

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

<b>Project name</b>	Pookeno Housing and Tourism (FTAA-2512-1165)
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

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

1. Contact Details		
Please ensure that you have authority to comment on the application on behalf of those named on this form.		
<b>Organisation name (if relevant)</b>	Waikato District Council	
<b>*First name</b>	Privinn	
<b>*Last name</b>	Mwene	
<b>Postal address</b>	Private Bag 544, Ngaaruawaahia 3742	
<b>*Contact phone number</b>	0800 492 452	<b>Alternative</b>
<b>*Email</b>	s 9(2)(a) [REDACTED]	

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

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

**Managers signoff**



Paul Conder

**Acting Chief Executive**

Date 24 February 2026

24 February 2026

Ilana Miller  
General Manager, Delivery and Operations  
Minister for Infrastructure  
C/o Ministry for the Environment  
[contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz)

Dear Ilana Miller

**FAST-TRACK PROPOSAL: Pookeno Housing and Tourism - Reference FTAA-2512-1165**

Thank you for the invitation to Waikato District Council to provide written comments on the referral application for the Pookeno Housing and Tourism Development.

Please find attached staff response and general comments regarding the proposed development.

Should you have any queries regarding the content of this document please contact Privinn Mwene, Infrastructure Development Advisor directly on s 9(2)(a)

Kind Regards



Paul Conder  
ACTING CHIEF EXECUTIVE  
WAIKATO DISTRICT COUNCIL

**Waikato District Council Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), provide comments advising on the following matters:**

***Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please also confirm this in writing***

1. Waikato District Council confirms that one land use consent application has previously been lodged which relates to land within the broader project area and may be considered a related or overlapping application should a substantive fast-track application be lodged.

***Tata Valley Resort development***

- Council reference: LUC0235/19
- Applicant: Tata Valley Ltd (related entity to Pokeno Development NZ Limited)
- Description: Development of the Tata Valley Resort including a hotel and associated tourism activities.

This application was lodged in 2019 and remains on hold under section 92 of the Resource Management Act (RMA). No decision has been issued, and the application has not progressed through to determination.

Waikato District Council is not aware of any other lodged applications that would constitute a competing application in relation to the proposed project.

***In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please also confirm this in writing.***

2. Waikato District Council confirms that resource consents have been issued in relation to land within the project area. Refer to the **Attachment A** for a full list.

Copies of the relevant decision notices and consent conditions can be provided to the Ministry if required.

**General Comments**

**Strategic Land Use Pattern and Strategy Alignment**

3. Pookeno is identified as a key growth node within the northern Waikato and forms part of the Auckland–Hamilton growth corridor. Growth in Pookeno is recognised through the Waikato Regional Policy Statement, the Future Proof sub-regional growth strategy, and Council’s Waikato 2070 Growth and Economic Development Strategy.
4. Most of the landholdings associated with the applicant are already zoned for urban, industrial and tourism activities within the District Plan. These areas are intended to accommodate a significant proportion of the district’s future residential and employment growth over the long term.
5. Waikato District Council has previously provided a letter of support in principle for the use of the fast-track process for the proposed wastewater treatment plant and associated development, recognising the strategic importance of enabling infrastructure to support planned growth in Pookeno. That support remains subject to appropriate assessment through any substantive application process and does not fetter Council’s regulatory functions.

### **Wastewater and Water Supply**

6. Growth in Pookeno is currently constrained by wastewater capacity limitations associated with conveyance and treatment capacity at the Pukekohe Wastewater Treatment Plant (PWWTP), operated by Watercare and owned by Auckland Council. These constraints have resulted in limitations on new wastewater connections within the Pookeno catchment.
7. The proposal for a new wastewater treatment plant and associated infrastructure has the potential to address these constraints and enable planned growth, subject to detailed design, consenting and integration with existing and future three waters networks.
8. The establishment of a Membrane Bioreactor (MBR) Wastewater Treatment Plant in Pookeno, is acknowledged as a critical first step of the proposal. Delivery of the MBR plant will be of strategic importance to unlocking further development and there is support in principle for the use of the fast-track consenting process as an appropriate mechanism to advance the MBR plant proposal, conditional on a robust process and full assessment
9. Significant infrastructure constraints exist for wastewater infrastructure in Pookeno. From February 2025, Waikato District Council issued letters to landowners confirming that no further consents would be considered due to capacity limits. This is due to a lack of both hydraulic capacity within the network

- (by the physical infrastructure connecting Pokeno to Tuakau) and contracted processing capacity at the Pukekohe Wastewater Treatment Plant. This situation represents a critical barrier to enabling the planned and regionally significant growth of Pokeno.
10. The proposed MBR Wastewater Treatment Plant is understood to be designed with a minimum 10,000m<sup>3</sup> / day capacity to service the applicant's landholdings, while allowing for potential expansion to meet wider growth needs. Unlocking this infrastructure constraint is considered a regionally significant opportunity to realise the strategic housing and economic development aspirations for Pokeno as part of the wider Waikato Region.
  11. Waikato District Council looks forward to providing formal comments on the specifics of the proposal following the Minister's consideration of the referral request. We also welcome the opportunity to work collaboratively with the applicant and central government agencies on the shape and form of a potential Substantive application.
  12. Waikato District Council's long-term three waters planning identifies Pokeno as a high-growth area where significant investment and new servicing solutions will be required to support growth while maintaining levels of service and environmental outcomes. Any substantive application will require detailed engagement with Council and the future water services entity regarding servicing arrangements, asset ownership, funding and operational responsibilities
  13. Water supply servicing and network integration will also require detailed assessment as part of any substantive application.
  14. Waikato District Council and Hamilton City Council have agreed to establish a joint waters CCO, IAWAI - Flowing Waters. In 2025, Waikato District Council resolved to transfer responsibility for all Fast Track applications, including a Pokeno/Tuakau wastewater servicing strategy, to IAWAI – Flowing Waters. As part of the preparation of any substantive application, input and Development Agreements will be required with IAWAI to in relation to all water and wastewater services including the proposed Wastewater Treatment Plant. All associated costs would need to be borne by the applicant, and a Development Agreement (Local Government Act sec 207A) is requested between the applicant and IAWAI. As a minimum, the Development Agreement must address the matters set out in Local Government Act sec207C (3) including any other matters IAWAI – Flowing Waters requires.

