

Referral application form to use for the fast-track process

Under the Fast-track Approvals Act 2024

About this referral application

This referral application form has been approved by the Secretary for the Environment in accordance with the fast-track approvals process of the Fast-track Approvals Act 2024 (the Act). All referral applications under the Act must be submitted using this form.

We recommend you discuss your referral application and the information requirements with us before you lodge the referral application. Please contact the Fast-track support team on 0800 327 875 or email info@fasttrack.govt.nz

Please provide a general level of detail in your application; sufficient to inform the Minister's decision on the referral application.

You must use this form to apply for referral applications and complete all relevant fields, even where you provide supporting attachments that are more detailed. Include attachment or appendix numbers in the relevant fields and list the attachments in section 5 of this form.

If the required information and relevant supporting material is not provided, the application will be returned to you as incomplete.

If your application is determined to be complete, and the Ministry for the Environment (MfE) considers that your project may be capable of satisfying the assessment criteria and does not appear to involve an ineligible activity, and you have paid all related fees, charges and/or levies, then we will provide it to the Minister for Infrastructure (the Minister).

Unless the Minister decides to decline the application before doing so, the Minister will invite comments on the application from relevant local authorities, Ministers, administering agencies, identified Māori groups, owners of Māori land in the project area and any other person the Minister decides is appropriate. The Minister may also request further information from you, the relevant local authorities, or relevant administering agencies before making a decision on the referral application.

If the Minister accepts your referral application, then you may lodge a substantive application with the EPA and the substantive application may be considered by a decision-making panel.

Application fees and Cost recovery

Under the Fast-track Approvals (Cost Recovery) Regulations 2025 (the Regulations), applicants lodging a referral application are required to pay a fee (deposit) of \$12,000 (plus GST), and a levy of \$6,700 (plus GST) to the to the Environmental Protection Authority (EPA). The fees are set in Schedule 1 of the Regulations. These fees must be paid before lodgement of your referral application. If the required amount is not paid the application will be returned as incomplete.

Please note the final costs payable at the referral stage may exceed the referral application fee (deposit) paid. More information about cost recovery under the Fast-track Approvals Act 2024 is available from [Fast-track approvals cost recovery process](#).

Submitting your application

You will need to submit this form through our digital Fast-track portal. You will need to receive a link to register/access the portal.

If you need any help with the form, you can call or email us:

- 0800 327 875 (0800 FASTRK) (from within New Zealand)
- email: info@fasttrack.govt.nz

How to send your completed form to us

Use the application portal – you will need to receive a link to register/access: [Fast-track website](#)

Your personal information

The Ministry for the Environment (MfE) is collecting your personal information for the purpose of administering your referral application under the Fast-track Approvals Act 2024. We will only use the information for the purposes of contacting you in relation to this application.

MfE may provide your application, or details from your application to other agencies or local authorities for the purpose of administering your referral application. If your application is accepted as complete and progresses through the referral process, the Minister may consult with other agencies and groups on your application. This will require the Minister to share the details of your application with the EPA, the Panel Convener, and those groups.

We will store your personal information securely. You have the right to access the personal information we hold about you and to ask for it to be corrected if it is wrong. If you would like to access your personal information, or have it corrected, please contact us at referrals@fasttrack.govt.nz

Official information

All information you provide with this application is subject to the Official Information Act 1982 and may be released in accordance with that Act.

Publishing your application

We intend to publish your referral application on the Fast-track Approvals website. Any personal contact details in application documents will not be made publicly available. Please provide a copy of the application with all personal contact details redacted.

MfE may also redact certain information from publication in accordance with the Official Information Act 1992. If you think your application contains information which should be withheld, please clearly identify it and provide an explanation as to why it should be withheld.

Section 1: Applicant details

A person or persons may apply to use the fast-track process for a project. Where there is more than one person, the referral application must be lodged jointly by all of the persons who are proposed to be authorised persons for the project.

If the referral application is accepted and referred by the Minister, the person or persons who lodged the referral application will be specified as the person who is, or the persons who are, authorised to lodge a substantive application for the project.

1.1 Applicant(s) – repeat for all applicants

1.1.1 Organisation name: Waiheke Mon E Limited

1.1.2 NZBN (optional): 9429030091672

1.1.3 Contact name: s 9(2)(a)

1.1.4 Phone: s 9(2)(a)

1.1.5 Email address: s 9(2)(a)

1.1.6 Postal address (if preferred method of contact):

1.2 Agent acting on behalf of applicant (if applicable)

1.2.1 Organisation name: Barker & Associates

1.2.2 Contact name: Nick Roberts/ Rebecca Sanders

1.2.3 Phone: s 9(2)(a)

1.2.4 Email address: s 9(2)(a)

1.2.5 Postal address (if preferred method of contact):

PO Box 1986, Shortland Street,
Auckland 1140

1.3 Finance – Agent acting on behalf of applicant (if applicable)

1.3.1 Organisation name:

1.3.2 Contact name:

1.3.3 Phone:

1.3.4 Email address:

1.3.5 Postal address (if preferred method of contact):

If you are making this application on behalf of the applicant, please attach evidence that you are authorised to make this application.

1.3.6 Please direct all correspondence relating to this application (including correspondence from MfE) to:

Applicant(s)

If selecting Applicant and there is more than 1 person who lodged the referral application, please identify 1 person to receive all correspondence on behalf of all applicants.

Agent for applicant

1.4.1 Compliance and enforcement history – repeat for all applicants

1.4.1 Have there been any compliance or enforcement actions taken against the applicant (or if the referral application is lodged by more than one person, any of those persons) under a specified Act definition for either 'compliance' or 'enforcement'?

