Community Facilities have no relevant matters to advise on in this regard.*
- Will the project deliver significant economic benefits?

- *Parks and Community Facilities have no relevant matters to advise on in this regard.*
- Will the project support primary industries (e.g., aquaculture)?
 - *Parks and Community Facilities have no relevant matters to advise on in this regard.*
- Will the project support development of natural resources (e.g., minerals, petroleum)?
 - *Parks and Community Facilities have no relevant matters to advise on in this regard.*
- Will the project support climate change mitigation (e.g., reduce/remove greenhouse gas emissions)?
 - *Parks and Community Facilities have no relevant matters to advise on in this regard.*
- Will the project support climate change adaptation or recovery from natural hazard events?
 - *Parks and Community Facilities have no relevant matters to advise on in this regard.*
- Will the project address significant environmental issues?
 - *Parks and Community Facilities have no relevant matters to advise on in this regard.*
- Is the project consistent with local or regional planning documents (e.g., spatial strategies)?
 - *Parks and Community Facilities have no relevant matters to advise on in this regard.*
- Are there any other relevant matters to consider?
 - *Yes. Further comments are provided below from Parks and Community Facilities.*

Auckland Council assessment criteria for fast-track referrals

Please consider the below assessment criteria in preparing your response:

- Is the application clearly inconsistent with the Auckland Unitary Plan and/or not aligned with the outcomes in the Auckland Plan 2050?
 - *From a Parks asset owner perspective, no clear inconsistency is identified. The applicable zoning and precinct provisions do not require open space provision, and the proposal does not generate recreation reserve demand.*
- Is the application out of sequence with the Auckland Plan Development Strategy and Future Urban Land Supply Strategy?
 - *The site is outside Future Development Strategy growth areas; however, as the proposal is business-focused and does not create residential demand, no sequencing issue arises in relation to open space provision.*
- Is there insufficient infrastructure to support the application, or would the project result in significant impacts on Auckland Council, CCO, or third-party infrastructure, including the need for substantial investment or upgrades?
 - *Yes, the site is a rural site and therefore not serviced. The need to upgrade the wastewater treatment works has been identified by Watercare which may result in works on adjacent Council-owned reserve land, Delamore Walkway. This has been identified as a potentially significant impact to Auckland Council and is discussed further below in the assessment section.*

- Is there the potential for significant adverse environmental effects to occur?
 - *From a Parks asset owner perspective, potential significant adverse effects on Council-owned open space assets have been identified at referral stage, with regards to the upgrading and construction of wastewater infrastructure as well as potential flooding effects on the Delamore Walkway reserve which could result from mismanagement of stormwater from the site. Further information and engineering plans would be required in order to understand these potential environmental effects of the proposed development.*

Agency/Department Response

Thank-you for your request for specialist input from the Parks Planning team representing the wider Parks and Community Facilities Department for this referral application under the Fast-track Approvals Act 2024 (FTAA).

The following comments are provided at a high-level only and reflect the limited detail supplied in the referral request to flag any immediate matters of concern regarding potential effects on The Delamore Walkway and neighbouring Waiheke Island Reserve as per *Figure 1* below.