## **Stormwater**

15. Stormwater management within the project area will need to be addressed on a catchment basis, with appropriate mitigation for flooding, water quality and downstream effects.

## **Transport**

16. The project area is located within an area experiencing significant growth and increasing transport demand.
17. Future development will need to demonstrate appropriate integration with the existing local and state highway network and identify any upgrades required to support projected traffic movements.
18. Transport assessments will be required at substantive application stage to determine the extent of any mitigation works and funding responsibilities associated with network upgrades.
19. Waikato District Council standards are in Regional Infrastructure Transport Specifications (RITS). References are made to the Waikato District Plan where applicable. The development will be required to comply with relevant standards and take into account Council's plans on the surrounding network for the future to support integrated planning. The Council is progressing on adopting One Network Framework (ONF) which is New Zealand's national transport network classification system.
20. A detailed Traffic Impact Integrated Transport Assessment and a traffic model to identify impact on existing transport network will be required for informing the transport infrastructure development detail such as the form of carriageways within and surrounding the development, multimodal access within and to/from the development, the operation of adjacent local roads, intersections and access to the state highways, and the safe operation of the transport network following the development of the proposal. safety, multimodal users, intersections, carriageways.
21. The Integrated Transport Assessment will require robust modelling of the anticipated traffic operation on the surrounding road network into the future as a result of the development. It is expected that the Waikato Regional Transport Model (WRTM) will be used and the applicant will need to work with the Waikato District Council for the modelling and the New Zealand Transport Agency (NZTA).
22. Stormwater management of road reserve area will be required with appropriate mitigation for runoff, water quality and downstream effects.

## **Reserves and Open Space**

23. Waikato District Council generally supports the provision of local parks, open space and recreational connections within the proposed development areas. Further detail will be required at substantive application stage regarding the location, design, vesting and ongoing maintenance of reserves, ecological areas and walkway connections to ensure alignment with Council's Parks Strategy and operational requirements.

### **Summary**

24. While the proposed development aligns with the planned growth of Pookeno as a key northern Waikato growth node, Waikato District Council notes that the proposal is reliant on the provision of enabling infrastructure, particularly wastewater servicing, to support long-term development outcomes.
25. Waikato District Council acknowledges its previous letter of support in principle for the referral application and confirms its willingness to continue working with the applicant, relevant infrastructure providers and central government agencies through any subsequent substantive application process.

## **Attachment A**

### **Existing Consents covering the Pookeno Housing & Tourism Fast-track area**

Property ID: 2013633

SUB0008/25 Subdivision: Undertake a staged fee simple greenfield subdivision to create 208 residential Lots and a Super Lot for a potential primary school. Creation of esplanade reserve, drainage reserves and roads to vest. \*Bundled with LUC0033/25

Identified as Stage 1 of Pookeno West development - connects into the next stage as shown on the Master Plan

Property ID: 302774

BLD0645/26 – retaining wall within Lot 400 of LUC0033/25.01 (Stage 1 Pookeno West)

Property ID: 302369

LUC0235/19 Development of Tata Valley Resort

LUC0299/25 for the establishment of five glamping pods, as Visitor's Accommodation within the Tata Valley Zone.

LUC0327/19 Preloading earthworks which exceed the maximum cleanfill deposition volume, earthworks volume, area, height and area/volume within 30m of a 'wetland' in the Rural Zone. This application has potentially lapsed.

LUC0477/18 Earthworks in the Rural Zone which exceed permitted thresholds in regards to volume, area and maximum cut and fill depths as well as vegetation clearance and wetland removal. This application has potentially lapsed.

Property ID: 2014897

SUB0067/22 boundary relocation

Property ID: 2017569

LUC0176/26 To establish and operate farm tourism activities, being rural industry, rural commercial and commercial activities, and to undertake public road upgrade works, in the General Rural Zone and Tata Valley

Zone, which do not comply with minimum building setbacks, wastewater servicing, access, parking and vehicle movements rules.

Property ID: 302453

LUC0361/21 Land use consent for the construction and use of a private access road across multiple zones, including earthworks and indigenous vegetation removal within a Significant Natural Area

Property ID: 2019205

SUB0052/24 To undertake a subdivision to create eight additional lots, including one lot to be vested as road, in the Light Industrial Zone (Franklin Section). Proposed District Plan - Appeals Version: To undertake a subdivision to create eight additional lots, including one lot to be vested as road, in the General Industrial Zone. Revocation of Easement: To revoke an easement in gross for the convey to drain sewage and water under section 243(e) of the RMA

LUC0156/21 To undertake bulk earthworks to prepare the site for the construction of the consented nutritional factory in the Light Industrial Zone.

LUC0548/18 To construct and operate a nutritional facility within the Light Industrial Zone, Pokeno with various non-compliances including building height, height in relation to boundary, parking spaces, access width and amenity planting

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

<b>Project name</b>	Pōkeno Developments Limited
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All sections of this form with an asterisk (\*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
<b>Organisation name (if relevant)</b>	Waikato Regional Council		
<b>*First name</b>	Miffy		
<b>*Last name</b>	Foley		
<b>Postal address</b>	Private Bag 3038 Waikato Mail Centre Hamilton 3240		
<b>*Contact phone number</b>	s 9(2)(a)	<b>Alternative</b>	s 9(2)(a)
<b>*Email</b>	s 9(2)(a)		

## 2. Please provide your comments on this application

Waikato Regional Council (WRC) appreciates the opportunity to provide comments on this application for referral to the Fast-track Approvals Act 2024 (the Act).

