

Response ID ANON-URZ4-5FR2-M

Submitted to Fast-track approval applications
Submitted on 2024-05-03 12:49:53

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Waiheke Mon E Limited

2 Contact person

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

3 What is your job title

Job title:
Director

4 What is your contact email address?

Email:
s 9(2)(a)

5 What is your phone number?

Phone number:
s 9(2)(a)

6 What is your postal address?

Postal address:
s 9(2)(a)

7 Is your address for service different from your postal address?

Yes

Organisation:
s 9(2)(a)

Contact person:
s 9(2)(a)

Phone number:
s 9(2)(a)

Email address:
s 9(2)(a)

Job title:
Principal Planner

Please enter your service address:
s 9(2)(a)

Section 1: Project location

Site address or location

Add the address or describe the location:

s 9(2)(a)

File upload:

s 9(2)(b)(ii)

Upload file here:

No file uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

s 9(2)(b)(ii)

Who are the registered legal land owner(s)?

Please write your answer here:

Waiheke Mon E Limited

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

Applicant is the Registered owner, with the ability to obtain and give effect to any relevant consents required, and to undertake directly or via contract any consented works onsite.

Section 2: Project details

What is the project name?

Please write your answer here:

Sakura Onsen, Waiheke Island

What is the project summary?

Please write your answer here:

To develop a geothermal retreat, including hot pools, private day pools, private saunas, spa treatment, ryokan (inn style) visitor units, a yoga and meditation pavilion and associated residential or visitor accommodation.

What are the project details?

Please write your answer here:

The proposal will provide a world class geothermal retreat on Waiheke Island for both the local and international tourist market. As outlined in the master plan document prepared by G2 “..The proposal is made up the following 3 elements being hot pools, spa and wellness pavilion supported by visitor accommodation in the form of a Ryokan and the supporting residential sites”.

The intention of the facility is that this will be a significant attraction for national and international visitors to Auckland and Waiheke Island and would encourage day visitations to the island which will support business in the area and local employment both at construction and implementation stages. The proposal will be a high quality attraction in both its architecture and landscape design, and this will set the overall style and branding for the implementation of the phases outlined below.

Refer also Section 5 attachments:

s 9(2)(b)(ii)

- Att 3 Onsen Fast Track Economic Impact Memorandum.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

The project will involve staging of development including drilling for geothermal water (preliminary assessments complete) and hot pool construction. The staging will be carried out over six phases in the following order:

Phase 1 – Geothermal drilling, hot pools, entrance, carpark, changing rooms and café

Phase 2 – Private day pools and sauna's

Phase 3 – Spa treatment rooms and pool

Phase 4 – Ryokan visitor accommodation units

Phase 5 – Yoga and Meditation pavilion

Phase 6 – Developing residential lots and/or more visitor accommodation to service geothermal retreat.

The estimated timeframe to complete these stages is 3-5 years.

What are the details of the regime under which approval is being sought?

Please write your answer here:

The regimes under which approval is being sought for the project is as follows:

- Resource consent under the Resource Management Act 1991

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Auckland Council

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

n/a

Is approval required for the project by someone other than the applicant?

No

Please explain your answer here:

The applicant is the registered owner of the subject site.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

The applicant has confirmed that the funding is able to be secured to initiate phases 1-3 of the project promptly if it is listed on the schedule, and funding for the remainder of the phases is pending approval. The primary funding sources for the project are private equity funds.

The applicant has confirmed that having resource consent in place will provide investors more certainty and will provide more funding opportunities.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The relevant iwi authorities to be consulted once more substantive application material is finalised are as follows;

- Ngai Tai ki Tamaki
- Ngati Maru
- Ngati Paoa Iwi Trust
- Ngati Paoa Trust Board
- Ngati Tamatera
- Ngati Te Ata
- Ngati Whanaunga
- Te Patukirikiri

Applicant proposes to negotiate a Watercare wastewater connection s 9(2)(b)(ii) or alternatively will look to secure or lease additional land to dispose of onsite wastewater. The initial review on capacity would indicate this is only necessary for phase 3 onwards due to the current site capacity to dispose of wastewater.

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Consultation yet to be initiated but once more substantive application material is available the applicant will undertake both community and iwi engagement. Views will be taken into account in the design process and final submission into the fast track process.

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

n/a

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

nil

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

The project is not considered to result in any long term, adverse effects on the environment. As outlined, the proposal seeks to enable this development to facilitate the delivery of a high quality tourism project on Waiheke Island that will have significant regional and tourism benefits.

Refer also attachments:

s 9(2)(b)(ii)

- Att 3 Onsen Fast Track Economic Impact Memorandum.