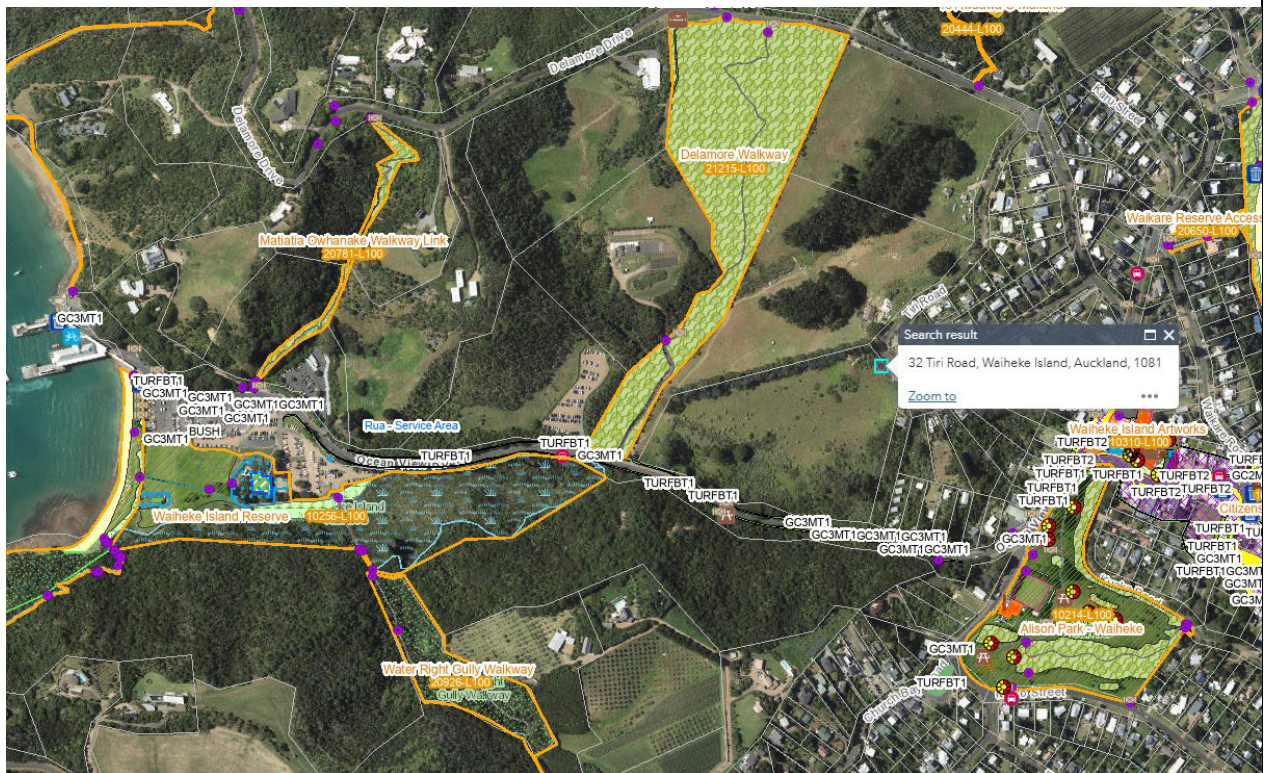


Figure 1: Location map of the Delamore Walkway (west) and neighbouring Waiheke Reserve (south/southwest) in relation to the site. Source: Parks and Community Facilities Geo Maps.

It is anticipated that if the application is accepted for referral under the FTAA that more detail will be provided for substantive assessment.

Feedback has been received from the following specialist areas to support these written comments:

- Ezra Barwell, Senior Policy Advisor – Community Investment
- Rahman Bashir, Principal Property Provision Specialist, Land and Property Advisory
- Jacqui Thompson Fell, Parks & Places Specialist, Special Operations – Parks and Community Facilities
- Alex Stansfield, Senior Land Use Advisor, Land Advisory - Parks and Community Facilities
- Sue Gluskie, Facilities Coordinator, Area Operations – Parks and Community Facilities.

1. Delamore Walkway

a. Access and use of council-owned land

- i. There are concerns as to the potential effects the proposed development will have on the access to this reserve and the nearby recreational pathways, both during construction and when the resort is operational and at capacity. Council is often approached to use public land for access and laydown sites, and this would be a significant impediment to the use of this walkway and reserve. Any need for the use of Council land to support the eventual construction and operation of the proposed Waiheke Onsen would require a Landowner Approval, as per point (c) below.

b. Stormwater and Wastewater

- ii. The preliminary civil infrastructure report by Maven, dated 16 March 2026 provides high-level information regarding the required servicing infrastructure for stormwater and wastewater with no detailed plans being provided. It is proposed to construct a new private stormwater network that will provide for the carparks, accessways, buildings and other ancillary impervious areas and will convey stormwater via outfalls to existing overland flowpaths. The reserve is subject to the 1% APE floodplain associated with the permanent stream that runs through it. Flooding effects are of particular concern for Parks, with regards to any downstream effects on the reserve caused by stormwater emanating from the site. For flooding, the civil report states that “*mitigation will be provided as required to ensure no downstream effects (Section 3.1, pg 6)*”. This will need to be clearly and sufficiently demonstrated in the substantive application in accordance with the latest Stormwater Code of Practice (SWCoP v4) which is to take into account the 3.8 degrees climate change.
- iii. Further to point (i) above, it was identified that in order to provide the necessary wastewater infrastructure, that the wastewater treatment works will need to be upgraded and that work may need to be undertaken on Council-owned reserve land. Further, detailed information is required in this regard in order to understand the full effects this work would have on the reserve, if any, and would require further Landowner approval.

c. Landowner and tree asset owner approvals

- i. Any works proposed to be undertaken within Delamore Walkway or Waiheke Island Reserve (construction of stormwater outfalls, laydown areas, wastewater connections etc) will require a Landowner Approval from Auckland Council's Land Advisory Services, separate from the regulatory consenting process. This is to be initiated by the developer directly with the relevant team and does not fall within the scope of the resource consent for approval. It is suggested that this be undertaken prior to submission of the substantive application. Should this not be obtained prior to a substantive application being approved, the risk will be for the developer.
- ii. For any works on existing tree assets within the road reserve, or proposed tree assets within the road reserve, Parks Planning acts as the lead agency for the Urban Forest Team. A Tree Owner Approval (TOA) would be required for any proposal within the road reserve that affects green assets and would likely require an Arboricultural Report and associated landscape plans.

d. Retaining walls and boundary treatments

- i. High-level information regarding the required earthworks on the site was provided, stating that “*significant localised piling and retaining walls will be required in support of the proposed reservoirs and larger buildings within the site (Section 2, pg. 5 or preliminary civils report)*”. Whilst it is acknowledged the site does not border the Delamore Walkway reserve, visual effects caused by large retaining walls and buildings on the eastern / northeastern boundary would be of concern to Parks. The Hauraki Gulf Islands Plan outline the assessment criteria for development (11.5.3.6) within the Rural 1 and 2 zone and specifically talks to, “*ensuing any development being of a scale and form that is not visually dominant when viewed from any public space such as roads, public reserves and beaches*” (**Figure 2**). Elevations and renders of how the development would be viewed by users of the Delamore Walkway would be important in understanding any visual effects the development will have on the reserve.

