

Fast-Track Pre-Lodgement Consultation Summary

Purpose - This document provides a summary of information from DOC following a pre-lodgement consultation request.

Project Details

Project name:	Pokeno Tourism and Housing Development
Engagement type:	Pre-lodgement consultation for Referral Application
Applicant/agent:	<p>Pokeno Developments NZ Limited</p> <p>Applicant: Joel McKinley s 9(2)(a)</p> <p>Agent: Mark Tollemache – Director – Tollemache Consultants Limited s 9(2)(a)</p>
Proposal overview:	<p>The Pokeno Tourism and Housing proposal intends to include development in three distinct precincts.</p> <p>Pokeno West It is intended that the proposal for the Pokeno West Precinct area will include:</p> <ul style="list-style-type: none"> • Subdivision in stages to provide for up to 1,500 residential dwellings, along with a neighbourhood centre; • Infrastructure including new roads, water supply networks, and stormwater management devices and networks; • Wastewater infrastructure with possible connections to a 'bulk' main; • Reserves and recreation trails; and • Enhancement of streams and wetlands. <p>Pokeno South/Havelock The proposal for the Pokeno South/Havelock Precinct area is to include:</p> <ul style="list-style-type: none"> • Residential lot subdivision in stages for up to 750 dwellings; • Infrastructure including new roads, water supply networks, and stormwater management devices and networks; • Wastewater infrastructure; • Reserves and recreation trails; • Enhancement of streams and wetlands; and • A collector road connection to Yashili Drive. <p>Yes Valley Resort The proposal for the Yes Valley Resort Precinct area is intended to include:</p> <ul style="list-style-type: none"> • A 200-room hotel and glamping/motorhome areas; • A conference centre; • Spa and restaurant facilities; • A 'NZ-Made Hub' comprising a farm 'showground' (for example sheep shearing/sheepdog herding) and an opportunity to showcase and retail NZ branded products; and • Outdoor recreational activities. <p>A centralised wastewater infrastructure solution is proposed which would service all of the Yes Valley Resort, together with the urban development in Pokeno West and Pokeno South/Havelock (with the ability to service wider catchments as / if required).</p>



Location:

The Pokeno Tourism and Housing proposal intends to include development in three distinct precincts around Pokeno, Waikato, being Pokeno West, Pokeno South / Havelock and Yes Valley Resort.

Pokeno West

The Pokeno West area contains a total area of 142.592 ha and comprises the sites identified in the table below:

Site Address	Legal Description	Area
53 Munro Road	Lot 2 DP 459108 RT 599274 Note: there is a Reserves Act covenant at this location.	130.35 ha
87 Helenslee Road	Lot 1 DP 211605 RT NA139C/495	5.21 ha
109 Helenslee Road	Lot 3 DP 211605 RT NA139C/497	5.45 ha
119 Helenslee Road	Lot 2 DP 176087 RT NA108B/664	1.5818 ha

Pokeno South/Havelock

The core area to be developed within the Pokeno South/Havelock Precinct area contains the sites at 5 Hitchen Road, and 88, 242 and 278 Bluff Road, as identified in table below:

Site Address	Legal Description	Area
5 Hitchen Road	Lot 2 DP 199997 RT NA128B/777	16.05 ha
88 Bluff Road	Allotment 6 Section IX Havelock Village RT NA35C/659	620m ²
	Allotment 2 Section II Havelock Village RT NA35C/655	4213m ²
	Lot 2 DP 184553 and Allotment 5 Section 11 Havelock Village RT NA115B/242	5122m ²
	Lots 1, 3 and 5 DP 202491 and Lots 1-2 DP 23610 and Allotment 9 Section X Havelock Village RT 549368 Note: Marginal Strip may be applicable.	38.2804 ha
	Lot 1 DP 51064, Lot 1 DP 199997 and Lot 3 DP 463893 RT 614851	43.62 ha
242 Bluff Road	Lot 2 DP 401106 and Lot 4 DP 202491 RT 402386	230.24 ha
278 Bluff Road	Lot 1 DP 165370 RT NA99D/513	22.201 ha

Yes Valley Resort

Development of the core area within the Yes Valley Resort and associated activities, are to be located on those zoned as Ta Ta Valley Resort, including those identified for the centralised infrastructure solution and potential land disposal sites.