The anticipated and potential adverse effects of the proposal will be assessed in more detail following the completion of specialist technical assessments that will accompany this application. These will include but are not limited to:

- Development plans including staging information;
- Ecological report;
- Archaeological report and a Cultural Values Assessment;
- Landscape and Visual Assessment;
- Ecological reports, landscaping and ecological restoration plans;

The project is not considered to result in any long term, adverse effects on the environment. As outlined, the proposal seeks to enable this development to facilitate the delivery of a high quality tourism project on Waiheke Island that will have significant regional and tourism benefits.

The anticipated and potential adverse effects of the proposal will be assessed in more detail following the completion of specialist technical assessments that will accompany this application. These will include but are not limited to:

- Development plans including staging information;
- Ecological report;
- Archaeological report and a Cultural Values Assessment;
- Landscape and Visual Assessment;
- Ecological reports, landscaping and ecological restoration plans;
- Wastewater Assessment including how various phases will manage and dispose of wastewater;
- Geotechnical Assessment;
- Geothermal and Water Assessment;
- Stormwater and Hazard Assessment;
- Economic Assessment;
- Traffic assessment; and
- Assessment of Effects included recommended draft conditions to manage the construction and ongoing operation of the facility.

A high level assessment of the proposal that has been completed to date through both the master plan process and a summary of findings is as follows;

Earthworks and Construction Effects, including construction noise:

- Design concepts that work with the existing topography. For example as described in the master plan document “the type of development explored will seek to be a ‘light touch’ on the landscape and utilise piling and stilted development to avoid unnecessary excavation and retaining on the slope”.
- The construction effects can be managed through mechanisms such as implementation of appropriate erosion and sediment control measures;
- Designing cut and fill operations to allow fill to be reutilised on site to manage construction traffic effects;
- A Construction Traffic Management Plan (CTMP) will be offered by the applicant which will ensure that adverse construction traffic effects on the environment will be appropriately managed;
- To mitigate and minimise construction noise effects, a Construction Noise Management Plan (CNMP) will be prepared and implemented throughout the duration of the construction period for the project;
- Ensuring remediation and planting is carried out in specified timeframes to minimise visual effects associated with construction and earthworks to ensure these will be temporary only.

Transport Effects

- s 9(2)(b)(ii)

- The site has two road frontages which allows different facilities to operate independently from a traffic perspective;
- A full Integrated Transport Assessment (ITA) will be undertaken at the consenting stage, and recommendations will be incorporated into the design to ensure there is sufficient capacity to accommodate the projected vehicle trips, loading required, pedestrian and cycling safety etc;
- The project will promote alternative transport options such as walking and cycling, therefore facilities to accommodate these will be incorporated into the design, such as bike / scooter parking and e-bike and car charging facilities

Servicing and Infrastructure

- Full servicing assessments, particularly an analysis of the onsite capacity to dispose of wastewater will be carried out. The recommendations of the applicants engineering specialists will be required to identify the capacity of the landholding and/or alternative wastewater disposal options available. The master plan for the site will be modified accordingly to meet the recommendations of these findings;
- Reuse and recycling of geothermal water will be reviewed to maximise the sustainability of the operation; and
- The proposal will also be designed using sustainable measures to manage stormwater and run off from paved and impervious area which will be incorporated into the design, including designing ecological restoration to mitigate effects.

Ecology

- The proposal will be designed to minimise potential adverse ecological effects on the site and on areas of higher ecological value within the immediate area, by maintaining and protecting the hydrology of any intermittent streams or wetlands in proximity to the site;
- Conditions of consent will require the provision of ecological enhancement and management plans that align with the specialist advice sought by the applicant, to ensure the on-going protection of ecological remediation; and
- As it is the intent of the applicant to ensure that the proposal will result in positive environmental and ecological outcomes, including restoration of the site through native revegetation. For these reasons, it is considered that the proposal will generate positive ecological benefits of regional significance.

Cultural

- As noted earlier in this application, consultation with relevant iwi groups will commence in the foreseeable future once more substantive application material is available. Should this application for a scheduled project be accepted, further engagement with iwi groups regarding the project will be undertaken to ensure that potential adverse effects on cultural values are avoided, including the preparation of a cultural values assessment.

Heritage

- There are no known archaeological features or CHI sites but the applicant will engage an archaeologist to further review this. Should the project be accepted as a scheduled project, field surveys of the site will be undertaken as part of the resource consent and archaeological authority process to identify any potential archaeological or historical features and ensure that any potential adverse effects on heritage values are avoided.

Landscape and Visual Amenity

- The design philosophy as outlined in the master plan is to create pools that will be “carefully landscaped to re-create the appearance of natural pools

and springs with seating and rest areas..” and to promote development which has a light touch on the landscape.

