

# TOLLEMACHE CONSULTANTS LTD.

23 December 2025

General Manager, Delivery and Operations  
by email: [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz)

**Attention:** Ilana Miller

To Ilana,

**Response to decision on compliance of application for Pokeno Housing and Tourism project -  
Unique Application Ref: FTAA-2511-1139**

In respect to the letter dated 2 December 2025, the application has been updated and relodged. To assist, details of the responses are provided in the table below, appended as **Attachment A**.


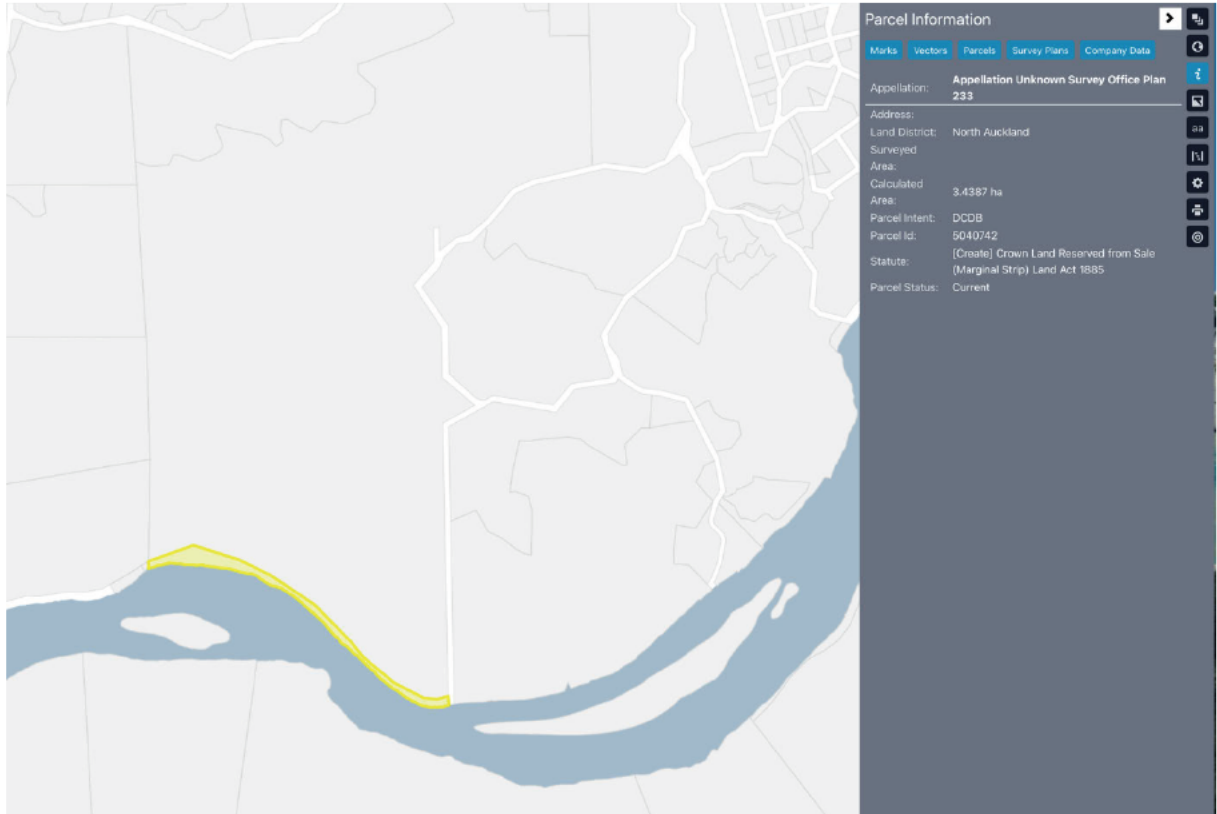
The referral application form and relevant supporting attachments have been updated accordingly.