	<p>Note: the Yes Valley Resort site is adjacent to Public Conservation Land, Te Toki Marginal Strip.</p> <table border="1" data-bbox="593 253 1493 1391"> <thead> <tr> <th data-bbox="593 253 882 304">Site Address</th> <th data-bbox="882 253 1259 304">Legal Description</th> <th data-bbox="1259 253 1493 304">Area (ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="593 304 882 387">42A Potter Road</td> <td data-bbox="882 304 1259 387">Section 1 SO Plan 501312 RT 770066</td> <td data-bbox="1259 304 1493 387">53.56 ha</td> </tr> <tr> <td data-bbox="593 387 882 443">37 Potter Road</td> <td data-bbox="882 387 1259 443">Lot 2 DP 476640 RT 659109</td> <td data-bbox="1259 387 1493 443">6900 m²</td> </tr> <tr> <td data-bbox="593 443 882 499">39 Potter Road</td> <td data-bbox="882 443 1259 499">Lot 3 DP 476640 RT 659110</td> <td data-bbox="1259 443 1493 499">20.2264 ha</td> </tr> <tr> <td data-bbox="593 499 882 611">No address Potter Road</td> <td data-bbox="882 499 1259 611">Allotment 54 and Allotment 68 Parish of Maungatawhiri RT NA970/34</td> <td data-bbox="1259 499 1493 611">6.0703 ha</td> </tr> <tr> <td data-bbox="593 611 882 723">242 Bluff Road</td> <td data-bbox="882 611 1259 723">Lot 2 DP 401106 and Lot 4 DP 202491 RT 402386</td> <td data-bbox="1259 611 1493 723">230.2475 ha</td> </tr> <tr> <td data-bbox="593 723 882 864">370 Bluff Road</td> <td data-bbox="882 723 1259 864">Lot 4 DP 476886 RT 660163 Note: Reserves Act covenant protecting surveyed areas.</td> <td data-bbox="1259 723 1493 864">62.0280 ha</td> </tr> <tr> <td data-bbox="593 864 882 1005">322 Bluff Road</td> <td data-bbox="882 864 1259 1005">Lot 2 DP 476886 RT 660162 Note: Reserves Act covenant protecting surveyed areas.</td> <td data-bbox="1259 864 1493 1005">17.8560 ha</td> </tr> <tr> <td data-bbox="593 1005 882 1061">324 Bluff Road</td> <td data-bbox="882 1005 1259 1061">Lot 1 DP 476886 RT 660161</td> <td data-bbox="1259 1005 1493 1061">1.1824 ha</td> </tr> <tr> <td data-bbox="593 1061 882 1117">35 Trigg Road</td> <td data-bbox="882 1061 1259 1117">Lot 2 DP 518134 RT 811242</td> <td data-bbox="1259 1061 1493 1117">25.52 ha</td> </tr> <tr> <td data-bbox="593 1117 882 1258">89 Trig Road</td> <td data-bbox="882 1117 1259 1258">Lot 3 DP 441406 RT 549470 Note: Reserves Act covenant protecting surveyed areas.</td> <td data-bbox="1259 1117 1493 1258">44.0157 ha</td> </tr> <tr> <td data-bbox="593 1258 882 1391">1 Hayward Road</td> <td data-bbox="882 1258 1259 1391">Lot 4 DP 441406 RT 549471 Note: Reserves Act covenant protecting surveyed areas.</td> <td data-bbox="1259 1258 1493 1391">1.5119 ha</td> </tr> </tbody> </table>	Site Address	Legal Description	Area (ha)	42A Potter Road	Section 1 SO Plan 501312 RT 770066	53.56 ha	37 Potter Road	Lot 2 DP 476640 RT 659109	6900 m ²	39 Potter Road	Lot 3 DP 476640 RT 659110	20.2264 ha	No address Potter Road	Allotment 54 and Allotment 68 Parish of Maungatawhiri RT NA970/34	6.0703 ha	242 Bluff Road	Lot 2 DP 401106 and Lot 4 DP 202491 RT 402386	230.2475 ha	370 Bluff Road	Lot 4 DP 476886 RT 660163 Note: Reserves Act covenant protecting surveyed areas.	62.0280 ha	322 Bluff Road	Lot 2 DP 476886 RT 660162 Note: Reserves Act covenant protecting surveyed areas.	17.8560 ha	324 Bluff Road	Lot 1 DP 476886 RT 660161	1.1824 ha	35 Trigg Road	Lot 2 DP 518134 RT 811242	25.52 ha	89 Trig Road	Lot 3 DP 441406 RT 549470 Note: Reserves Act covenant protecting surveyed areas.	44.0157 ha	1 Hayward Road	Lot 4 DP 441406 RT 549471 Note: Reserves Act covenant protecting surveyed areas.	1.5119 ha
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<p>Date pre-lodgement request received:</p>	<p>First contacted by email on the 10th of October 2025. Signed request for consultation received on the 14th October 2025. Deposit paid on 17th October 2025. Initial Consultation meetings were held on the 31st of October and 3rd of November.</p>																																				
<p>Summary of pre-lodgement Consultation</p>																																					
<p>Fast track project lead DOC:</p>	<p>Bridgette Munro – Consultant Fast Track Consents Advisor</p>																																				
<p>DOC specialist input required:</p>	<p>Fast Track Project Lead – Bridgette Munro Statutory Manager – Michelle Williams Senior Ranger – Andrew Styche Permissions – Lauren Bollu</p>																																				