- The proposal will be designed in an integrated and coordinated manner with a focus on landscape remediation and maintaining and enhancing key landscape attributes such as ridgelines and waterways. The proposal will result in a change to the landscape and visual character of the site but careful design and remediation will ensure landscape and visual amenity effects will not be adverse .

Based on the above preliminary findings it is considered that the proposal can be carefully designed and managed, in accordance with specialist advice and recommended conditions, to ensure potential adverse effects are no more than minor.

Upload file:

Att 2 Att 3 Illustrative Masterplan and Economic Impact Memo.pdf was uploaded

Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

A detailed analysis of all national policy statements, including the New Zealand Coastal Policy Statement, and NES standards will be carried out by the applicants specialists once more substantive application material is available.

A preliminary planning review of these concludes that the proposal will not be contrary to the relevant standards and/or the proposal can be designed to meet the intent of these as outlined in the master plan.

As outlined, it is the applicants intent to ensure that the proposal will result in positive environmental and ecological outcomes.

File upload:

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Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

The fast-track process offers a number of advantages in terms of time and cost over the standard RMA process, public and limited notification is precluded under the Fast-track Approvals Bill, the panel is only permitted to invite comments from specified persons and a short timeframe is provided for comment.

Giving the applicant and investors surety that all phases of development can proceed without process delays will also make the project more appealing from a funding perspective.

If the project is approved into the fast-track process, we have estimated that this will enable the project to be delivered approximately 3-5 years sooner than the standard process. The standard process would require at least a 3-stage RMA process, which are likely to be notified applications. This would create a much longer and costly consenting timeframe for the Project and the risk of delay from a subsequent Environment Court Appeal would likely be avoided under the Fast Track Approvals Bill.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

As the applicant will be in a position to lodge a substantive application this year, it can immediately benefit from being a 2A listed project. The fast track process will provide clear efficiencies for processing a consent of this scale and location.

s 9(2)(b)(ii)

s 9(2)(b)(ii)

The project is of such a significant scale for Waiheke Island utilising the fast track application process has clear efficiencies, by reducing the potential number of applications required under the RMA, the costs and processing timeframes.

We note that it is common practice to stage the consenting of developments of this scale - as this particular development would likely be delivered in 6 stages this can be translated into time and cost savings associated with the preparation, assessment and processing of up to 3-4 separate resource consent applications.

Finally, having the overall master plan approved via a single process will give surety to all parties including investors. Further, it is noted that if this project is not listed, referral will be sought to utilise the Fast Track Approvals Bill given the clear and substantive benefits this fast-track process will provide to its delivery. On that basis, by listing this project under 2A substantially streamlines processing of this application for both the Ministry for the Environment staff, and the joint Ministers, allowing an Expert Panel to begin processing the application as soon as it is appointed.

Has the project been identified as a priority project in a:

Other

Please explain your answer here:

No, but the importance of tourism is well defined in the Hauraki Gulf Island District Plan. As an example, the resource management issues under section 3.3.3 of the Plan How to assist economic growth and local employment, including investment in the wine and tourism industries.

The proposal aligns with these significant resource management issues.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The project is to provide a regionally significant tourism facility which will attract both local and international visitors to Waiheke Island. As outlined in the supporting economic report, it will provide economic benefits to the local and regional economy, including significant employment opportunities for locals at both the construction and operational stages.

Will the project:

contribute to a well-functioning urban environment

Please explain your answer here:

Refer economic report appended for more detail - Att 3 Onsen Fast Track Economic Impact Memorandum.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Refer economic report appended for more detail - Att 3 Onsen Fast Track Economic Impact Memorandum.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

Yes, the project location s 9(2)(b)(ii) will promote walking, use of E-bikes or use of public transport to access the facility.

Will the project support adaptation, resilience, and recovery from natural hazards?

No

Please explain your answer here:

Will the project address significant environmental issues?

Yes

Please explain your answer here:

Ecological mitigation and revegetation proposals will be prepared to remediate the rural landscape where the tourism operation is located. The applicant will ensure that the land is preserved and enhanced and that landscaping should be predominantly indigenous to Waiheke. This will improve the currently degraded landscape which is weed infested.

Is the project consistent with local or regional planning documents, including spatial strategies?

No

Please explain your answer here:

The proposal would trigger resource consent under various planning documents which apply to the site including the Hauraki Gulf Islands District Plan and Auckland Unitary Plan. Due to the rural zoning of the subject site, the activity status of the proposal will be non-complying. Notwithstanding this and as described in the assessment in section 5: Adverse Effects, the effects associated with such a proposal can be carefully managed to ensure long term positive ecological and landscape outcomes.

Anything else?

Please write your answer here:

Does the project include an activity which would make it ineligible?

No

If yes, please explain:

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

Waiheke Mon E limited has no negative compliance history.

Load your file here:

No file uploaded

Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

s 9(2)(a)

Important notes