Yes – see below No – proceed next

1.4.2 If you answered yes above, please provide a summary of the relevant legislation and provisions, and any compliance or enforcement actions, and the outcome of those actions taken under the specified Act against the applicant or applicants, if the referral is being lodged jointly.

Section 2: Referral application summary

2.1 Project name

This is the name by which the project will be known publicly. For example - avoid using street addresses, place names, company names.

Waiheke Onsen

2.2 Project description and location

2.2.1 Provide a description of the project and the activities it involves

The project description helps us with inviting comments from relevant parties on the application, and publishing information about the application.

Waiheke Mon E Limited (**WME**) engaged Barker & Associates (**B&A**) to provide planning services for the consenting of **Waiheke Onsen** located at 32 Tiri Road, Oneroa, Waiheke Island (the site). Waiheke Island is approximately 35-40min Ferry Ride to Auckland CBD and the site is located approximately 700m from Matiatia (Waiheke Ferry Terminal). **Waiheke Onsen** is a proposed regional facility that will encourage visitation to the island. The **Waiheke Onsen** will consist of the following:

- a) A 180 room hotel;
- b) Japanese inspired Ryokan villas (10);
- c) A luxury Japanese geothermal retreat (Onsen) including hot pools that can accommodate 150 guests, private day pools (16), private saunas (4) and a café/restaurant;
- d) A spa facility with treatment room and a pool;
- e) A wedding conference venue that can accommodate 200 guests;
- f) A yoga and meditation pavilion; and
- g) Associated facilities including carparking, reception, changing rooms and service kitchen.

The Masterplan is shown below in **Figure 1**.



Figure 1: Waiheke Onsen Masterplan

The development is not proposed to be staged.

- 2.2.2** Provide a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application. *For example, site address(es), certificate of title(s), shape files*

The site is an unoccupied site (approximately 50,300m²) located at 32 Tiri Road, Oneroa, Waiheke Island as shown in Figure 2.



Figure 2: Site Locality Plan. Source: Emaps.

2.3 Ineligible activity

Your referral application must demonstrate that the project does not involve any ineligible activities as defined in Section 5 of the Act. Please consider each ineligible activity below and where relevant, provide the requested details.

*When providing your response below, where possible, **provide details of any parties involved, the extent of their holding and the activity relevant to their area.***

Where a project involves an activity that may be the subject of a determination under sections 23 or 24, and you are intending to seek a Ministerial determination for that activity under either section, you must still complete this section in full. Determinations under, and information required in respect of, sections 23 and 24 are covered further under 2.5 Ministerial determinations under sections 23 and 24.

If your application relates to certain mining activities below the surface of the land and meets the other relevant criteria under section 5(2) of the Act then an agreement under section 5(1)(a), (b), (j) or

(k) may not be required. This should be identified under the relevant questions below, and you must provide the additional information required in respect of section 5(2) under 2.3 Ineligible activity.

2.3.1 Does the project include an activity that would occur on identified Māori land as defined in section 4 of the Act?

Yes – see below No – proceed to next

a. If yes, please address the following:

- i. identify the land involved and the owner(s) of the land.
- ii. Confirm that the activity on the land has been agreed with the owners of the land and provide evidence of the written agreement; or
 - A. advise whether it is proposed to seek a determination under section 23 and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below; or
 - B. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below.

2.3.2 Does the project involve an activity that would occur in a customary marine title area?

Yes – see below No – proceed next

a. Address the following:

- i. Identify the relevant customary marine title area, who the customary marine title group is;
- ii. Provide evidence that written agreement has been obtained from the customary marine title group and provide a copy of the same; **or**
 - A. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below.

2.3.3 Does the project involve an activity that would occur in a protected customary rights area?

Yes – see below No – proceed next

a. Address the following:

- i. Identify the protected customary rights area, the group who holds these rights and the nature of the protected customary right(s)

- ii. Explain your proposed activity and identify whether you consider that it would have a less than minor adverse effect on the exercise of the protected customary right(s), and briefly explain why; **or**
- iii. Advise whether you consider that your proposed activity would have a more than minor effect on the exercise of the protected customary right(s), and if so, confirm that the activity has been agreed to in writing by the protected customary rights group and provide a copy of that agreement.

2.3.4 Does the project involve an activity that would occur on:
Māori customary land; OR land set apart as a Māori reservation as defined in section 4 of Te Ture Whenua Māori Act 1993.

Yes – see below No – proceed next

2.3.5 Does the project involve an aquaculture activity or an activity that is incompatible with aquaculture activities that would occur within an aquaculture settlement area (under section 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004); or an area reserved under another Treaty settlement for the aquaculture activities of a particular group?

Yes – see below No – proceed next

2.3.6 Provide details of the aquaculture activity or the activity that is incompatible with aquaculture and the location.

2.3.7 Provide details of the relevant aquaculture settlement area or Treaty settlement legislation reserving space for aquaculture and include details of the impacted parties or particular group.

2.3.8 Provide details on whether or not the applicant is authorised to apply for a coastal permit within the aquaculture settlement area, or area reserved under another Treaty settlement for aquaculture activities, including a copy of any such authorisation.

2.3.9 Does the project include an activity that would require an access arrangement under section 61 or 61B of the Crown Minerals Act 1991? Yes – see below No – proceed next

a. Provide the following information:

- i. what is the activity that would require the access arrangement; and

- ii. does the project include an activity that would occur on Crown owned land or internal waters and land of the common marine and coastal area described in Schedule 4 of that Act and provide details of the same.
- iii. If so describe how the activity meets the criteria in section 61(1A)(a-e) of the Crown Minerals Act 1991; **or**
- iv. Confirm and provide evidence that the project would not occur in an area for which a permit cannot be granted under that Act:

2.3.10 Does the project include an activity that would be prevented under any of sections 165J, 165M, 165Q, 165ZC, or 165ZDB (regarding the management of occupation in common marine and coastal area) of the Resource Management Act 1991?