11.5.3.6 Rural 1 and 2

In rural 1 and 2, discretion over the matters identified in [clause 11.5.2](#) will be applied so that the proposed building is integrated with the natural landscape by:

1. Being of a scale, form and location that is not visually prominent when viewed from any public place, such as roads, public reserves and beaches.
2. Having an external colour that is integrated with the surrounding natural landscape. The council will refer to [clause 10c.4.8](#) for guidance in assessing this matter.
3. Being located so that it that does not dominate or detract from public views which are characterised by natural landscapes.
4. Being of a scale, form and location that maintains the visual coherence of the landscape character by not breaking the pattern of any natural features such as coastal escarpments, ridges, prominent slopes or indigenous vegetation.
5. Being of a scale, form, colour and location that does not give rise to cumulative effects within the natural landscape.

Figure 2: Snippet from Hauraki Gulf Islands Plan. Source: Auckland Council.

2. **Street furniture**

The proposed access to the development was not clear on the architectural masterplan, however there are two street benches, one in the Ocen View Road and one in Tiri Road road reserves that may be affected by the proposed development. These are Auckland Transport assets and therefore outside our Parks and Community facility's remit but worthy to note for an assessment by AT.

3. **Open space provision**

In this case, no subdivision is proposed as part of the application, however, the Land and Property Advisory Team confirmed that due to the site being a rural-zoned lot within a rural-zoned area, there is no requirement in Manaaki Tamaki Makaurau for the provision of neighbourhood or suburb parks in rural-zoned areas. There is an established network of open space provided within close proximity to the site and therefore no further open space is required to be acquired / provided within the development to meet policy expectations.

4. **Subdivision and esplanades**

Although there is no indication of subdivision at this stage, however, should the substantive application involve any form of subdivision such as unit titling, then Parks' scope will be widened to include consideration of any relevant triggers around the provision of esplanades where appropriate.

Prepared by:



Lesley Wolfensberger-Betts
Parks Planner
Parks Planning Team
Parks and Community Facilities

Date: 28 April 2026

Reviewed by:



Hester Gerber - Manager Parks Planning
Agency Lead for
Parks and Community Facilities

Date: 28 April 2026

From: [Fereita Timoteo](#)
To: [Fennel Mason](#)
Cc: [Andrew Miller](#)
Subject: RE: [PREMIUM] Fast-Track specialist briefing - Waiheke Onsen: FTAA-2603-1183 (PRR00043941)
Date: Wednesday, 6 May 2026 12:40:31 pm

Hi Fennel,

Thank you for your patience.

I have reviewed the preliminary civil infrastructure report from Maven, dated 16 March 2026. I do not have much to comment on at this stage. Nevertheless, since the site is outside the Rural Urban Boundary (RUB), it is not subject to the regionwide network discharge consent (NDC). As a result, the applicant is proposing a new private stormwater network to manage runoff from all impervious surfaces, including carparks, accessways, and buildings.

Stormwater quantity

The private stormwater network will be designed to handle a 10-year rainfall event. The sizing will be finalised during the detailed design phase. The assessment for peak flow attenuation will be provided as part of the upcoming resource consent application to support effective stormwater management. As such, we will await the stormwater assessment and design calculations to know exactly how much impervious area will be proposed and how each impervious area will be mitigated.

Stormwater quality

Section 4.3 Maven has stated “*that treatment is not specifically required but will be provided in support of the larger carpark areas if this accommodates more than 30-car parks*”. I would like to confirm with the applicant’s agent that, if any proposed carpark has 30 or more parking spaces, treatment should be applied to all relevant areas, including parking spaces and access areas.

Ngā mihi | Kind regards

Fereita Timoteo | Stormwater Specialist

Specialist Unit | Planning & Resource Consents Department

Mobile: **s 9(2)(a)**

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Memorandum

From: Chris Khouri
Policy Planner
Regional, North, West and Islands,
Planning, Policy and Governance
Auckland Council

Date: 5 May 2026

Fast Track Application – Waiheke Onsen

Policy Comments

Proposal

1. The application seeks fast-track approval for the construction of Waiheke Onsen (32 Tiri Road, Waiheke). The proposal includes:
 - Approximately 180 room hotel;
 - Japanese inspired Ryokan villas (Approximately 10);
 - A luxury Japanese geothermal retreat (Onsen) including hot pools that can accommodate approximately 150 guests, private day pools (10), private saunas (4) and a café/restaurant;
 - A spa facility with treatment room and a pool;
 - A wedding conference venue that can accommodate 200 guests;
 - A yoga and meditation pavilion; and
 - Associated facilities including carparking, reception, changing rooms and service kitchen.
2. The subject site is located to the west of Oneroa village and is zoned Rural 1 (landscape amenity) under the Auckland Council District Plan - Hauraki Gulf Islands Section (HGIDP). Additionally, the site is defined as a “significant ridgeline”, and a development control applies with 100m of the “significant ridgeline area”.

Comments

HGI District Plan framework

3. The proposal has specified in Attachment 1 of the Planning Memo, a number of reasons for consent are likely required for this development.
4. From a high-level policy perspective, we wish to raise concerns of the proposed development within the specific planning framework detailed under the HGIDP.