	<p>RMA – Annabel Averill</p> <p>Legal – To be determined</p> <p>BHV – Katherine Hughes (National Management Planning Advisor)</p> <p>BHV (Lizards) – To be determined</p> <p>BHV (Freshwater) – Aiden Mora-Teddy</p>
<p>DOC Permissions/ Approvals Identified by applicant in pre-lodgement request as potentially required:</p>	<p>The Applicant has identified that approvals under the following legislation will be required:</p> <ul style="list-style-type: none"> • Freshwater Fisheries Regulations 1983 • Wildlife Act 1953.
<p>DOC Commentary on Fast Track approvals and permissions identified:</p>	<p>The Applicant provided the following documents, together with its Request for Fast-track Pre-lodgement Consultation form:</p> <ul style="list-style-type: none"> • Pokeno Housing and Tourism Project: Fast-track Referral Ecology Overview (prepared by RMA Ecology and dated 27 September 2025); • Pokeno Fast-track Illustrative Masterplan; • Pokeno Housing and Tourism Project – Overview of the Proposal and Referral Application (prepared by Tollemache Consultants Limited, dated 10 October 2025). <p>It is the Applicants’ responsibility to comply with the FTAA and to ensure that the proposed approvals are identified and all the required information is provided as part of a referral application. Section 13(4) sets out the information to be included in a referral application.</p> <p>Wildlife Approvals, which are required for absolutely protected wildlife (refer to the tier scheme within the Wildlife Act (1953)) authorise acts that would otherwise be an offence under the Wildlife Act (1953), including to:</p> <ul style="list-style-type: none"> • Catch and handle wildlife on site (including wildlife sampling and wildlife salvage) • Take samples from wildlife • Take or destroy the eggs of wildlife • Attach identification bands to wildlife • Mark, tag, or attach other scientific apparatus to wildlife • Catch and temporarily hold wildlife in captivity (less than 3 months) • Transfer captive wildlife from one holding facility to another holding facility • Kill wildlife • Hunt, disturb, kill or catch alive protected wildlife that are causing damage • Translocate wildlife. <p>If any of these activities are required for absolutely protected species, then wildlife approvals would be required.</p> <p>It is noted there are no mandatory information requirements in respect of wildlife approvals at the referral stage.</p> <p>The Applicant should be aware of the approval requirements under the Freshwater Fisheries Regulations.</p> <p>DOC understands that culverts may be implemented as part of the proposal. The Applicant should be aware that culverts should be designed in accordance with New Zealand Fish Passage Guidelines and that any culverts required as part of the Pokeno Tourism and Housing Development may require a Complex Freshwater Fisheries Activity approval. Complex Freshwater Fisheries approvals are required for culverts that permanently block fish passage or works:</p>