The following responds:

- firstly to the matters under section 17(3) of the Act that a local authority must provide comment on (PART A), and
- secondly comments on some of matters the Minister will consider under section 22 of the Act (PART B).

## **PART A**

### **Section 17(3)**

***Are there any applications that have been lodged with Waikato Regional Council that would be competing applications if a substantive application for the project were lodged?***

As of the date of this letter, WRC is not aware of any competing applications. However, please note that the documents do not provide sufficient information with respect to the nature and location of all the proposed water takes for WRC to be certain of this matter.

***Are there any section 124C(1)(c) or 165ZI applications?***

WRC can confirm that as of the date of this letter, there are no competing applications or existing resource consents to which section 124C(1)(c) of the Resource Management Act 1991 (RMA) would apply if the approvals sought were to be applied for as a resource consent under that Act. However, please note that the documents do not provide sufficient information with respect to the nature and location of all the proposed water takes for WRC to be certain of this matter.

Further, WRC can confirm that section 165ZI of the RMA does not apply because the proposed project is not located in the common marine and coastal area in accordance with the Waikato Regional Coastal Plan (proposed or operative).

## **PART B**

### **Section 22**

WRC provides the following comments which are aimed at informing of certain matters relevant to the Minister's considerations under section 22 of the Act.

WRC considers that the only criteria of potential relevance to the project under section 22(2)(a) are whether the project:

- (ii) will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure
- (iii) will 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)
- (iv) will deliver significant economic benefits
- (x) is consistent with local or regional planning documents, including spatial strategies.

**22(2)(a)(iii) & (iv) Will the project increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment and will it have significant regional benefits?**

The economic benefits of the project and whether it will contribute to a well-functioning urban environment have not been assessed in depth, however, the wastewater treatment plant will enable development of the Pōkeno West and Pōkeno South sites which are zoned residential and have been included in the Future Proof House Capacity Assessment 2023's (HCA)<sup>1</sup> calculations of residential capacity for the sub-region.

**22(2)(a)(x) Is this project consistent with local or regional planning documents, including spatial strategies?**

Overall, WRC considers the residential component of the project is consistent with criteria (x) as the residential sites are identified for future development in Waikato 2070 and the Future Proof Strategy. All the sites are appropriately zoned for the proposed developments through the partially operative Waikato District Plan.

Further comments in relation to relevant planning documents are provided below.

**FUTURE PROOF STRATEGY**

The Future Proof Strategy<sup>2</sup> 2024, is a 30 year growth management and implementation plan for the Hamilton, Waipā, Waikato and Matamata-Piako sub-region and is the Future Development Strategy for the sub-region (as per the requirements of the National Policy Statement on Urban Development 2020 (NPS-UD)).

The Strategy aims to manage growth in a staged and coordinated manner. It has a compact and concentrated approach to growth, with future development focused in and around key growth areas that are identified on the settlement pattern map. The Pōkeno West and Pōkeno South areas are identified for growth on the Future Proof settlement pattern map.

The Yes Valley site is not identified in the strategy but we note that it has a special purpose zone in the partially operative Waikato District Plan which allows for tourism development on the site.

**WAIKATO 2070**

The Pōkeno West and Pōkeno South areas are identified for development in the Waikato District Growth and Economic Development Strategy (Waikato 2070).

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<sup>1</sup> Business Development Capacity Assessment 2023

<sup>2</sup> Our strategic direction | Future Proof

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## **WAIKATO REGIONAL POLICY STATEMENT**

### **Te Ture Whaimana o Te Awa o Waikato**

Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River is incorporated into the Waikato Regional Policy Statement (WRPS). We note that the application includes an assessment of how the proposal will give effect to Te Ture Whaimana. Any substantive application will need to demonstrate how all stages of the development will give effect to Te Ture Whaimana.

### **Urban form and development**

The Pōkeno West and Pōkeno South areas are consistent with the Future Proof settlement pattern, which is embedded in the WRPS and the decisions version of Proposed WRPS Change 1 - National Policy Statement on Urban Development 2020 and Future Proof Strategy Update [2023].

Specifically, Map 43 within Proposed WRPS Change 1 – Decisions version, depicts the Future Proof indicative urban and village enablement areas. The two residential areas are identified as urban enablement areas on this map which reflects their zoning under the partially operative Waikato District Plan.

### **Land and freshwater**

*Yes Valley*: There are a range of soil orders present. Among these, Gley Soils (~126 ha) occupy about 26% of the area. It is worth noting that Gley Soils are naturally poorly drained and so wetness and a potentially shallow water table, particularly during the winter to spring months, is something to be considered. There are also 27 ha (contiguous) of Organic (peat) Soils present in the central part of the area.

Because part of the Yes Valley site consists of peat soils, the WRPS policy is relevant - *LF-P10 “Manage the adverse effects of activities resulting from use and development of peat soils, including by slowing the rate of subsidence and the loss of carbon by oxidation from peat soils”*.

Further drainage of these peat soils for development of the site may lead to further ground surface subsidence as the de-watered peat consolidates and breaks down (oxidises). Ongoing ground surface subsidence may present ongoing challenges for construction and infrastructure development at the site. The longevity and functioning of services (e.g. buried water pipes) and infrastructure may be limited and disrupted due to ground surface subsidence. Oxidation of the peat may result in further carbon dioxide (a greenhouse gas) emissions to the atmosphere.