5. Overall, the proposal is considered to be a non-complying activity under the HGIDP, specifically due to establishing entertainment facilities outside of the Onetangi Road area, that are not provided for within the Rural 1 (Landscape Amenity) land unit.
6. This is a particular concern, given that the HGIDP provides clear direction that these activities should occur within the Onetangi Road area under this land unit. The objectives and policies clearly specify the rationale for this distinction, being that the Onetangi Road area is of a greater scale that is able to accommodate larger scale activities than other areas under Rural 1.
7. The Rural 1 Objectives (10a.19.3) are listed below:
 - *To provide for rural activities and a limited range of non-rural activities while protecting the rural character and visual amenity of the land unit.*
 - *To provide for rural activities that maintain the openness, patterns and features of the land unit in contrast to the intensity of development in neighbouring villages.*
8. Furthermore, relevant policies for the Rural 1 land unit are noted below:

(2) By limiting the non-productive activities that can occur in the 'other areas' of the land unit to those which avoid adverse effects on the landscape and rural character, and the general and visual amenity values of the locality.

(4) By ensuring that the scale, form, colour and location of new buildings will not have adverse effects on the landscape, rural character and visual amenity values of the land unit.

(6) By ensuring that the land unit continues to provide the clear distinction between its rural landscape and the characteristics of the neighbouring villages.
9. Considering the objectives and policies for the Rural 1 land unit above, it is unclear how this proposal would fit appropriately with these in mind and appears to challenge this planning framework.
10. Key concerns are how the proposal would avoid adverse effects on the landscape, rural character and visual amenity values. Furthermore, how will any new buildings be designed in a way to not create adverse effects on the landscape, rural character and visual amenity values of the Rural 1 land unit. Additionally, policy (10a.19.3.6) specifically highlights the importance of ensuring “a clear distinction between its rural landscape and the characteristics of the neighbouring villages”. It is unclear how a development incorporating a hotel could not adversely impact rural character and landscape values.
11. There is a lack of robust assessment to how these matters are addressed and it is considered that the proposal appears to significantly challenge and override the direction sought by the HGIDP.
12. The HGIDP policy framework assessment in Attachment 1, provides a very brief overview and does not provide a robust assessment. A detailed assessment of how this proposal

lines up with the relevant objectives and policies of the HGIDP is a key component that should be provided in this Fast Track application.

13. The subject site as mentioned previously, is noted to incorporate a “significant ridgeline area” that is shown across about half of the site. The proposal does not provide explicit details on how high these buildings will be protruding into the “significant ridgeline area”, but in any case this is of particular concern on how this impacts the visual and landscape amenity that this ridgeline provides to the local area. I would defer to a landscape architect to provide a detailed assessment of this specific matter.
14. Additionally, the proposal notes that other development controls could be infringed such as height, building in relation to boundary, yards, building coverage and wetland and waterbody protection yard. It is difficult to ascertain without the design details of the extent to possible infringements and how this could adversely affect the surrounding environment. Specific details in how the proposal complies or not with these development controls, needs to be provided once the detailed design is confirmed.
15. It is also noted that the proposal would require consent for exceeding the noise limit in the Rural 1 land unit and there could be reverse sensitivity effects on the adjoining rural properties, from greater noise and traffic effects of this significant development proposal. This is a clear contrast to the provisions of the Rural 1 land unit, where a key consideration is given to protecting rural character and amenity, whilst enabling some compatible non-rural activities.
16. Furthermore, this proposal also has the potential to challenge the integrity of the RUB, with the proposal adding urban land uses to a rurally zoned property, in effect extending the RUB to this property’s boundaries (as shown in Fig. 1 below).

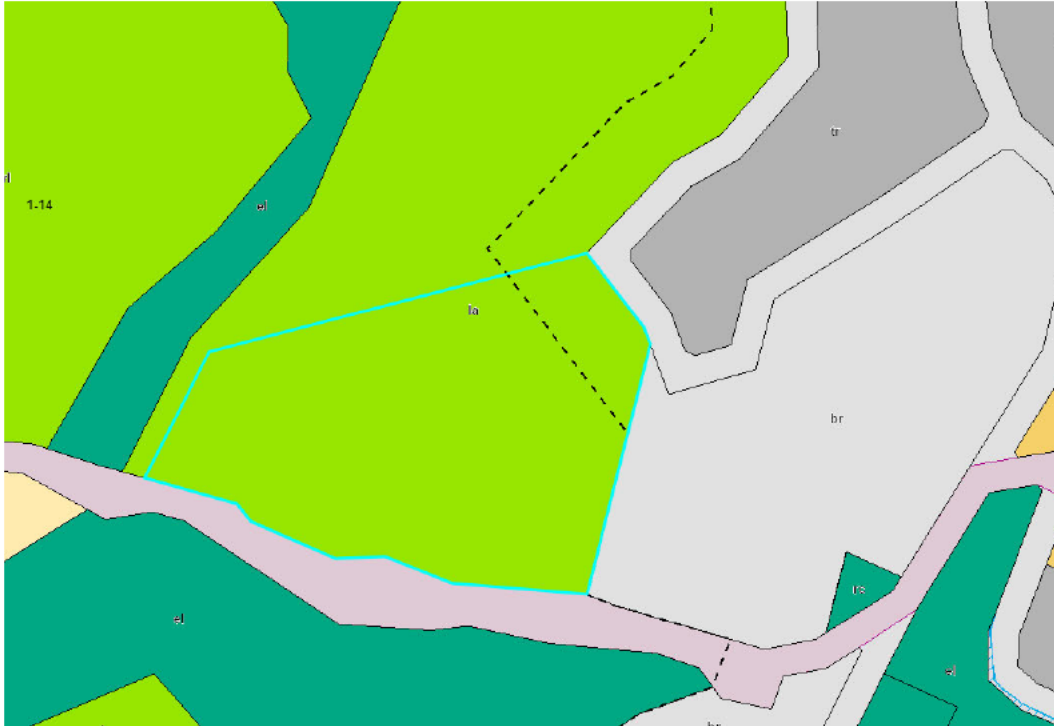


Figure 1 – HGIDP zoning map showing subject site (in blue outline) and Rural-Urban Boundary (in black dashed line)