Yours sincerely,

Mark Tollemache  
Town Planner

**Attachment A:** Tabulated Response to “Attachment A – Information required to satisfy Section 14(2) of the Act”

Item	Information Request	Applicant’s Response (23/12/25)
<b>Section 13(4)(a) - a description of the project and the activities it involves:</b>		
a)	<p>When addressing the following matters, please ensure the description of the project and the activities it involves is clearly reflected in the supporting plan set(s) provided, and remove (or clearly differentiate) those landholdings and activities that are not part of the project:</p> <p>i. <b>Attachment 4</b> Indicative Masterplan(s) shows a range of activities that are not included in the project description in Attachment 1, including a future school site understood to be subject to a Notice of Requirement in Pokeno West, an industrial zone in Pokeno South, and various activities in Yes Valley such as an amphitheatre, wedding venue, petting zoo and boat ferry facility. It is also noted that the list of required resource consents in <b>Attachment 5</b> covers a wide range of activities, including a helicopter landing site and rural industrial activities, and it is unclear whether these are covered by the project description in Attachment 1.</p> <p>ii. <b>Attachment 8</b> Transport Memo (section 5.1.4) identifies transport network upgrades likely required for the project. Please confirm these upgrades are within the scope of the project and identify those legal road reserves that form part of the project area. Further, please confirm any other approvals that will be required to undertake works within the legal road reserves (section 13(4)(t)).</p> <p>iii. <b>Attachment 6</b> Civil Engineering Memo (section 5.2) identifies flood mitigation and protection works at Yes Valley including raising a stopbank. Please confirm whether these works are within the scope of the project and provide further details including location and approvals required.</p>	<p>The description of the Project in the referral application (Attachment 1) and the Indicative Masterplan (Attachment 4) have been updated to clarify this.</p> <p>The stage 1 approved subdivision consent and school site are within the same site which is the Pokeno West precinct. These have been shaded out. The referral request relates to the balance of this site (which has a total area of approximately 140 ha).</p> <p>The primary school Notice of Requirement is specific to the superlot approved as part of the stage 1 subdivision consent. It does not relate to the remainder of the Pokeno West precinct.</p> <p>A superlot is intended for the industrial zone in Pokeno South. This zone is part of the land within 5 Hitchen Road.</p> <p>The amphitheatre, wedding venue, petting zoo, helicopter land site and boat ferry facility have been removed from the Indicative Masterplan.</p> <p>The consenting requirements have been updated in the Planning Memorandum (Attachment 5).</p> <p>The road upgrades identified by the Transport Memo (Attachment 8) are within the scope of the Project.</p> <p>These are illustrated on the plan in the updated Transport Memo (Appendix A of the memo). The description of the Project and the site description in the referral application (Attachment 1) are updated.</p> <p>The upgrades are all within legal road reserve (administered by Waikato District Council).</p> <p>Engineering plan approval and authorisation in respect to a Corridor Access Request (CAR) would be required from Waikato District Council. These are standard processes that are part of normal development. Stage 1 could also be implemented before these upgrades need to be approved and installed.</p> <p>The stop bank is within the Yes Valley site owned by the applicant. It is privately owned and maintained. It is part of the proposed earthworks addressed in the Civil Engineering Memo. The description of the Project references this now. This is illustrated on drawing SK122-1 by Civil Plan Consultants Ltd as “existing Yes Valley bund”. This drawing is the last page of the Engineering Memo in Attachment 6. The existing stop bank is within the Yes Valley site (approximately 300 metres distant from the Waikato River), and the proposal is to raise the height of the stopbank to address the recommendations of the Civil Engineering Memo.</p> <p>The works are included in the scope of the Project, are described in the Civil Engineering Memo and the resource consent triggers identified in the Planning Memorandum (these relate to earthworks and the natural hazard rules).</p> <p>On an aerial to stopbank is highlighted below in yellow.</p>

Item	Information Request	Applicant's Response (23/12/25)																						
																								
