

18 March 2026

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

To Whom It May Concern,

### **Waiheke Onsen Fast Track Referral Application Covering Letter**

This letter accompanies, and is in support of, the Fast Track Referral Application package for Waiheke Onsen, on behalf of Waiheke Mon E Limited (**WME**). WME own the site at 32 Tiri Road, Oneroa, Waiheke (**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

**Waiheke Onsen** is a proposed regional facility that will encourage visitation to the island. The **Waiheke Onsen** will consist of the following:

- 1) Approximately 180 room hotel;
- 2) Japanese inspired Ryokan villas (Approximately 10);
- 3) 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;
- 4) A spa facility with treatment room and a pool;
- 5) A wedding conference venue that can accommodate 200 guests;
- 6) A yoga and meditation pavilion; and
- 7) Associated facilities including carpark, reception, changing rooms and service kitchen.

In relation to infrastructure Waiheke Island is not currently served by any water supply infrastructure networks and therefore the water supply for the development will be privately sourced. The Preliminary Civil Infrastructure Report prepared by Maven, the preliminary Groundwater Assessment by WGA and the preliminary Water Reuse assessment by Watersmart collectively confirm that the proposed development can be serviced through a combination of roof rainwater capture, groundwater abstraction from the greywacke bedrock, and water treatment and reuse.

There is currently not public wastewater connection available at the Site however, there is an existing public wastewater network and treatment plant, Owhanake Wastewater Treatment Plant (**WWTP**), located close to the site. Consultation has been undertaken with Watercare regarding the capacity of the Owhanake WWTP to service the development. Watercare has confirmed that there is a need for an upgrade to the WWTP to meet current demand. Subject to an upgrade to the WWTP, additional capacity can be provided which can support the discharge from the intended development. This would be in part funded by the Applicant, of which would be formalised in a Development Agreement if the referral process is successful.

We believe our application supports the delivery of a development project that will deliver significant regional benefits, including but not limited to:

- 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.

## Conclusion

The Fast Track Referral Application package for Waiheke Onsen, is accompanied by a suite of specialist memorandums which summarise the specific aspects of the proposal, provide a high level assessment of statutory and non-statutory documents, consider the potential effects of the proposal and potential mitigation, and the deliverability of this project.

Our project team is ready to prepare a comprehensive resource consent application that best utilises the fast-track process to ensure Waiheke Onsen is delivered in a more timely and cost-efficient way.

We would welcome the opportunity to meet and present our application in further detail along with continuing to working collaboratively with Ministry for the Environment and affected parties by the project.

If you have any questions or would like further information, please feel free to touch base.

Yours sincerely | Nā māua noa, nā

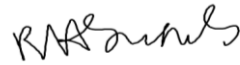
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