Background to Rural 1 land unit

17. I have reviewed the s32 report prepared for the HGI Plan Review (2006), which analysed the Rural 1 (landscape amenity) land unit proposal at that time. It specifies that there are two distinctive areas of the land unit – being the Onetangi Road area, and other areas found on Waiheke Island.
18. There is a portion of the report, which is sniped below which specifies some background context for this land unit in Tiri Road.
19. However, this does not include the subject property (32 Tiri Road) but includes some of the neighbouring properties (for reference, land units 17, 20 & 22 relates to the previous district plan provisions prior to the current Rural 1 (landscape amenity) land unit becoming operative).

Application of land unit:

Rural 1 (rural amenity) is applied in the same locations as land unit 20 – landscape protection in the existing District Plan except for the following four amendments:

Site	Reason for re-classification
<p>Tiri Road, Oneroa</p> <ul style="list-style-type: none"> • 34 Tiri Road, Oneroa (Lot 7, DP 53686, CT 5D/64) • 36 Tiri Road, Oneroa (Lot 6, DP 53686, CT 5D/63) • Lot 6, DP 53686, CT 5D/65 Ocean View Road (no street address assigned). 	<p>The upper portion of these sites does not contribute to the character, amenity and lifestyle options of the western end of the island in the same way as the land classified rural amenity which is located on the headlands surrounding Oneroa. In particular:</p> <ul style="list-style-type: none"> • The upper portion of land adjacent to Tiri Road is seen in conjunction with the traditional residential land on the other side of the road, and reads as part of the residential environment. • The steepness of the land on the western side of Tiri Road causes the existing land unit 20 area to appear to descend into the valley. The open space value of the land unit 20 land is diminished due to its lack of prominence which in turn is due to its topography. • The land unit 17 and 22 land covering the rolling land to the west is more prominent from Tiri Rd than much
	<p>of the land unit 20 due the elevated nature of these land units and the position they occupy in the view to the west. The value of the land unit 20 land is diminished in this particular instance due to the topography, whilst land unit 22 assumes a higher value in terms of landscape character and amenity.</p> <p>These sites have been re-classified traditional residential.</p>

Fig. 2 – HGI Plan Review: s32 report for Rural 1 (2006)

Conclusion

20. As lodged, the proposal from a high-level policy perspective would appear to be inconsistent with the objectives and policies sought by the Rural 1 land unit. The lack of detail provided regarding possible infringements to the land unit’s development controls does raise concerns that this proposal could adversely impact on the rural character, amenity and landscape values if not significantly addressed through the detailed design process.

7th May 2026

Fennel Mason
Auckland Council
Project Lead
s 9(2)(a)

Dear Fennel,

Waiheke Onsen
32 Tiri Road, Waiheke Island, Auckland 1081

Introduction

1. Watercare Services Limited (**Watercare**) welcomes the opportunity to provide comments on the Waiheke Onsen Fast-track referral application (**Application**), made under section 13 of the Fast-track Approvals Act 2024 (**Act**).
2. Waiheke Mon E Limited (**Applicant**) proposes to develop an integrated visitor development and associated works at 32 Tiri Road, Waiheke (**Project Site**) including, but not limited to:
 - Approximately 180 room hotel;
 - Approximately 10 Japanese inspired Ryokan villas;
 - A luxury Japanese geothermal retreat (Onsen) including hot pools that can accommodate approximately 150 guests, private day pools (10), private saunas (4) and a café/restaurant;
 - A spa facility with treatment room and a pool;
 - A wedding conference venue that can accommodate 200 guests;
 - A yoga and meditation pavilion; and
 - Associated facilities including carpark, reception, changing rooms and service kitchen (together, **the Project**).
3. The zoning of the Project Site is Rural 1 (landscape amenity) under the Hauraki Gulf Islands District Plan.
4. Watercare's comments in this letter are based on the Application as at today's date, in particular the following lodged Application documents:
 - Attachment 1 Planning Memorandum for Waiheke Onsen dated 18th March 2026.
 - Attachment 4 Consultation Record
 - Attachment 8 Preliminary Civil Infrastructure Report dated 16th March 2026
5. Any amendment to the Application will require further review from Watercare.

Watercare's purpose and statutory obligations

6. Watercare is New Zealand's largest provider of water and wastewater services, operating as a substantive council-controlled organisation owned by Auckland Council with the purpose embodied in the Māori whakatauki "Ki te ora te wai, ka ora te whenua, ka ora te tangata" (When the water is healthy, the land and the people are healthy), reflecting the connection between its services and the wellbeing of the community and local environment.