Yes – see below No – proceed next

2.3.11 Provide details about which section the project does not comply with and, if relevant, the provisions of the regional coastal plan that are applicable.

2.3.12 Does the project include an activity (other than an activity that would require an access arrangement under the Crown Minerals Act 1991) that would occur on land that is listed in Schedule 4 of this Act?

Yes – see below No – proceed next

a. Provide the following:

- i. identify the activity and which clause under Schedule 4 is applicable; and
- ii. confirm whether you are seeking that the Minister make a determination under section 24, and if so, whether the determination sought relates to existing electricity infrastructure or new electricity lines and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below.

2.3.13 Does the project involve an activity that would occur on a national reserve held under the Reserves Act 1977 and requires approval under that Act? Yes – see below No – proceed next

a. Address the following:

- i. identify the activity and type of national reserve under the Reserves Act
- ii. identify what approval(s) would be required under the Reserves Act.
- iii. Confirm whether you are seeking that the Minister make a determination under section 24 and if so whether the determination sought relates to existing electricity infrastructure or new electricity lines.? If so, provide the information under 2.5 Ministerial determinations under sections 23 and 24 below

2.3.14 Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is vested in someone other than the Crown or a local authority?

Yes – see below No – proceed next

a. Address the following:

- i. identify the activity, the reserve type under the Reserves Act, and the person in whom it is vested.
- ii. provide evidence that written agreement has been obtained from the person in whom the reserve is vested and provide a copy of the same; or
- iii. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below.

2.3.15 Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is managed by someone other than the Department of Conservation or a local authority?

Yes – see below No – proceed next

a. Address the following:

- i. identify the activity, the reserve type under the Reserves Act, and the person or body who manages the reserve.
- ii. Provide evidence that written agreement has been obtained from the person or body responsible for managing the reserve and provide a copy of the same; **or**
- iii. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below; **or**
- iv. advise whether you consider the activity falls within the scope of section 5(5) of the Act, and provide the information under 2.3 Ineligible activity below.

2.3.16 Does the project involve an activity that is:

a. a prohibited activity under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 or regulations made under that Act?

Yes – please explain No – proceed next

b. described in section 15B (Discharge of harmful substances from ships or offshore installations) of the Resource Management Act 1991 and is a prohibited activity under that Act or regulations made under it;

Yes – please explain No – proceed next

c. prohibited by section 15C (Prohibitions in relation to radioactive waste or other radioactive matter and other waste in coastal marine area) of the Resource Management Act 1991

Yes – please explain No – proceed next

2.3.17 Does the project involve a decommissioning-related activity as described in section 38(3) of the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012:

Yes – please explain No – proceed next

2.3.18 Does the project involve an activity undertaken for the purposes of an offshore renewable energy project?

Yes – please explain No – proceed next

2.4 Exemptions from requirement to provide agreement

2.4.1 Mining activities under section 5(2)

The agreement of the relevant groups referred to under 3.5 Persons affected is not required for certain mining activities under [section 5\(2\)](#). If you think this might apply to your application, answer the questions below.

2.4.1.2 Is your application for an activity that is prospecting, exploration, mining or mining operations of Crown-owned minerals undertaken below the surface of any land or area?

Yes –see below No – proceed next

2.4.1.3 Provide details of the activity and identify the owner and occupier of the land and any relevant details concerning the land or area (such as whether it is identified Māori land)

2.4.1.4 Explain the extent, if any to which your activity may be likely to cause any damage to the surface of the land or any loss or damage to the owner or occupier of the land.

2.4.1.5 Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of the use and enjoyment of the land by the owner or occupier of the land.

2.4.1.6 Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of any possible future use of the surface of the land, and if no such effects are anticipated, please explain why.

2.4.2 Activities on land proposed to be the subject of a land exchange

The agreement of relevant groups referred to in (subsection 5(1)(a) of the Act) is not required if section 5(5) applies. If you consider this section may be relevant to your application, complete the below.

2.4.2.1 Is the reserve on which the activity is to occur proposed to be the subject of a land exchange?

Yes No

2.4.2.2 Is the reserve a Crown-owned reserve?

Yes No

2.4.2.3 Are the person or persons responsible for managing the reserve in place because of a Treaty settlement?

Yes No

2.4.2.4 Provide any supporting details which may be relevant for your responses to the above questions.

2.5 Ministerial determinations under sections 23 and 24

Complete this section if you wish to seek a ministerial determination under section 23 or section 24 that your project is not an ineligible activity.

2.5.1 Determination in relation to linear infrastructure on Māori land under section 23

2.5.1.1 Is your application seeking a determination under section 23 (linear infrastructure on certain identified Māori land)

Yes – see below No – proceed next

Provide the following information:

2.5.1.2 Confirmation that the activity is the construction of electricity lines or land transport infrastructure (and identify which it is)

2.5.1.3 Confirmation that the above construction (or operation of) will be undertaken by a network utility operator that is a requiring authority, and that that same party is the applicant for the necessary approvals, providing details of the same.

2.5.1.4 Confirmation that the activity would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land (and identify that land)

2.5.1.5 Provide information on the rights and interests of Māori in that land

2.5.1.6 Provide an assessment of the effects of the activity on those Māori rights and interests and on the relevant land.

2.5.2 Determination in relation to existing electricity infrastructure under section 24(2)

2.5.2.1 Is your application seeking a Ministerial determination under section 24(2) (in relation to maintenance, upgrading, or continued operation of existing electricity infrastructure on certain Schedule 4 land or in a national reserve)

Yes – see below No – proceed next

Provide the following information:

2.5.2.2 Confirmation that the activity is the maintenance, upgrading, or continued operation of existing electricity infrastructure.