	<ul style="list-style-type: none"> • That require disturbance to a water body including diversions, in-stream operations and the removal of gravel that persists for more than 3 months; or • That are within 500 m of the coast and occur during the white baiting season; or • That are in an area known to be used for trout, salmon or native fish spawning and occur during the spawning season; or • That require repeated disturbance to a water body and are temporary works for which there is a period of 6 months or less between each period of work. <p>Bats should be avoided as a first consideration.</p>
<p>Treaty partners:</p>	<p>Treaty partners with interests relevant to the project area include:</p> <ul style="list-style-type: none"> • Tāmaki Collective • Ngāti Tamaoho • Te Arawa River Iwi • Maniapoto • Waikato-Tainui <p>DOC encourages the Applicant to engage directly with relevant Māori groups as required by section 29 of the Act.</p>
<p>Treaty Settlement implications/considerations:</p>	<p>Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014 Ngāti Tamaoho Claims Settlement Act 2018</p> <p>The Applicant should engage with Ngā Mana Whenua regarding any Statutory Authorisations that are required to actualise the proposal, particularly those that may have a high impact on the spiritual, ancestral, cultural, customary, and historic values of Ngā Mana Whenua.</p> <p>Ngāti Tuwharetoa Raukawa and Te Arawa River Iwi Waikato River Act 2010</p> <p>The Project should have particular regard to the Vision and Strategy for the Waikato River.</p> <p>Nga Wai o Maniapoto (Waipa River) Act 2012</p> <p>The Project should have particular regard to the Vision and Strategy for the Waikato River. Earthworks from the proposal could have impacts on freshwater fisheries. Careful consideration should be given to avoiding or minimising the effects associated with earthworks and any impact the proposal may have on the Waipa River and any sites of significance to Maniapoto.</p> <p>Waikato Tainui Raupatu Claims (Waikato River) Settlement Act 2010</p> <p>Earthworks from the proposal could have impacts on freshwater fisheries. Careful consideration should be given to avoiding or minimising the effects associated with earthworks and any impact the proposal may have on the Waikato River.</p> <p>Ngāti Tamaterā</p> <p>It is noted that a Treaty Settlement with Ngāti Tamaterā is under negotiation. Obligations and relevance to the proposal will depend on the outcome of the final Conservation Relationship Agreement.</p> <p>We encourage the Applicant to engage directly with iwi as required by section 29 of the Act.</p>
<p>Section 4 Conservation Act 1987 implications/considerations</p>	<p>No relevant conservation related interests have been identified at this time.</p>