7. Watercare is required to manage its operations efficiently with a view to keeping overall costs at minimum levels while maintaining long-term asset integrity¹, subject to economic regulation under the Watercare Charter with oversight by the Commerce Commission as the appointed Crown Monitor, and must give effect to relevant aspects of Council's Long-Term Plan and act consistently with other Council plans and strategies as specified by the Council, including the Future Development Strategy (FDS)². The current Letter of Expectation from the Mayor expressly states that “CCO plans and investment should be aligned with the Future Development Strategy...”, and that the Council “expect[s] Watercare alignment with council’s position in relation to...developments that do not confirm with the Future Development Strategy”.³
8. Through its annual Statement of Intent responding to Council's Letter of Expectation⁴, Watercare commits to contributing to Auckland Plan 2050 outcomes by collaborating with the wider Council group to support areas of growth identified by Council, acting consistently with Council's FDS for major infrastructure development for Future Urban Areas (FUAs), ensuring alignment of infrastructure projects with other utilities, fully recovering growth costs so that growth pays for growth, and abiding by the Statement of Expectations of Substantive Council Controlled Organisation's (CCOs) which requires working with Council and other CCOs to achieve the outcomes and objectives set out in the Auckland Plan 2050.

Watercare’s comments

9. As noted, the Project Site is zoned Rural 1 (landscape amenity) under the Hauraki Gulf Islands District Plan.
10. In line with Watercare’s statutory obligations, which include requirements to support growth areas identified by Auckland Council, Watercare does not provide water supply or wastewater servicing to rural zoned land, such as the Project Site for the following reasons:
 - a. Servicing rural zoned land is unanticipated by Watercare and in accordance with Auckland Council’s Plans and Strategies, has not been provided for in Watercare’s Asset Management Plan.
 - b. This means that planned upgrades and projects in the network and associated treatment infrastructure do not provide capacity for servicing rural land, and therefore the provision of connections to rural land would significantly impact the available capacity for the anticipated growth of live-zoned areas and Future Urban Zone areas.
 - c. This position is consistent with Watercare’s statutory obligations to act consistently with any plan or strategy of the Council, including but not limited to, the Auckland Unitary Plan Operative in Part (AUP-OP), the Auckland Plan 2050, and the FDS.
11. This position is outlined in Watercare’s Board approved Strategic Direction for Providing Services to Support Urban Growth (approved 17 May 2015) (Board approved policy), which restricts the provision of water supply and wastewater services outside of the rural urban boundary (RUB). The AUP-OP maps the RUB on Waiheke Island. The proposed site at 32 Tiri Road, Waiheke is partially within the RUB with the majority of the Project Site located outside the RUB. This Board-approved policy allows Watercare to provide services outside of the RUB, if expressly requested to do so by Council and where the cost of servicing the development is fully funded by the developer.

¹ Section 57 of [Local Government \(Auckland Council\) Act 2009 | New Zealand Legislation](#).

² Section 58 of [Local Government \(Auckland Council\) Act 2009 | New Zealand Legislation](#).

³ Mayor of Auckland (Wayne Brown), Letter of Expectation for Statement of Intent 2026-2029 (18 December 2025).

⁴ [Watercare Services Ltd \(Watercare\) Statement of Intent, 2025-2028](#)

12. To date, no such formal request has been made by Auckland Council.
13. Notwithstanding, the following provides Watercare's comments on the application from a technical perspective:

Water supply

14. The Waiheke Island community is not currently serviced by a public water supply.
15. The Applicant is proposing a combination of roof rainwater capture, groundwater abstraction, and greywater treatment and reuse that will be privately owned and operated.
16. Any comments on, or assessment of, potential permanent **private** water supply servicing will be made by Auckland Council (and not Watercare). Additionally, any private water supply would be subject to regulation by Taumata Arowai as the Water Services Regulator.

Wastewater

17. The site is not currently serviced by a public wastewater network.
18. The Applicant is proposing to connect to Watercare's Owhanake Wastewater Treatment Plant (WWTP). A private wastewater network is proposed to be connected to a private holding tank and pump station, which would pump wastewater to the nearby Owhanake WWTP. The Applicant notes that the rising main could be a public asset, otherwise, a right to occupy will be obtained from Auckland Transport. Likewise, right of entry to run the rising main and to do the works will be required within the Council owned, reserve land. The greywater from the Project is proposed to be treated (most likely at source) which will be reused through the Hydraloop system which has reduced the volume of wastewater proposed to be transported to the Owhanake WWTP.
19. As described, the private network does not meet Watercare's standards for the vesting of assets - Watercare would not accept the rising main as a public asset where it is servicing a private pumping station. This is because operating and maintaining the rising main would require full access to and control of the pumping station, which would not be feasible as a private asset. The pumping station and associated rising main as proposed would therefore need to be under private ownership and operation.
20. The Owhanake WWTP operates under an existing discharge consent permitting discharge of up to 250 m³/day (which is due to expire in August 2028); however, the installed hydraulic capacity of the WWTP is limited to 130 m³/day, which is reached during peak wet weather flow conditions. The WWTP is also effectively at capacity in terms of nutrient loadings relative to discharge consent conditions during peak summer months. Any additional wastewater flows associated with the Project cannot be accommodated within the existing infrastructure capacity without upgrades to the WWTP and associated conveyance infrastructure.
21. From a technical perspective only, wastewater servicing of the proposed development could be achievable at the WWTP only if:
 - upgrades are undertaken to address hydraulic and nutrient loading constraints at the WWTP and within the conveyance network;

- such upgrades are accommodated either as maintaining compliance with the current discharge consent conditions and treatment performance requirements, or under conditions of a new discharge consent; and
- the requirements for pre-treatment (apart from grease traps) are to be confirmed. Grease traps will be required.