2.5.2.3 Confirmation that the activity would occur on eligible land, as defined in section 24(3).

2.5.2.4 Advise whether the activity would materially increase the scale or adverse effects of the existing electricity infrastructure and provide an explanation of the same.

2.5.3 Determination in relation to new electricity lines under section 24(4)

2.5.3.1 Is your application seeking a determination under section 24 (the construction and operation of new electricity lines on eligible land (as defined in schedule 4 excluding land classified as a national park or listed in subsections 2, 4, 5(a), 7 or 8 of that schedule)?)

Yes – see below No – proceed next

Provide the following information:

2.5.3.2 Is the activity the construction and operation of new electricity lines?

(provide any necessary details)

Would the activity occur on eligible land (and identify which category of eligible land);

2.5.3.3 Provide the requested information for each alternative site considered for the construction and operation of the new electricity lines:

2.5.3.4 A description of the alternative site.

2.5.3.5 A statement of the anticipated and known financial cost of undertaking the activity on the alternative site.

2.5.3.6 A description of the anticipated and known adverse effects of undertaking the activity on the alternative site.

2.5.3.7 A description of the anticipated and known financial cost and practicality of available measures to avoid, remedy, mitigate, offset, or compensate for the anticipated and known adverse effects of the activity on the alternative site.

2.5.3.8 A description of any issues (including financial cost) that would make it impractical to undertake the activity on the alternative site.

2.5.3.9 An assessment of whether it would be reasonable and practical to undertake the activity on the alternative site, considering the matters referred to above.

2.6 Appropriateness for fast-track approvals process

Here you must explain how the project meets the referral application criteria ([section 22](#)). Please consider and respond where relevant, to each question.

If the project is planned to proceed in stages, you must explain how each stage meets the referral application criteria.

If a part of the project is proposed as an alternative project, you must explain how each stage meets the referral application criteria,

2.6.1 The criteria for accepting a referral application is that the project is an infrastructure or development project that would have significant regional or national benefits. Explain how this project satisfies the criteria:

The Economic Assessment sets out the economic benefits that will be delivered by Waiheke Onsen. In summary these include:

- Total direct capital expenditure of \$483.9 million.
- Total direct employment over the development period of 793 FTE years.
- Total indirect and induced employment over the development period of 884 FTE years.
- The proposed development represents a strategically important opportunity to accelerate Auckland's tourism rebound and strengthen its long-term economic performance.
- The creation of a unique and differentiated tourism asset would enhance Auckland's competitiveness, broaden its appeal in the global market, and contribute meaningfully to rebuilding tourism's share of the regional GDP.
- The proposed development will expand Waiheke's and Auckland's tourism offering by introducing a premium wellness experience that is currently absent from the regional market and represents a distinct visitor segment, separate from the island's established wine, marine, and urban-based attractions.
- One-off economic impacts through the direct construction activity and supporting services.
- The proposed development will attract higher-spend visitors compared with average day-trip winery visitors resulting in potential uplift in per-visitor spend raises total tourism receipts captured by Waiheke and the wider Auckland region.
- The proposed development will create spillover demand for transport, tours and complementary services. Local businesses that supply food, flower, crafts, and excursion operations would see higher and more consistent demand, increasing turnover across the island and in Auckland's tourism supply chain.
- Wellness tourism often has less pronounced seasonality than leisure sightseeing helping to smooth visitor flows across months, improving capacity utilisation for local suppliers and stabilising revenue streams for island businesses.
- Local employment opportunities once operational.
- The proposal will also enable the land to be put to its highest and best use, which is a precondition for economic efficiency to hold in the underlying land market.

2.6.2 Explain how referring the project to the fast-track approvals process:

2.6.2.1 Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes;

The fast-track process will enable the project to be processed in a more timely and cost-efficient manner than under the normal process, for the following reasons:

- Under the Fast-track Approvals Act 2024, expert panels will consider required approvals as a single application package, as opposed to the normal process

where several applications would be required for the different activities and to different authorities;

- Under the Fast-track Approvals Act 2024, public and limited notification is precluded, expert panels are only permitted to invite comments from specified persons who have a short timeframe to provide comment. Given the scale of this development, it would like be a fully notified application under the Resource Management Act 1991 which would significantly slow down the consenting process and add to cost, taking into account the appeal rights enabled under the standard RMA process;
- Under the Fast-track Approvals Act 2024, timeframes are shorter and stricter than that of the normal process resulting in significant less time for obtaining resource consent and efficiencies for the project; and
- There is resourcing in place to process the application efficiently and certainty around timeframes for the applicant to ensure the project remains 'shovel ready'.

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

The project is unlikely to materially affect the efficient operation of the fast-track approvals process. Assessment of the proposal is considered to be relatively straightforward and unlikely to require additional resourcing given it does not raise novel issues, and the effects are known and easily quantifiable.

2.6.2.3 Has the project been identified as a priority project in a central government, local government, or sector plan or strategy (for example, in a general policy statement or spatial strategy), or a central government infrastructure priority list?

For example – a sector plan that specifically identifies the project including details such as location.

Yes – see below No – proceed next

- a. Identify the plan, strategy or list (or any other relevant document).

2.6.2.4 Will the project deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure?

Yes – see below No – proceed next

- a. Explain how the project will deliver this.

2.6.2.5 Will the project increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of

policy 1 of the National Policy Statement on Urban Development 2020). If yes, explain how the project will achieve this.