### **Ecosystems and indigenous biodiversity**

There are significant biodiversity values present across the sites. Any substantive application will need to address effects on and/or demonstrate appropriate management of:

- a) Significant Natural Areas (likely, local and regionally significance levels present)
- b) Natural inland wetlands (value, extent, protection, hydrology) – including in relation to Policy 6 of the National Policy Statement for Freshwater Management
- c) The presence and habitat of threatened/at-risk fauna (e.g. bats, avifauna, herpetofauna, etc)
- d) Indigenous vegetation (e.g. value, extent, protection)
- e) Increased human activity/infrastructure (e.g. lighting, noise, domesticated predators, etc)

- f) Restoration and enhancement activities
- g) Pests and weeds
- h) Connectivity (among ecosystem types, indigenous vegetation, habitat for fauna, etc)
- i) Ecosystem integrity
- j) Ecosystem sustainability (e.g. climate change, increasing pressures, etc)

Any substantive application will need to include/identify:

- a) The benefits of the proposal weighted against impacts (specifically what is being lost and what is being gained)
- b) Adaptive ecological management plans including outcome monitoring for impacted threatened/at-risk species, habitat and ecosystems
- c) Short-term and long-term management and monitoring plans for restoration/enhancement activities, pest and weed management, stock fencing, etc.

### **Hazards and risks**

Provisions within the Hazards and Risks (HAZ) chapter of the WRPS are relevant to this proposal, particularly the Yes Valley site which has identified flood prone areas. More detailed modelling and analysis may be required as part of the substantive application to manage flooding within the sites and to assess the impacts of the proposed development offsite.

### **OTHER CONSIDERATIONS**

#### **Acid sulphate soils**

WRC's preliminary regional Acid Sulphate Soils Probability spatial layer<sup>3</sup> indicates a high probability of Acid Sulphate Soil occurrence across (approximately) one third of the Yes Valley site (generally coincident with, and potentially underlying, mapped areas of poorly drained Gley Soils and Organic Soils). A much smaller area of high probability occurs within the Pōkeno West site. Little to no high probability areas occur within the Pōkeno South site.

When disturbed (e.g. excavated) and exposed to oxygen, acid sulphate soil materials can produce sulfuric acid which can become mobilised following rainfall. This can lead to impacts on the environment, including aquatic ecosystems, and infrastructure. The potential for the occurrence of acid sulphate soils at the site should be considered in relation to the proposed development and appropriate guidance<sup>4</sup> for their management followed.

#### **Earthworks**

The referral documents state that the development of the three precincts will involve considerable cut to fill activities.

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<sup>3</sup> Waikato region acid sulfate soils preliminary risk assessment | Waikato Regional Council

<sup>4</sup> Managing acid sulfate soils | Waikato Regional Council

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WRC notes that earthworks in each precinct will be subject to an Earthworks and Control Plan, developed in line with best practice erosion and sediment control measures, including reference to the Waikato Regional Council TR2009/02 guidelines.

### **Water supply**

The referral documentation state that Waikato District Council can supply the development with potable water.

Regarding other water needs, the documentation states that four water takes are required for the development, but with limited information on what the water is required for, take location and take quanta. WRC would need further information on the proposed locations of these takes before we could comment on water allocation, availability and rule requirements.

### **Wastewater Management**

The applicant is proposing to build a centralised wastewater treatment plant (WWTP) to service all three precincts of the development. This Membrane Batch Reactor (MBR) WWTP is to be built in the Yes Valley Resort Precinct and will discharge treated wastewater to designed disposal areas and/or via a wetland/land contact prior to discharge to the Waikato River.

The quality of this treated water from the new MBR WWTP is expected to be near drinking water standard. Regardless of quality, either discharge option will require resource consent under the Waikato Regional Plan – Rule 3.5.4.5 Discretionary Activity Rule – Discharges – General Rule.

### **Stormwater Management**

We note that the application states that stormwater will be managed in accordance with best practice methodologies. Any future substantive application must include further detailed information on the proposed urban stormwater system, that demonstrates appropriate treatment and attenuation of stormwater flows from this development, in line with the WRC stormwater technical guidelines and best practice principles.

### **Flood and drainage assets**

While the proposed development location is not within a defined WRC flood protection/land drainage assets area, it is in quite close proximity. Urban development (with the associated increase in impervious surfaces) in this area may have implications or an impact on WRC flood control and management assets in the future. Any substantive application should show that there are no negative implications for WRC assets and our ability to provide flood control and management services.

### **Public transport**

From a transport planning perspective, the scale and nature of the proposal - introducing 2,250 new residential lots, a major tourism destination, and substantial supporting infrastructure - will have material implications for the transport network and public transport provision in and around Pōkeno. As such, it is important that the project aligns with the strategic direction set out in the Waikato Regional Land Transport Plan (RLTP) and the Regional Public Transport Plan (RPTP), both of which emphasise enabling well-connected, accessible, low-emission, multimodal transport networks that support high-growth communities.

In particular, the RLTP identifies Pōkeno as a strategic location within the regional transport system and highlights the importance of ensuring new growth areas are designed to support mode shift and reduce long-term car dependency. The planned density and urban form within the Pōkeno West and Pōkeno South/Havelock precincts offer opportunities to integrate public transport early, provided that supporting infrastructure is embedded from the outset. Similarly, the RPTP emphasises the need for future-proofing new urban areas so that efficient, reliable, and attractive public transport services can be developed as populations grow and travel demand increases.

To support this, the transport elements of the proposal would benefit from clearer integration of public transport-supportive design features. In particular, it is recommended that the substantive application provides for the following matters:

- a) Inclusion of public transport-enabling infrastructure such as appropriately located and designed bus stop pairs (with pedestrian access and safe crossing points), shelters, and provisions for accessible boarding.
- b) Ensuring the internal road layout is fit for future bus routes, including (where appropriate) appropriate carriageway widths, turning geometry, and the avoidance of cul-de-sacs or disconnected street patterns that would limit route efficiency.
- c) Early visibility of proposed bus routing and staging, particularly given the scale and sequencing of development across multiple precincts. This will help assess viability of future services connecting residents to Pōkeno town centre, education and employment areas, and north-south interregional bus or rail links.
- d) Any indicative bus route (including bridges) will need to cater for heavier, full-sized electric bus based on NZTA guidelines.
- e) Consideration of the tourism precinct's transport demands, noting the potential for high-volume visitor movements and the benefits of providing alternatives to private vehicle travel, such as bus connections to key public transport nodes (for bus and rail nearby).