22. Watercare has no funded growth upgrades planned for Waiheke Island. Accordingly, any infrastructure upgrades required to service the development would need to be on the basis that the developer fund the capital and operational investment required to service the area. Any service for wastewater would be on a full cost recovery basis through an Infrastructure Funding Agreement to be entered into with Watercare and subject to approvals.
23. Any comments on, or assessment of, potential permanent **private** wastewater servicing will be made by Auckland Council.

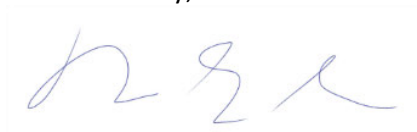
Further information

24. The wastewater calculations provided as part of the Application do not appear to cover the proposed wedding conference venue that can accommodate 200 guests. Please provide the wastewater calculations for the proposed wedding conference venue.

Conclusion

25. In accordance with Watercare's Board-approved policy, Watercare does not provide connections to areas outside the RUB unless Council directs Watercare to service the area and it is fully funded by the developer. As at this date we have received no such direction from Council.
26. Any comments on, or assessment of, potential permanent **private** water supply and/or wastewater servicing will be made by Auckland Council.
27. From a technical perspective only, upgrades to the Owhanake WWTP would be required to support the Project which would need to be fully funded by the developer.
28. Watercare remains willing to continue engaging with Applicant to further understand the technical requirements, infrastructure solutions, and potential staging options, subject to resolution of Watercare's Board-approved policy matters and appropriate cost-recovery arrangements.

Yours faithfully,



Helen Shaw
Head of Strategy and Consenting
Watercare Services Limited

Your written comments on a project under the Fast-track Approvals Act 2024

Project name	Waiheke Onsen
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name	Department of Conservation (DOC)		
*First name	Bridgette		
*Last name	Munro		
Postal address			
*Contact phone number	s 9(2)(a)	Alternative	
*Email	Fast-track@doc.govt.nz ;		

2. Please provide your comments on this application
Comments follow overleaf.

Manager's signoff

Jenni Fitzgerald

13th of May 2026

Director-General of Conservation s17 comments

Project name	Waiheke Onsen
Applicant name	Waiheke Mon E Limited
Application number	FTAA-2603-1183
Project summary details	<p>The Waiheke Onsen Project ('the Project') is to develop and operate a hotel tourism facility, located at 32 Tiri Road, Oneroa, Waiheke Island.</p> <p>The Project comprises:</p> <ul style="list-style-type: none"> • 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; and • associated facilities including carparking, staff accommodation, reception, changing rooms and service kitchen. <p>The Project will require the proposed approvals:</p> <ul style="list-style-type: none"> • resource consents under the Resource Management Act 1991 ('RMA'); and • approval under the Wildlife Act 1953. <p>It is noted that the Project 'may' involve earthworks in and around natural inland wetlands, the diversion of water or the discharge of water into water within 100m of a natural inland wetland and / or the reclamation of wetlands and streams that may trigger a prohibited activity in accordance with the National Environmental Standards for Freshwater Management ('NES-F').</p>

1 General comment

- 1.1.1 As the Project includes an approval or approvals under a specified Act for which DOC is the administering agency, the Applicant was required to undertake pre-lodgement consultation in accordance with section 11(e) of the Fast-track Approvals Act 2024 ('FTAA'). DOC and the Applicant met on the 10th of December 2025. Consultation was paused further to this meeting while the Applicant progressed iwi consultation. Further correspondence was undertaken between the 20th of January and the 10th of February 2026. DOC provided written feedback to the Applicant on the 27th of February 2026.

- 1.1.2 While DOC does not have sufficient information to determine the level of any actual and potential environmental effects, DOC considers that it is likely that with the appropriate design and conditions, effects can be managed to appropriate levels.

2 Minister's decision on referral application

- 2.1.1 FTAA sections 21 and 22 set out matters to be considered in determining whether a referral application should be accepted.
- 2.1.2 DOC notes that other agencies are better placed to comment on most matters, including those in section 22. Comments below are limited to sections where DOC has specific interests or information relevant to the Minister's decision.
- 2.1.3 For completeness, DOC has considered the criteria in section 22 and has not identified anything it considers the Minister should take into account that has not already been acknowledged by the Applicant in its referral application.
- 2.1.4 DOC has the following comments on sections 21(3) and (4), and section 22:

Section	Criteria	Comments
21(3)(b)	Does the project involve an ineligible activity	DOC has considered section 5(1) (f), (h), (i), (j) and (k). DOC has not identified any aspect of the Project that would be ineligible under these sections.
21(3)(c)	Is there adequate information to inform a decision	<p>While DOC considers the information adequate in terms of a referral decision, DOC notes that there is no Ecology Assessment (preliminary or otherwise) provided with the referral application documentation. The Planning Memorandum for Waiheke Onsen ('Planning Memorandum') (prepared by Barker and Associates and dated 18th of March 2026), provides a brief summary on ecology only.</p> <p>If the Project is referred, the potential substantive application should include an ecological assessment for the Project site prepared by a suitably qualified and experienced person(s). The ecological assessment should include robust baseline monitoring and specifically address the presence and management of lizards/skink and any other impacted species, wetland and stream loss, ecological values and features, and any mitigation (including relocation of impacted species), offsetting and compensation required.</p> <p>With regard to lizards / skinks, it is noted that any baseline survey should be undertaken in advance of preparing a Lizard Management Plan ('LMP'), should this be required. A baseline survey is required to</p>