The project is a new major tourism facility that will form an extension of the Oneroa Settlement and within a walkable distance to Matiatia Ferry Terminal. Additionally, there is an existing bus stop on Ocean View Road approximately 50m from the site which is serviced by buses connecting the site to the Ferry, Oneroa and wider attractions on the Island. Consequently the project will significantly boost accommodation and employment opportunities within an accessible location on Waiheke, contributing to a well-functioning urban environment.

Importantly, the proposal enables people to provide for the social, economic and cultural wellbeing, with Waiheke Onsen providing for accommodation, hospitality and employment on Waiheke Island, which is currently lacking any formal luxury hotel accommodation.

2.6.2.6 Will the project deliver significant economic benefits, and if so, how?

An Economic Assessment of the proposal has been undertaken by Property Economics. Over a five year period it is estimated that the development could have the following economic impact on business activity within Auckland Region:

- Total direct capital expenditure (excluding land) of \$483.9 Million
- Direct employment for 793 FTE-years; and
- Total indirect or induced employment of 884 FTE-years.

In addition to these quantifiable regional contributions Property Economics have identified a range of (non-monetised) qualitative economic benefits for the wider regional market and communities, extending well beyond the Waiheke local market, including:

- Facilitation of the tourism industry's recovery and long-term economic contributions
- Diversification of the regional tourism product and market positioning
- Increased economic activity and local employment
- Potential visitor yield uplift and higher spend per guest
- Spillover demand for transport, tours and complementary services
- Seasonality smoothing and yield stabilisation

2.6.2.7 Will the project support primary industries, including aquaculture, and if so, how? No

2.6.2.8 Will the project support development of natural resources, including minerals and petroleum, and if so, how? No

2.6.2.9 Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions, and if so, how?

The project supports climate change mitigation, particularly through the management of flooding hazards and incorporates measures to support the reduction of greenhouse gas emissions (such as promoting public and active transport modes).

Climate change will be accounted for within the final stormwater design. In particular, development works will mitigate downstream concerns relating to 1% AEP events. The final design details will be informed by flood modelling utilising climate adjusted stormwater rainfall data to safeguard people and infrastructure against potential future extreme storm events and manage the potential effects of climate change.

Waiheke Onsen is designed to reduce dependency on private motor vehicles and promote more sustainable modes of transport, thereby reducing greenhouse gas emissions, to ensure that the project supports climate change mitigation. The Site is well connected being located 700m to the Matiatia Ferry Terminal and 500m to Oneroa Village. There is an existing bus stop on Ocean View Road approximately 50m from the site which is serviced by buses connecting the site to the Ferry, Oneroa and wider attractions on the Island.

The proposal involves significant ecological enhancement of the Site through extensive native planting.

2.6.2.10 Will the project support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards, and if so, how?

The stormwater management approach for the site will take into account climate change, with flood modelling scenarios and stormwater events accounting future rainfall and climate change scenarios. The site is able to be developed without exacerbating flood hazards off site. There are no known other natural hazards that are applicable to the site that could be exacerbated through climate change.

2.6.2.11 Will the project address significant environmental issues, and if so, how?

There are not significant environmental issues to be addressed on the site that cannot be addressed through best practice engineering design.

2.6.2.12 Is the project consistent with local or regional planning documents, including spatial strategies, and if so, how?

Refer to Section 5 of the Planning Memorandum.

Section 3: Project details

Remember: at this stage only a general level of detail is required, enough to inform eligibility to use the fast-track approvals process.

For construction activities, please state the anticipated commencement and completion dates.

The following timeline is based on the assumption that resource consent would be obtained by March 2026:

- Detailed Design: Q2 to Q3 2026.
- Procurement: Q4 2026.
- Funding: Q1 2027 to Q2 2027.
- Site Works & Construction: Q3 2027 – Q2 2031
- Completion: Q3 2031

3.1 Approvals required

Applications must specify all of the proposed approvals sought but only need to provide a general level of detail about each proposed approval, sufficient to inform the Minister's decision on the referral application.

For each proposed approval an applicant must be eligible to apply for any corresponding approval under a specified Act. For example, if an approval is for a notice of requirement under the RMA, the applicant for that approval would need to be a requiring authority.

Applications for approvals under a specified Act, as required by in section 13(4)(y), are covered below in 3.8 Specific proposed approvals.

3.1.1 Outline the approvals sought under the Resource Management Act 1991.

Please refer to section 2 of the Planning Memorandum.

3.1.2 Outline the approvals sought under the Conservation Act 1987

N/A

3.1.3 Outline the approvals sought under the Reserves Act 1977

N/A

3.1.4 Outline the approvals sought under the Wildlife Act 1953

A Wildlife Approval is required under the Wildlife Act from the Department of Conservation for the relocation of skinks within the site, in case the number of skinks that require relocation is greater than 20.

3.1.5 Outline the approvals sought under the National Parks Act 1980

N/A

3.1.6 Outline the approvals sought under the Heritage New Zealand Pouhere Taonga Act 2014

N/A

3.1.7 Outline the approvals sought under the Freshwater Fisheries Regulations 1983

N/A

3.1.8 Outline the approvals sought under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012

N/A

3.1.9 Outline the approvals sought under the Crown Minerals Act 1991

N/A

3.1.10 Outline the approvals sought under the Public Works Act 1981

N/A

3.1.11 *Only applicable if more than one applicant: Provide a statement of which approvals are proposed to be held by which applicant.*

N/A

3.1.12 Where there are any particular eligibility requirements to apply for an above approval; identify what they are, who the relevant applicant is, and confirm that the relevant applicant meets those requirements (including providing any necessary supporting information or documentation to evidence this).

N/A

3.1.13 Are there any other types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) and you consider are needed to authorise the project (including any that may be needed by someone other than you as the applicant(s)). Provide details on whether these have been obtained.