Given the complexity and scale of the proposal, WRC welcomes further discussions with the applicant and in particular encourages the use of transport workshops to be held with WRC's Transport Strategy & Delivery team as the application progresses. These discussions would support refinement of street layouts, development staging, and the integration of future public transport services in a way that is consistent with regional transport objectives and the aspirations for a well-functioning urban environment under the NPS-UD.

Overall, the Project presents an important opportunity to shape Pōkeno's growth in a way that embeds long-term, sustainable transport outcomes. Ensuring strong alignment with the RLTP and RPTP through early and explicit public transport planning will be critical to achieving this.

#### **WAIKATO REGIONAL PLAN – ACTIVITIES AND RULES IDENTIFIED**

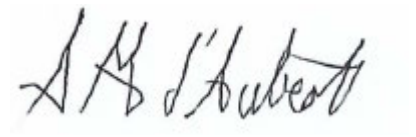
WRC notes the Planning Memo by Tollemarche Consultants Ltd (Attachment 5) contains 'Table 4: Waikato Regional Plan - Planning Rules' which identifies the Waikato Region planning rules that will be triggered by activities associated with this development. Based on the documentation supplied this document appears to be appropriate and concise.

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WRC recommends that each precinct has a separate and discrete suite of resource consents given that each precinct will proceed at different times. This will enable the applicant to manage the site and adapt if circumstance dictate and also aid in WRC's ability to assess consent compliance.

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

**Managers signoff**

A handwritten signature in black ink, appearing to read 'A M d'Aubert', written on a light blue background.

AnaMaria d'Aubert

**Date** 06/03/2026

Manager – Regional Consents

# Hon Penny Simmonds

Minister for the Environment  
Minister for Vocational Education  
Associate Minister for Social Development and Employment



4 March 2026

PS-COR1865

Hon. Chris Bishop  
Minister for Infrastructure  
c.bishop@parliament.govt.nz

Dear Chris,

Thank you for the invitation to provide comments on the application for referral of the Pōkeno Housing & Tourism project to an expert panel (the Panel) under section 17 of the Fast-track Approvals Act 2024 (FTAA).

Having reviewed the referral application, I have identified additional information that could be included with the substantive application that would ensure efficient and timely consideration of the project.

The development is proposed on land that may be classified as highly productive land by the National Policy Statement on Highly Productive Land 2022 (NPS-HPL), but the application does not include sufficient information to determine this. Therefore, should you decide to accept the referral application, it is of particular importance the adverse impacts are adequately addressed by the substantive application, and consideration is given to the NPS-HPL in considering appropriateness of land-use and development.

You may wish to use your discretion to specify information that is required to be provided with the substantive application under section 27(3)(b)(ii) of the FTAA, including:

- a. identification of the extent of all of the proposed precincts in relation to land that has been identified for future urban development, and confirmation of the Land Use Classification (LUC) of the underlying soils.
- b. a complete assessment of the project against the provisions of the National Policy Statement on Highly Productive Land 2022.

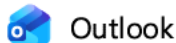
The approach to specify this information early will reduce the risk of unanticipated significant matters being identified late in the process and support the smooth and efficient conduct of the Panel's decision-making.

Thank you again for the opportunity to provide comments on this referral application.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'P. Simmonds'.

Hon Penny Simmonds  
**Minister for the Environment**



Outlook

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**FW: CORPG4330 / Invitation to comment on Fast-track referral application for the Pookeno Housing and Tourism - Stage 1 Project under the Fast-track Approvals Act 2024 – FTAA-2512-1165**

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**From** Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

**Date** Tue 17/02/2026 2:40 PM

**To** FTAreferalls <FTAreferalls@mfe.govt.nz>

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**From:** Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>

**Sent:** Tuesday, 17 February 2026 2:35 PM

**To:** Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

**Subject:** RE: CORPG4330 / Invitation to comment on Fast-track referral application for the Pookeno Housing and Tourism - Stage 1 Project under the Fast-track Approvals Act 2024 – FTAA-2512-1165

Good afternoon,

Confirming no comment from Minister Goldsmith.

Kind Regards,



**Office of Hon Paul Goldsmith**

Minister for Arts Culture and Heritage | Minister of Justice

Minister for Treaty of Waitangi Negotiations | Minister for Media and Communications

Website: [<http://www.beehive.govt.nz/>][www.beehive.govt.nz](http://www.beehive.govt.nz)

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

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**From:** Infrastructure Portfolio <[Infrastructure.Portfolio@parliament.govt.nz](mailto:Infrastructure.Portfolio@parliament.govt.nz)>

**Sent:** Thursday, 5 February 2026 7:54 am

**To:** Shane Jones (MIN) <[S.Jones@ministers.govt.nz](mailto:S.Jones@ministers.govt.nz)>; Nicola Willis (MIN) <[N.Willis@ministers.govt.nz](mailto:N.Willis@ministers.govt.nz)>; Penny Simmonds (MIN) <[P.Simmonds@ministers.govt.nz](mailto:P.Simmonds@ministers.govt.nz)>; Tama Potaka (MIN) <[T.Potaka@ministers.govt.nz](mailto:T.Potaka@ministers.govt.nz)>; Paul Goldsmith (MIN) <[P.Goldsmith@ministers.govt.nz](mailto:P.Goldsmith@ministers.govt.nz)>

**Cc:** FTAreferalls <[ftareferalls@mfe.govt.nz](mailto:ftareferalls@mfe.govt.nz)>

**Subject:** CORPG4330 / Invitation to comment on Fast-track referral application for the Pookeno Housing and Tourism - Stage 1 Project under the Fast-track Approvals Act 2024 – FTAA-2512-1165

**To:**

Minister for Economic Growth

Minister for Regional Development

Minister for the Environment

Minster of Conservation

Associate Minister of Housing

Minister for Arts, Culture and Heritage

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Pokeno Developments NZ Limited for referral of the Pokeno Housing and Tourism project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2512-1165).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

### Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this email, **being 6 March 2026**. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

### Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing [ftareferrals@mfe.govt.nz](mailto:ftareferrals@mfe.govt.nz). Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing [ftareferrals@mfe.govt.nz](mailto:ftareferrals@mfe.govt.nz).