Section	Criteria	Comments
		determine which species are present, how many lizards / skinks are likely to be impacted and how they are distributed around the landscape. The baseline survey will be critical to determining and reviewing methods for mitigation (i.e., salvage and proposed release area/s).
21(4)	Are there any other reasons not specified	DOC has not identified any other reasons why the project should not be referred.
21(5)(a)	<p>Is the project inconsistent with:</p> <ul style="list-style-type: none"> • a Treaty settlement; • Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019; • Marine and Coastal Area (Takutai Moana) Act 2011. 	<p>DOC has not identified any inconsistency with any relevant settlement or other obligation. Relevant Treaty Settlement Acts are:</p> <ul style="list-style-type: none"> • Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014; • Ngāti Tamaoho Claims Settlement Act 2018; • Ngāi Tai ki Tāmaki Claims Settlement Act 2018; and • Ngāti Pāoa Claims Settlement Act 2025. <p>Treaty settlements under negotiation</p> <p>It is noted that there are a number of Treaty settlements under negotiation:</p> <ul style="list-style-type: none"> • The Crown and Ngāti Whanaunga initialled a Deed of Settlement on 25 August 2017; • The Crown and Ngāti Tamaterā initialled a Deed of Settlement on 20 September 2017; • Te Patukirikiri and the Crown signed a Deed of Settlement on 7 October 2018; • The Crown and Ngāti Maru initialled a Deed of Settlement on 8 September 2017; and • The Crown and Marutūāhu Collective initialled a Collective Redress Deed on 27 July 2018. <p>It is not yet clear what impact these Treaty settlements may have.</p>
21(5)(b)	Would it be more appropriate to deal with the proposed approvals under another Act(s)	DOC has not identified any reason why the Wildlife Act approval should not be dealt with under the FTAA.
21(5)(c)	Would the project have significant adverse effects on the environment	Due to the scale of development proposed for the Project site, DOC considers the Project may have significant adverse effects on any ecological values that are present. However, based on our knowledge of the existing environment and species expected to occur on the site, our understanding of the Project, and our experience of the kinds of design measures and

Section	Criteria	Comments
		conditions that could be implemented, DOC considers that once more detailed information is available (in particular ecological information), it would be possible to achieve a project with the imposition of conditions (that are appropriate, enforceable, include best management practice, and apply the relevant ecological management plans, as and where required), that does not have significant adverse effects on the environment.
21(5)(d)	Does the applicant(s) have a poor compliance history under a specified Act	DOC has not identified any issues with the Applicant's compliance history.
21(5)(g)	Would a substantive application have any competing applications	No competing applications have been identified.
22(1)(b)(i)	Would referring the project to the fast-track process facilitate the project, including in a way that is more timely and cost-effective than under normal processes?	A Wildlife Act approval would generally take approximately three-four months to process, which is not significantly longer than the FTAA process is expected to take. However, there may be benefits for the Applicant in terms of consideration being combined with RMA approvals (rather than being advanced by a separate process) and given the different decision-making framework under the FTAA.
22(2)(a)(ix)	Will this project address significant environmental issues?	No.
22(2)(a)(x)	Is the project consistent with local or regional planning document, including spatial strategies?	<p>The following Statutory Planning documents are relevant to the Project:</p> <ul style="list-style-type: none"> • Conservation General Policy 2005 ('CGP'); and • Auckland Conservation Management Strategy 2014. <p>The Project is potentially not inconsistent with the relevant statutory planning provisions. The Applicant, in preparing their substantive application, should consider:</p> <ul style="list-style-type: none"> • The relevant provisions of the Hauraki Marine Park 2000 relating to the catchments of the Hauraki Gulf; • Conserving any threatened and at-risk species to ensure their persistence; • Protecting and restoring relevant indigenous ecosystems; and

Section	Criteria	Comments
		<ul style="list-style-type: none"> Maintaining habitat connectivity and water quality of waterways.
22(b)	Any other matters the Minister may consider as relevant?	<p>The Planning Memorandum for Waiheke Onsen submitted with the referral Project information notes that the Project 'may' involve earthworks in and around natural wetlands, the diversion of water or the discharge of water into water within 100m of a natural inland wetland. The Planning Memorandum further notes that reclamation of some streams and wetlands with lower ecological values may be required to facilitate development. An assessment against the National Environmental Standards for Freshwater Management ('NES-F') will need to be submitted with the substantive application for the Project.</p> <p>Further, it is noted that stream reclamation works may trigger the need for freshwater fisheries approvals. A comprehensive assessment of the relevant approvals required and potential effects resulting from the works will need to be provided within the substantive application to address this.</p>

3 Matters for the Minister to specify (s27)

3.1.1 None identified.



Jenni Fitzgerald
Fast-Track Applications Manager
Acting pursuant to delegated authority on behalf of the Director-General of Conservation.

Date: 13th of May 2026

Note: A copy of the Instrument of Delegation may be inspected at the Director-General's office at Conservation House Whare Kaupapa Atawhai, 18/32 Manners Street, Wellington 6011