<p>Potential Resource Management Act (RMA) considerations and effects:</p> <p><i>Note: DOC's role in relation to 53(2)(m)(i) FTAA</i></p>	<p>Very high-level RMA commentary has been provided. Some primary considerations for DOC include:</p> <ul style="list-style-type: none"> • That the relevant biodiversity and environmental effects are considered as part of the full and comprehensive AEE included with the potential substantive application and shall specifically address the presence and management of aquatic fauna, avifauna, lizards, bats, ecological values and any mitigation (including relocation of impacted species), offsetting and compensation required. It is noted that there are records of inanga (At-risk, Declining), giant kokopu (At-risk, Declining), black mudfish (At-risk, declining), longfin eel (At-risk, Declining), mapped black mudfish habitat, mapped current wetlands, including gumlands (Critically Endangered) and mapped historic wetlands. • Ecological benefits highlighted in the Ecological Assessment should form part of the referral application. <p>Further advice can be provided during any pre lodgement consultation on the substantive application.</p>
<p>DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):</p>	<p>The following Statutory Planning documents are relevant to the Proposal:</p> <ul style="list-style-type: none"> • Ngati Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010; • Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010; • Nga Wai o Maniapoto (Waipa River) Act 2012; • Conservation General Policy 2005 (CGP); • Waikato Conservation Management Strategy 2014; • Auckland Conservation Management Strategy 2014. <p>The Proposal is not inconsistent with the relevant statutory planning provisions. However, consideration should be given to:</p> <ul style="list-style-type: none"> • The identified provisions in Te Ture Whaimana with respect to streams which are tributaries of the Waikato River; • Protecting and restoring relevant indigenous ecosystems; • Ensuring the persistence and preservation of threatened species; • Protecting freshwater fish habitat and fish passage; • Maintaining habitat connectivity and water quality of waterways; • Protecting, restoring and interpreting historic and cultural heritage sites.
<p>Any specific information requests to applicant(s)/agent for pre-app engagement at this point:</p>	<p>DOC encourages the Applicant to engage further with DOC prior to lodging a substantive application.</p>
<p>Any further information/considerations:</p>	<ul style="list-style-type: none"> • The Pokeno West site is encroaching on a probable wildlife corridor (at least for bats) from the Hunua Range, across the Bombay hills to Tuakau / Onewhero. Note that bats do not like to cross rows of houses. The width of any wildlife corridors should be carefully planned, ensuring that they are wide enough to be effective. • Note that bats have adapted to feeding on pasture in the Pokeno South Area. • With regard to the Yes Valley Resort site, the Applicant should carefully consider where night time activities are to be located as lighting and noise could impact threatened species. The placement of any amphitheatre will be important. If located close to a wetland and utilised at night, lighting and disturbance could bring about adverse effects on threatened species, driving them out of their habitat. • Any wetland treatment of wastewater (sedimentation and nutrients) will need to be carefully considered and managed. • Bat Recovery Group Lighting Advice can be found here: https://www.doc.govt.nz/globalassets/documents/conservation/native-animals/bats/bat-recovery/reduce-the-impact-of-artificial-light-on-pekapeka-advice-note.pdf • Planting, weed and pest control is encouraged. • Lizard release sites should be carefully planned and well set up to avoid predators (birds, rodents, hedgehogs). Dark, damp sites are preferable.

Additional Notes:	<p>While DOC will assist applicants as much as we can when they engage in pre-lodgement consultation, it is the applicants' responsibility to comply with the FTAA and to ensure they have applied for all permissions they need.</p> <p>Guidance for applying for a wildlife approval under the Fast-track Approvals Act 2024 can be viewed here: https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/fast-track/guidance-for-wildlife-approval2.pdf</p> <p>DOC encourages the Applicant to share draft substantive application documents, should the application be referred, so that feedback can be provided on how they align with information requirements of the Act, noting DOC is unable to request further information once a completeness check is commenced by the EPA.</p> <p>Note that a panel will invite the statutory bodies listed in clause 4 of Schedule 7 to comment on the application (NZCA, conservation boards, Fish and Game Council, and Game Animal Council). We encourage applicants to engage with these bodies in advance of filing a substantive application.</p> <p>It is recommended that the information provided in any substantive application prepared under the Fast-track Approvals Act 2024 be separated out by the various approvals sought (if multiple approvals required) and all information requirements are addressed for each approval sought.</p>