N/A

3.2 Project stages

3.2.1 If the project is planned to proceed in stages, provide:

1. A statement of whether the project is planned to proceed in stages, including:
 - a. an outline of the nature, scale and timing of the stages; and
 - b. a statement of whether you intend to lodge a separate substantive application for each of the stages.
 - i. If a substantive application is intended to be lodged for each stage, address the questions under the section (Appropriateness for fast-track approvals process) for each stage of the project.

The development is not proposed to be staged.

3.3 Alternative project

3.3.1 If the project is proposed as an alternative project, provide:

1. A statement of whether a part of the project is proposed as an alternative project in itself; and
 - a. Describe that part of the project; and
 - b. Explain how that part of the project proposed as an alternative project meets the referral assessment criteria in section 22 of the Act.

N/A

3.4 Adverse effects

3.4.1 Describe any anticipated and known adverse effects of the project on the environment.

Please refer to section 6 of the Planning Memorandum.

3.4.2 Provide a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991, and identify the relevant prohibited activity provision.

The proposal may involve earthworks in and around wetlands that trigger a prohibited activity application by way of Regulation 53 of the National Environmental Standard for Freshwater given that the site is zoned rural and therefore does not have a restricted discretionary pathway as provided for as urban development under Regulation 45C(7).

The masterplan is relatively high level to support the referral application with more detailed design occurring to support the substantive application if successfully referred. The stage of engineering design provides the opportunity to design out any prohibited activities, while acknowledging that the FTAA allows the Applicant to seek resource consent for prohibited activities.

3.5 Persons affected

3.5.1 Provide a list of the persons, groups and/or entities who you consider are likely to be affected by the project.

The list should include, as relevant, local authorities, relevant Māori groups (as set out at [section 13\(4\)\(j\)\(ii\)-\(vii\)](#) of the Fast-track Approvals Act 2024), persons with a registered interest in land that may need to be acquired under the Public Works Act 198; and if the project includes a land exchange, the holder of an interest in the land that is to be exchanged by the Crown (see [Consultation requirements for referral application](#)).

- Relevant Local Authorities
 - Auckland Council
- Relevant Iwi Authorities
 - Ngāati Te Ata
 - Ngaati Tamaoho
 - Ngāi Tai ki Tāmaki
 - Ngāti Maru
 - Ngāti Pāoa
 - Te Patukirikiri
 - Ngati Tamatera
 - Ngati Whanaunga

3.5.2 Provide a summary of any consultation undertaken with the above persons and/or groups who you consider are likely to be affected by the project, and any other groups required to be consulted with under [section 11](#) of the Act, **and** how the consultation has informed the project.

Please refer to the Iwi Engagement Record, attached as Attachment 3. Please refer to the Consultation Record, attached as Attachment 4. Please refer to the Letters of support, attached as Attachment 5.

3.5.3 List any Treaty settlements that apply to the project area and provide a summary of the relevant principles and provisions in those settlements.
Treaty settlements with the following iwi/groups are therefore of relevance to the project area:

- a) Ngāti Tamaoho
- b) Ngāi Tai ki Tāmaki
- c) Ngāti Pāoa
- d) the Tāmaki Collective.

Ngāi Tai ki Tāmaki, the trustees of the Ngāi Tai ki Tāmaki Trust and the Crown signed a deed of settlement on 7 November 2015. Amendment deeds were signed in 2016, 2017 and 2018. The Treaty settlement was enacted by the Ngāi Tai ki Tāmaki Claims Settlement Act 2018.

The Ngāti Pāoa Claims Settlement Bill gained royal assent on the 12th of November 2025. The final settlement date is likely to be in March of 2026.

The Ngāti Tamaoho Claims Settlement Act 2018 gave effect to the deed of settlement signed by the Crown, Ngāti Tamaoho and the Ngāti Tamaoho Settlement Trust on 30 April 2017.

Ngā Mana Whenua o Tāmaki Makaurau (the Tāmaki Collective) signed the Tāmaki Makaurau Collective Redress deed on 5 December 2012. An amendment deed was signed 23 August 2013, and legislation to give effect to the deeds is contained in the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014. The FTAA defines this Act as a Treaty settlement Act for the purposes of the FTAA.

The Ngāi Tai ki Tāmaki, Ngāti Poao Ngāti Tamaoho settlements do not create any new co-governance or co-management processes which would affect decision-making under the RMA for this project. No areas covered by a statement of association, statutory acknowledgement or any other form of cultural or commercial redress provided in the Ngāi Tai ki Tāmaki Treaty settlement, Ngāti Poao Treaty Settlement or the Ngāti Tamaoho Settlement would be directly affected by the project. As a general principle, an absence of specific settlement redress does not indicate the absence of an iwi's cultural association with ancestral lands, sites, wāhi tapu or other taonga within an area. Therefore, the applicant has acknowledged the cultural relationship of Ngāi Tai ki Tāmaki, Ngāti Poao and Ngāti Tamaoho within its rohe, and have contacted Ngāi Tai ki Tāmaki, Ngāti Poao and Ngāti Tamaoho regarding engagement on the proposed development. This is outlined further in the Iwi Engagement summary (Attachment 3).

The Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014 and its associated deed provide collective redress for the shared interests of the 13 iwi and hapū of the Tāmaki Collective in maunga, motu and lands within Tāmaki Makaurau. These provisions do not settle any historical Treaty claims; this is addressed instead through the specific settlements with each iwi/hapū. The redress provided through the Act is provided 'on account' of those individual Treaty settlements.

A significant part of the collective redress is concerned with governance and management arrangements over the maunga of central Auckland and some of the islands of Tikapa Moana (the Hauraki Gulf).