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, [infrastructure.portfolio@parliament.govt.nz](mailto:infrastructure.portfolio@parliament.govt.nz).

Before the due date, if you have any queries about this email or need assistance with using the portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz). Further information is available at <https://www.fasttrack.govt.nz/>.

### Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

### Project summary

<b>Project name</b>	Pokeno Housing and Tourism
<b>Applicant</b>	Pokeno Developments NZ Limited
<b>Location</b>	Pokeno, Waikato

<p><b>Project description</b></p>	<p>The project area comprises three precincts being Pookeno West, Pookeno South/Havelock, and Yes Valley Resort. The project will be delivered in four separate stages and will include:</p> <p><u>Stage 1</u></p> <p>a. construction of a wastewater treatment plant and associated infrastructure within the Yes Valley Resort precinct</p> <p><u>Stage 2</u></p> <p>a. subdivision to create approximately 1000 allotments for future residential development, and a balance allotment for a future neighbourhood centre, in the Pookeno West Precinct</p> <p>b. development of an open space network including reserves and recreation trails</p> <p>c. landscape planting and restoration and enhancement of waterways and wetlands</p> <p>d. earthworks</p> <p>e. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works).</p> <p><u>Stage 3</u></p> <p>a. subdivision to create approximately 500 allotments for future residential development in the Pookeno West Precinct</p> <p>b. subdivision to create approximately 750 allotments for future residential and rural-residential development, and balance allotments for a future neighbourhood centre and industrial area, in the Pookeno South/Havelock Precinct</p> <p>c. development of an open space network including reserves and recreation trails</p> <p>d. landscape planting and restoration and enhancement of waterways and wetlands</p> <p>e. earthworks</p> <p>f. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works).</p> <p><u>Stage 4</u></p> <p>a. establishment and operation of tourism-related activities within the Yes Valley Resort Precinct, including:</p> <p>i. an approximately 200-room hotel with conference centre, spa and restaurant facilities</p> <p>ii. glamping and motorhome facilities</p> <p>iii. a 'NZ-Made Hub' comprising a farm showground, café and other commercial activities</p> <p>iv. development of outdoor recreation activities and trails</p> <p>b. upgrading a private stop bank within the Yes Valley Resort Precinct</p> <p>c. landscape planting and restoration and enhancement of waterways and wetlands</p> <p>d. earthworks</p> <p>e. associated infrastructure, including for three waters services and transport (including external road upgrade works).</p>
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Yours sincerely

Hon Chris Bishop  
**Minister for Infrastructure**



**Office of Hon Chris Bishop**

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South

Office: 04 817 6802 | EW 6.3

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# Hon Nicola Willis

Minister of Finance  
Minister for Economic Growth  
Minister for Social Investment



05 MAR 2026

Hon Chris Bishop  
Minister for Infrastructure  
Parliament Buildings  
Wellington

REQ-0027670

Dear Chris

Thank you for the opportunity to comment under the Fast-track Approvals Act (FTAA) on the following referral applications:

- Out of Scope [Redacted]
- Out of Scope [Redacted]
- Pōkeno Housing and Tourism Project, FTAA-2512-1165
- Out of Scope [Redacted]

I am providing comments in my capacity as Minister for Economic Growth, focusing on whether these applications are likely to have significant economic benefits under section 22(2)(a)(iv) of the FTAA, based on the information provided. I defer to you and other relevant Ministers to assess the remaining criteria.

Out of Scope [Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Out of Scope

[Redacted]

- | [Redacted]
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[Redacted]

[Redacted]

[Redacted]

***Pōkeno Housing and Tourism Project, FTAA-2512-1165***

The proposal is for a 35-hectare urban and tourism development in Pōkeno, in Northern Waikato. The development comprises 2,250 medium-density residential lots across two subdivisions, a tourism resort that features a 200-room hotel, glamping facilities, a retail store, café, parking and other associated infrastructure. The proposal also includes the construction of a wastewater treatment plant to service both the residential and tourism components of the development, since the area currently lacks wastewater infrastructure.


Based on the economic assessment report provided by the applicant, the project is expected to deliver substantial economic benefits over its 16-year construction and development phase. The total direct expenditure of this project is estimated at \$1.82 billion and it is expected to

generate a total of 8,353 full-time equivalent (FTE) years of employment over the development period, with employment peaking at 1,078 jobs during the peak construction year. This includes an estimated 2,791 direct FTE years from construction and development activities as well as 5,562 indirect and induced FTE years from a range of business sectors. Overall, the project is estimated to generate a net present value of approximately \$764 million in total value-add to the Waikato region.

This proposal could provide substantial economic benefits to Pōkeno and the wider Waikato region from the direct expenditure and employment generated during its development phase. Additional ongoing economic benefits could also be generated from the operation of its tourism and retail components.

This development is aligned with the Government's economic growth plans by providing substantial investments to spur retail and commercial activity and related employment opportunities. Given that this application would also provide a significant boost in the housing supply, it could also be assessed under increasing the supply of housing, address housing needs, or contribute to a well-functioning urban environment (s22(2)(a)(iii) of the Fast-track Approvals Act).