	<p>iv. Clearly identify the location of the marginal strip on the proposed plans and confirm whether the marginal strip is located within the project area. Confirm what works, if any, are proposed within the marginal strip (including temporary or permanent access across the strip) and whether the project requires approval under the Conservation Act 1987 or other legislation for these works (section 13(4)(f)).</p>	<p>The marginal strip has been removed from the Project scope and sites. The strip was included in order to enable potential riparian planting, which is no longer required.</p> <p>The marginal strip is located between the Waikato River and 242 Bluff Road (Lot 4 DP 202491). This is illustrated in yellow outline below.</p>  <table border="1" data-bbox="2309 1142 2644 1423"> <thead> <tr> <th colspan="2">Parcel Information</th> </tr> </thead> <tbody> <tr> <td>Appellation:</td> <td>Appellation Unknown Survey Office Plan 233</td> </tr> <tr> <td>Address:</td> <td></td> </tr> <tr> <td>Land District:</td> <td>North Auckland</td> </tr> <tr> <td>Surveyed:</td> <td></td> </tr> <tr> <td>Area:</td> <td></td> </tr> <tr> <td>Calculated Area:</td> <td>3.4387 ha</td> </tr> <tr> <td>Parcel Intent:</td> <td>DCDB</td> </tr> <tr> <td>Parcel Id:</td> <td>5040742</td> </tr> <tr> <td>Statute:</td> <td>[Create] Crown Land Reserved from Sale (Marginal Strip) Land Act 1985</td> </tr> <tr> <td>Parcel Status:</td> <td>Current</td> </tr> </tbody> </table>	Parcel Information		Appellation:	Appellation Unknown Survey Office Plan 233	Address:		Land District:	North Auckland	Surveyed:		Area:		Calculated Area:	3.4387 ha	Parcel Intent:	DCDB	Parcel Id:	5040742	Statute:	[Create] Crown Land Reserved from Sale (Marginal Strip) Land Act 1985	Parcel Status:	Current
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	<p>v. The proposed centralised wastewater infrastructure within Yes Valley is located some distance from Pokeno West in particular, and the plans refer to "any bulk main to connect to wider solution". Advise whether bulk main(s) to connect to the centralised wastewater infrastructure are within the scope of the project, and if so, provide further details including consenting requirements and proposed locations/additional landholdings involved. If not, provide details on how this bulk main will be constructed to provide for wastewater servicing.</p> <p>vi. The plans and information provided indicate that "an interim local solution may also be required" for wastewater. Are interim local solutions for wastewater within the scope of the project, and if so, please provide further details.</p> <p>vii. With respect to water supply, wastewater, and roading, please confirm that all required infrastructure (both new and upgrades, and including local interim solutions if necessary) will be fully funded and delivered by the applicant if the project proceeds in advance of necessary upgrades (including for water supply).</p>	<p>The bulk mains are within the scope of the Project and the application documents have been updated to clarify this. The indicative route of the bulk main is illustrated on Civil Plan Consultants Ltd drawing SK121-1. This drawing is the second to last page of the updated Engineering Memo in Attachment 6.</p> <p>The route of the mains are through road reserve (Waikato District Council) and land owned by the applicant. The wastewater pipeline would either be constructed by trenching or thrusting.</p> <p>The resource consent requirements for this are outlined in the Planning Memorandum (Attachment 5).</p> <p>Engineering plan approval and authorisation in respect to a Corridor Access Request (CAR) would be required from Waikato District Council. These are standard processes that are part of normal development.</p> <p>This aspect has been removed in favour of the centralised wastewater treatment plant. The masterplan has been updated (Attachment 4).</p> <p>Yes, water supply, wastewater, and roading (new and upgrades) will be funded by the applicant.</p>
b)	<p>The project includes a range of activities at Yes Valley, including construction and operation of a 200-room hotel, a conference centre and wastewater treatment plant and disposal areas. Further detail is required on the likely scale of these more significant activities to inform the Minister's decision. General details such as the approximate floor/land areas and heights/storeys of significant buildings would be appropriate.</p>	<p>The hotel with its associated facilities such as spa, conference and restaurant may have a height of up to six storeys, and a total gross floor area of approximately 30,000 m2 with a building footprint of 5,000 m2. This is proposed to be located in the overlay for this purpose in the Ta Tat Valley Zone.</p> <p>The buildings/sheds for the visitor attractions/New Zealand showcase (Farm Showgrounds and the NZ-Made Hub) are mostly one storey in height (up to 12m) and have a total building footprint of approximately 32,000 m2. The footprint of these are illustrated on the Indicative Masterplan.</p> <p>The MBR WWTP (building, tanks, pumps) would occupy a site of approximately 1ha. It would be a single storey building. The exact sizing is a matter for detailed design and layout of infrastructure. A potential land-contact device for discharge would be sized in consultation with the engineers and Tangata Whenua. The modular nature of the WWTP means that its scale can be increased without significant additional land being required.</p> <p>The locations for all three components of Yes Valley are shown on the Indicative Masterplan.</p>
<p><b>Section 13(4)(b) - an explanation of how the project meets the criteria in section 22; and Section 13(4)(f)(iii) - an explanation of how each stage meets the criteria in section 22:</b></p>		
a)	<p><b>Attachment 12</b> Economic Impact Assessment provides key regional economic benefits for the project by stage (Table 2). Please clarify whether the benefits in stages 2 and 3 include any benefits from the construction of residential units, and if so, please differentiate these from the benefits associated with the subdivision. Please also clarify the scope of activities considered for stage 4 benefits, ensuring this aligns with the scope of the project (this is required for clarification given the number of questions outlined above regarding scope).</p>	<p>The updated Economics Assessment (Attachment 12) includes a new section 5.4 which differentiates the construction of residential units from the benefits associated with the subdivision.</p> <p>For stage 4, the scope of the activities considered in the Economic Impact Assessment aligns with the Project description. The Stage 4 activities included in the estimate of cost are the hotel (and its ancillary facilities), buildings/sheds for the visitor attractions/New Zealand showcase (Farm Showgrounds and the NZ-Made Hub), along with ecological enhancements to the site.</p>