Some commercial redress is also included, in the form of rights of first refusal (RFR) over Crown properties over a wide area of Auckland, and second rights to purchase deferred selection properties not selected or acquired by iwi/hapū under their individual settlements.

3.5.4 If relevant, detail any principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 that would be invoked by the project and identify which aspects of the application trigger or otherwise invoke these requirements.
N/A.

3.5.5 Will the project be located on land returned under a Treaty settlement?
 Yes – see below No – proceed next

3.5.6 Provide evidence of written agreement by the owners of the land returned.
N/A.

3.5.7 Describe any processes already undertaken under the Public Works Act 1981 in relation to the project:

N/A.

3.5.8 Provide information identifying any parcels of Māori land, marae, or identified wāhi tapu within the project area:

N/A.

3.6 Legal interests

3.6.1 Provide a description of any legal interests you or any others applying, have in the land on which the project will occur, including a statement of how that affects your ability to undertake the work.

Waiheke Mon E Limited is the owner of the site.

Please refer to the Record of Title attached as Attachment 2.

3.7 Other matters

3.7.1 Have any activities included in the project, or any that are substantially the same as those involved in the project, previously been the subject of an application or a decision under a specified Act?

Please note the term 'application' includes a notice of requirement and any other means by which a decision may be sought under a specified Act.

Yes – see below No – proceed next

3.7.2 If an application has been made, provide details of the application.

3.7.3 If a decision has been made, also provide the outcome of the decision and the reasons for it.

3.7.4 Provide a description of whether and how the project would be affected by climate change and natural hazards:

No, the project will not be affected by climate change and natural hazards.

Provide the additional details requested below as relevant to your application.

3.8 Specific proposed approvals

3.8.1 Approvals under the Resource Management Act 1991

3.8.1.1 Resource consents

If your application is seeking a consent for an activity that would otherwise be applied for under the Resource Management Act 1991, including an activity that is prohibited under the Act, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards and, if relevant, the New Zealand Coastal Policy Statement.

Please refer to Section 5 of the Planning Memorandum.

- Information on whether, to the best of your knowledge, there are any existing resource consents relevant to the project site to which RMA section 124C(1)(c) (existing consent would need to expire to enable the approval to be exercised) or RMA section 165Z1 (space already occupied by the holder of an aquaculture permit) would apply if the approval were to be applied for as a resource consent under that Act

No.

3.8.1.2 *Resource consents where the project includes standard freshwater fisheries activities*

If your application is seeking a resource consent and your project includes a standard freshwater fisheries activity, provide the information requested below:

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.

N/A.

- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

N/A.

3.8.1.3 *Designations*

If your application is seeking a designation or an alteration to an existing designation for which a notice of requirement would otherwise be lodged under the Resource Management Act 1991, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards, or, if relevant, the New Zealand Coastal Policy Statement.

N/A.

3.8.1.4 *Designations where the project includes a standard freshwater fisheries activity*

If your application is seeking a designation or an alteration to an existing designation and your project includes a standard freshwater fisheries activity, provide the information requested below:

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.

N/A.

- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

N/A.

3.8.1.5 *Change or cancellation of conditions*

If your application is seeking a change of cancellation of resource consent condition that would otherwise be applied for under the Resource Management Act 1991, provide:

- Information about whether the change or cancellation of the condition is material to the implementation or delivery of the project.

N/A.

3.8.1.6 *Certificates of compliance*

If your application is seeking a certificate of compliance that would otherwise be applied for under the Resource Management Act 1991, provide:

- Information that demonstrates the activity that the certificate of compliance is intended to cover can be done lawfully in the location without a resource consent.

N/A.

3.8.2 Approvals relating to Conservation Act 1987, Reserves Act 1977, Wildlife Act 1953, and National Parks Act 1980

3.8.2.1 Concessions

For applications seeking a concession that include a lease, answer the following:

- Will the lease be for a term (including any renewals that will, or is likely to, be more than 50 years?)
 Yes – see below No – proceed next
- Will the granting of the lease trigger a right of first refusal or a right of offer or return?
 Yes – see below No – proceed next
- If you answered yes to both a. and b. above, provide evidence that the applicant has written agreement from the holder(s) of the right of first refusal or right of offer or return to waive that right for the purposes of the proposed lease.

3.8.2.2 Land exchanges

For applications seeking an approval for a land exchange involving conservation land, provide the details below:

- A description of both land areas proposed for exchange (for example, maps showing areas and location, addresses and legal descriptions where possible)
- The financial value of the land proposed to be acquired by the Crown
- A brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate.
- If the land exchange would trigger a right of first refusal or a right of offer or return, provide evidence that the applicant has written agreement from the holder of the right of first refusal or right of offer or return to waive that right for the purpose of the land exchange
- Provide sufficient detail in respect of both land areas to confirm that no part of any land to be exchanged by the Crown is land listed in Schedule 4 or a reserve declared to be a national reserve under section 13 of the Reserves Act 1977.

N/A.

3.8.3 Approvals relating to complex Freshwater Fisheries activities

If your application is seeking an approval or dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity provide the information requested below:

- Whether an in-stream structure is proposed (including formal notification of any dam or diversion structure), and a description of the extent to which this may impede fish passage.
- Whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

N/A.

3.8.4 Approvals relating to Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012

If your application is seeking a marine consent that would otherwise be applied for under the Exclusive Economic Zone and Continental Shelf Act 2012, provide the information requested below:

- Any information relating to whether the Minister for Conservation is an affected person.
- If the applicant or the proposed holder of the marine consent has already applied for a consent under the EEZ Act in relation to the project, provide:
 - Details of any application made;
 - An explanation of any decisions made on that application; and
 - Any information that Minister may consider under section 22(6) (comparison of activity against current or likely use of the area).
- Additional information (in a summary form) about compliance or enforcement action taken against the applicant or the person who is identified in the application as the proposed holder of the marine consent by the EPA under the EEZ Act.