Out of Scope



Sincerely



Hon Nicola Willis  
**Minister for Economic Growth**

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

Project name	Pookeno Housing and Tourism
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

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

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

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

Manager's signoff

Jenni Fitzgerald

6<sup>th</sup> March 2026

## Director-General of Conservation s17 comments

Project name	Pookeno Tourism and Housing
Applicant name	Pokeno Developments NZ Limited
Application number	FTAA-2512-1165
Project summary details	<p>The Pookeno Tourism and Housing Project is to subdivide and develop land for the purpose of establishing an urban and tourism development, and new wastewater infrastructure, on approximately 350 hectares of land within Pokeno in the Waikato District. The project will include works within the Munro Road, Huia Road, Bluff Road, Yashili Drive, Potter Road, Whangarata Road, Pokeno Road and Ewing Road reserves.</p> <p>The project area comprises three precincts being Pokeno West, Pokeno South/Havelock, and Yes Valley Resort. The project will be delivered in four separate stages and will include:</p> <p><u>Stage 1</u></p> <ul style="list-style-type: none"> <li>• Construction of a wastewater treatment plant ('WWTP') and associated infrastructure within the Yes Valley Resort precinct;</li> </ul> <p><u>Stage 2</u></p> <ul style="list-style-type: none"> <li>• Subdivision to create approximately 1,000 allotments for future residential development, and a balance allotment for a future neighbourhood centre, in the Pokeno West precinct;</li> <li>• Development of an open space network including reserves and recreation trails;</li> <li>• Landscape planting, restoration and enhancement of waterways and wetlands;</li> <li>• Earthworks;</li> <li>• Associated infrastructure, including for three water services and transport (including a bulk wastewater main connection to the new WWTP and external road upgrade works).</li> </ul> <p><u>Stage 3</u></p> <ul style="list-style-type: none"> <li>• Subdivision to create approximately 500 allotments for future residential development in the Pokeno West precinct;</li> <li>• Subdivision to create approximately 750 allotments for future residential and rural-residential development, balance allotments for a future neighbourhood centre and industrial area in the Pokeno South/Havelock precinct;</li> <li>• Development of an open space network including reserves and recreation trails;</li> </ul>

	<ul style="list-style-type: none"> <li>• Landscape planting, restoration and enhancement of waterways and wetlands;</li> <li>• Earthworks;</li> <li>• Associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new WWTP and external road upgrade works).</li> </ul> <p><u>Stage 4</u></p> <ul style="list-style-type: none"> <li>• Establishment and operation of tourism-related activities within the Yes Valley Resort precinct, including: <ul style="list-style-type: none"> <li>- An approximately 200-room hotel with conference centre, spa and restaurant facilities;</li> <li>- Glamping and motorhome facilities;</li> <li>- A 'NZ-Made Hub' comprising a farm showground, café and other commercial activities;</li> <li>- Development of outdoor recreation activities and trails.</li> </ul> </li> <li>• Upgrading a private stop bank within the Yes Valley Resort precinct;</li> <li>• Landscape planting, restoration and enhancement of waterways and wetlands;</li> <li>• Earthworks;</li> <li>• Associated infrastructure, including for three water services and transport (including external road upgrade works).</li> </ul> <p>The project will require the following proposed approvals:</p> <ul style="list-style-type: none"> <li>• Resource Consents under the Resource Management Act 1991 ('RMA');</li> <li>• Approvals under the Wildlife Act 1953;</li> <li>• Authorisations under the Heritage New Zealand Pouhere Taonga Act 2014.</li> </ul> <p>It is noted that the project will include a prohibited activity under the Resource Management (National Environmental Standard for Freshwater) Amendment Regulations 2022. This is for wetland reclamation.</p>
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## 1 General comment

- 1.1.1 As the project includes an approval under a specified Act for which DOC is the administering agency, the Applicant was required to undertake pre-lodgement consultation in accordance with section 11(e) of the Fast-track Approvals Act 2024 ('FTAA'). DOC and the Applicant met on the 31<sup>st</sup> of October 2025 and again on the 3<sup>rd</sup> of November 2025. DOC provided written feedback to the Applicant on the 8<sup>th</sup> of December 2025.

- 1.1.2 DOC does not have sufficient information to determine the level of any actual and potential environmental effects given the level of detail provided at the referral stage.

## 2 Minister's decision on referral application

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

Section	Criteria	Comments
21(3)(b)	Does the project involve an ineligible activity	DOC has considered section 5(1) (f), (h), (i), (j) and (k). DOC has not identified any aspect of the project that would be ineligible under these sections.
21(3)(c)	Is there adequate information to inform a decision	<p>While DOC considers the information adequate in terms of a referral decision, DOC notes that the Ecology Memorandum provided with the referral application (prepared by RMA Ecology Limited and dated 20 December 2025) is 'high-level' and notes that detail will follow in the substantive application.</p> <p>With regard to lizards, it is noted that a baseline survey should be undertaken in advance of preparing a Lizard Management Plan ('LMP'). This is required to determine which species are present, how many lizards are likely to be impacted and how they are distributed around the landscape. The baseline survey will be critical to determining and reviewing methods for mitigation (i.e., salvage and proposed release area/s).</p> <p>DOC notes that robust and comprehensive surveys and information will be required to determine the wildlife approval/s sought.</p>
21(4)	Are there any other reasons not specified	DOC has not identified any other reasons why the project should not be referred.