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		<p>The additional features previously identified on the Indicative masterplan for Yes Valley identified as part of other questions (for example helicopter landing area) were not assessed as part of the Economic Impact Assessment.</p> <p>The MBR WWTP was addressed with stage 1.</p>
<b>Section 13(4)(d) - a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application:</b>		
a)	<b>Attachment 4</b> Indicative Masterplan(s) includes land at 37 Potter Road (Lot 2 DP476640), unknown Potter Road (Allot NE68 Parish of Mangatawhiri) and 56 Huia Road (Lot 1 DP 323377); however, these are not referred to in <b>Attachment 1</b> or <b>Attachment 5</b> .	The Indicative Masterplan (Attachment 4) has been updated to remove these two sites.
b)	There is land parcels referred to in Attachment 1 and Attachment 5, including 322, 324 and 370 Bluff Road, 39 and 135 Potter Road, that are not showing with any proposed activities on the masterplan(s) in Attachment 4. The wastewater memo in Attachment 7 indicates some of this land may be used for treated wastewater disposal areas, however, please clarify and describe and show the activities proposed on these additional landholdings.	<p>This is correct. 322, 324 and 370 Bluff Road, 39 and 135 Potter Road were included should land-disposal of treated wastewater be pursued as an option for addressing discharges.</p> <p>The sites may also provide opportunities for ecological offsets and compensation should these be required to address adverse effects associated with the development and provide additional benefit.</p> <p>No "development" or activities are otherwise proposed for these sites.</p>
<b>Section 13(4)(s) - a description of the applicant's legal interest (if any), or if the referral application is lodged by more than 1 person, the legal interest of any of those persons (if any), in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work:</b>		
a)	The project area currently includes two land parcels at 3 Yashill Drive and Gateway Park Drive that are not owned by the applicant and are included to support road widening. Attachment 5 states that discussions are ongoing for land acquisition, however, please provide comment on impacts on project delivery, including potential delays, if this land acquisition is unsuccessful.	<p>The additional land would provide for the widening of the existing access strip associated with 5 Hitchen Road which is a site within the Havelock/Pokeno South Precinct. The existing width of the land is able to accommodate a full width carriageway, and pedestrian and shared path facilities on one side of the future road. The Council standard for collector roads (from Regional Infrastructure Technical Specification) seeks wide berms (for amenities such as street trees and on-street parking bays) for infrastructure and a pedestrian footpath on both sides of the road. The additional width is to provide for the full range of amenity traditionally provided with a collector road. However, the key access and road function matters (movement of vehicles, pedestrians and cyclists) can be provided within the current width of the land parcel and without any additional land not owned by the Applicant and its related interests. Because the future road provides access to the Precinct and is between two industrial sites, there is no fundamental need to provide additional car parking on this section of the road and, because it is not activated by activities on both sides, pedestrian facilities on one side would be adequate.</p> <p>Therefore, should additional land acquisition not be possible, a functional road can be established, albeit with a lesser level of amenity associated with the provision of facilities in the berm. Specific designs would need to be prepared, and these reviewed by the traffic engineers and consultation undertaken with the Council in respect to a departure from the standard road cross-section. This would not impact the delivery of the Project. Design and consultation would be incorporated into the timeframes for these matters required for the Project as a whole.</p> <p>Discussions are ongoing with the landowners, one of which (Gambol) has provided a letter of support (Attachment 17) with this referral application.</p>
b)	Attachment 5 also notes there is an existing caveat in favour of Hynds Foundation registered against 88 Bluff Road (a significant part of the Pokeno South development) that will require removal to allow	The Applicant has continued engagement with the Hynds Foundation and the most recent correspondence is attached as Attachment 24. The letter outlines how the Hynds Foundation supports the Project, the basis for the caveat and, its view, the relevant boundary adjustment