N/A.

3.8.5 Approvals relating to Crown Minerals Act 1991

3.8.5.1 *Access arrangements*

For an approval for an access arrangement that would otherwise be applied for under section 61 or 61B of the Crown Minerals Act 1991, provide:

- Information that confirms the applicant or the person identified in the application as the proposed holder of the access arrangement complies with section 59(1) and (2) of the Crown

Minerals Act 1991 (which applies as if a reference to an access arrangement under that Act were a reference to an access arrangement under this Act) including; ○ Evidence that the applicant or person has provided each owner and occupier of the relevant land a notice in writing of their intention to obtain an access arrangement; and

- Evidence that the notice complies with the requirements in section 59(2) of the Crown Minerals Act, and any matters required by regulations.

N/A.

3.8.5.2 Mining permits

For an approval for a mining permit that would otherwise be applied for under section 23A of the Crown Minerals Act 1991, provide the information requested below:

- A copy of the relevant exploration permit or existing privilege to be exchanged for a mining permit that entitles the holder to mine a Crown-owned mineral.
- The name and contact details of the proposed permit participants and the proposed permit operator.
- A proposed work programme for the proposed permit, which may comprise committed work, committed or contingent work, or both.
- Evidence of the technical or financial capability of the proposed permit holder to comply with and give proper effect to the work programme.
- Information about the proposed permit holder's history of compliance with mining or similar permits and their conditions.
- The proposed date on which the substantive application is intended to be lodged (if your referral application is accepted) in accordance with section 42(11).
- If the authorised person proposes to provide information under section 37 (to the relevant chief executive), the date on which the person intends to provide that information.
- The proposed duration of the permit.

N/A.

3.8.5.3 Mining permits for petroleum

If the proposed approvals include a mining permit for petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.
- The resources and reserves relating to the project, estimated in accordance with the Petroleum Resources Management System.

- A high-level overview of the following:
 - the proposed field development plan;
 - the proposed date for the commencement of petroleum production; ○ the economic model for the project; ○ the proposed duration of the proposed mining permit and;
 - decommissioning plans.

N/A.

3.8.5.4 Mining permits for minerals other than petroleum

If the proposed approvals include a mining permit for minerals other than petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.

- For minerals other than gold or silver, a report or statement confirming the ownership of the minerals targeted

- Information on whether the application will be for a Tier 1 or Tier 2 permit.

- An estimate of the mineral resources and reserves relating to the project, including a summary on acquisition of the data and the data underpinning the estimate (such as information on sample locations, grade, and geology). For a Tier 1 permit application the resources and reserves relating to the project are to be estimated in accordance with a recognised reporting code such as JORC or NI 43-101.

- An indicative mine plan.

- A high-level overview of the following:
 - the proposed mining method;

- the proposed date for the commencement of mining and estimated annual production;
- the economic model for the project;
- the status of or anticipated timing for completing any pre-feasibility or feasibility studies;
- the proposed methods for processing mined material and handling and treating waste and; ○ anticipated plans for mine closure and rehabilitation.

N/A.

Section 4: Authorisation

To the best of my knowledge, the information contained in this application is true and correct.

- ✓ I confirm that I am authorised to make this application.
- ✓ I have provided a copy of the application with all contact details redacted.
- ✓ I understand that all actual and reasonable costs incurred in relation to this application by MfE, EPA and other central and local government agencies will be recovered from me in accordance with section 104 of the Act, and the Fast-track Approvals Cost Recovery Regulations 2025.

Signature:



Date: 18/3/2026

Name: Rebecca Sanders

Section 5: Attachments

List any documents submitted with the application.

- *Remember: include a copy of your application with all contact details redacted.*

Attachment number	Document name	Author	Document version
	Covering Letter		
	Application Form		
1	Planning Memorandum for Referral Application	Barker & Associates – Rebecca Sanders	Final
2	Records of Title & Interests	-	
3	Iwi Engagement	Barker & Associates – Rebecca Sanders	Final
4	Consultation Record	Barker & Associates – Rebecca Sanders	Final
5	Letters of Support	-	
6	Masterplan and Architectural	Fearon Hay	Final
7	Economics Memorandum for Referral Application	Property Economics	Final Report
8	Preliminary Civil Infrastructure Report	Maven Associates Ltd	Revision A
9	Waiheke Onsen Groundwater Sourced Water Supply Assessment for Fast Track Consent Referral	WGA	WGA253159-HY-TM-0001_B
10	Cost Estimate	LT McGuinness Auckland Limited	

Referral application checklist

Use this checklist to confirm you have completed all sections of the referral application form.

Section 1: Applicant details	✓
1.2 & 1.3 Agent's evidence of authority to represent the applicant(s) - if applicable	✓
1.4 Compliance and enforcement history	✓
Section 2: Referral application summary	✓
2.1 Project name	✓
2.2 Project description and location	✓
2.3 Ineligible activity	✓
2.4 Exemptions from requirement to provide agreement	✓
2.5 Ministerial determinations under sections 23 and 24	✓
2.6 Appropriateness for fast-track approvals process	✓
Section 3: Project details	✓
3.1 Approvals required	✓
3.2 Project stages	✓
3.3 Alternative project	✓
3.4 Adverse effects	✓
3.5 Persons affected	✓
3.6 Legal interest	✓
3.7 Other matters	✓
3.8 Specific proposed approvals	✓
Section 4: Authorisation	✓
Section 5: Attachments	✓