Section	Criteria	Comments
21(5)(a)	<p>Is the project inconsistent with:</p> <ul style="list-style-type: none"> <li>• a Treaty settlement;</li> <li>• Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019;</li> <li>• Marine and Coastal Area (Takutai Moana) Act 2011.</li> </ul>	<p>DOC has not identified any inconsistency with any relevant settlement or other obligation. Relevant Treaty Settlement Acts are:</p> <ul style="list-style-type: none"> <li>• Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014;</li> <li>• Ngāti Tamaoho Claims Settlement Act 2018;</li> <li>• Ngati Tuwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010;</li> <li>• Nga Wai o Maniapoto (Waipa River) Act 2012;</li> <li>• Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010;</li> </ul> <p><u>Ngāti Tamaterā</u> It is noted that a Treaty Settlement with Ngāti Tamaterā is under negotiation. Obligations and relevance to the project will depend on the outcome of the final Conservation Relationship Agreement.</p>
21(5)(b)	<p>Would it be more appropriate to deal with the proposed approvals under another Act(s)</p>	<p>DOC has not identified any reason why the wildlife approval identified should not be dealt with under the FTAA.</p>
21(5)(c)	<p>Would the project have significant adverse effects on the environment</p>	<p>Due to the large scale of the project, it may have significant adverse effects on the ecological values anticipated to be present. However, based on our knowledge of the existing environment and species expected to occur on the site, our understanding of the project, and our experience of the kinds of design measures and conditions that could be implemented, DOC considers that once more detailed information is available, it would be possible to achieve a project with the imposition of conditions (that are appropriate, enforceable, include best management practice, and apply the relevant ecological management plans, where required), that does not have significant adverse effects on the environment.</p>
21(5)(d)	<p>Does the applicant(s) have a poor compliance history under a specified Act</p>	<p>DOC has not identified any issues with the Applicant's compliance history under the Wildlife Act 1953.</p>
21(5)(g)	<p>Would a substantive application have any competing applications</p>	<p>No competing applications relating to Wildlife Act approvals have been identified.</p>
22(1)(b)(i)	<p>Would referring the project to the fast-track process facilitate the project, including in a way that is</p>	<p>A Wildlife Act approval would generally take approximately three-four months to process, which is not significantly longer than the FTAA process is expected to take. However, there may be benefits for the Applicant in terms of consideration being</p>

Section	Criteria	Comments
	more timely and cost-effective than under normal processes?	combined with RMA approvals (rather than being advanced by a separate process) and given the different decision-making framework under the FTAA.
22(2)(a)(ix)	Will this project address significant environmental issues?	<p>No.</p> <p>However, it is noted that the project will deliver a new WWTP for Pokeno which will support zoned and planned development in Pokeno; increase housing supply; and intends to improve riparian margins, which in turn is expected to improve water quality and ecosystem values.</p>
22(2)(a)(x)	Is the project consistent with local or regional planning document, including spatial strategies?	<p>The following Statutory Planning documents are relevant to the project:</p> <ul style="list-style-type: none"> <li>• Conservation General Policy 2005;</li> <li>• Auckland Conservation Management Strategy 2014.</li> </ul> <p>The project is not inconsistent with the relevant statutory planning provisions. However, in preparing their substantive application the Applicant should consider:</p> <ul style="list-style-type: none"> <li>• The identified provisions in Te Ture Whaimana with respect to streams which are tributaries of the Waikato River;</li> <li>• Protecting and restoring relevant indigenous ecosystems;</li> <li>• Ensuring the persistence and preservation of threatened species;</li> <li>• Protecting freshwater fish habitat and fish passage;</li> <li>• Maintaining habitat connectivity and water quality of waterways;</li> <li>• Protecting, restoring and interpreting historic and cultural heritage sites.</li> </ul> <p>The project will include a prohibited activity under the Resource Management (National Environmental Standard for Freshwater) Amendment Regulations 2022. This is for wetland reclamation.</p>
22(b)	Any other matters the Minister may consider as relevant?	<p>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. The width of any wildlife corridors included as part of the project should be wide enough to be effective. This will need to be addressed within the substantive application, should the project be advanced.</p>

UNCLASSIFIED

Section	Criteria	Comments

### 3 Matters for the Minister to specify (s27)

3.1.1 None identified.



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

Date: 6<sup>th</sup> of March 2026

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



## Comments on referral application under the Fast Track Approvals Act 2024

### Pokeno Housing and Tourism Project

Contact Details	
Organisation Name	Heritage New Zealand Pouhere Taonga (HNZPT)
Contact person	Ben Henson
Contact Number	s 9(2)(a)
Email	<a href="mailto:fasttrack@heritage.org.nz">fasttrack@heritage.org.nz</a>

#### General Comments

1. Pokeno Developments NZ Limited (Applicant) has lodged an application for referral of the Pokeno Housing and Tourism Project (project) under the Fast-track Approvals Act 2024 (the FTA Act).
2. In accordance with section 17(1)(c) of the FTA Act, Heritage New Zealand Pouhere Taonga (HNZPT) has been invited to comment on the referral application as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014.
3. HNZPT has been provided application documents that are relevant to the archaeological authority application. These have been assessed and HNZPT comments as follows:

#### Consultation and Engagement

4. No consultation undertaken thus far

#### Archaeological Authority Application

5. The Applicant has provided a high-level archaeological appraisal that identifies six recorded archaeological sites within the project area. The works proposed as part of the project will potentially modify or destroy those recorded sites. There is potential to encounter further archaeological material or sites as part of the proposed project. As such, an archaeological authority is required prior to those works commencing.

#### Effects on Archaeological Values

6. In order to mitigate the adverse effects on archaeological values, a suite of conditions will be required.
7. The proposal has not yet been discussed with the applicant.

#### Conclusion

8. If the project is referred, HNZPT anticipates engagement with the Applicant to ensure all relevant documentation is provided with a substantive application, including:



- A fulsome archaeological assessment;
- Appropriate methodologies and strategies proposed;
- Appropriate draft management plan and research strategy;
- Evidence of appropriate consultation with tangata whenua; and
- Appropriate draft conditions.