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	<p>the project to proceed. Whilst consultation is noted with Hynds there is no discussion on, or agreement to remove, the caveat. Please provide comment, with supporting evidence, on impacts on project delivery, including potential delays.</p>	<p>will be completed prior to or in conjunction with proposed development and subdivision of titles at 88 Bluff Road. Hynds conclude that the caveat should not be a barrier to the Project being referred to the Fast Track process.</p> <p>This correspondence provides the necessary certainty that the caveat will not adversely impact the Applicant's ability to undertake the development.</p> <p>In addition, the caveat relates only to 88 Bluff Road and not to any other land within the development. In particular, the caveat does not apply to any land in Yes Valley or Pokeno West. As a result, proposed Stage 1, the wastewater treatment plant located within Yes Valley, could proceed prior to the caveat being within or approval being given.</p>
<p><b>Section 13(4)(u) - whether any activities that are involved in the project, or are substantially the same as those involved in the project, have been the subject of an application or a decision under a specified Act and...:</b></p>		
<p>a)</p>	<p>The application notes that a bundle of resource consent applications for the Yes Valley Resort have been lodged with Waikato District Council and have been on hold since 2019. Please provide further details on those lodged applications, including which of the activities are the same, or substantially the same, as those involved in the referral application. Please also advise whether those applications have proceeded through either limited or public notification.</p>	<p>The activities subject to those resource consent applications are substantially the same as those sought for Stage 4 Yes Valley (with the clarifications and amendments identified in this response). They involve earthworks, a hotel and NZ-made hub along with buildings for tourism activities. The applications relied on a public wastewater connection which, with Council advice in March 2025, is no longer available.</p> <p>The applications have been on hold for further information since 2019. The Council has made no decision in respect to either limited or public notification.</p> <p>As outlined in the referral application form (Attachment 1), these applications would be withdrawn prior to a substantive application being lodged under the Fast Track Approvals process.</p>
<p>b)</p>	<p>There are a range of resource consents for the site noted in the pre-application meeting minutes from Waikato District Council, and reference is made in the application to the eastern part of Pokeno West being consented as Stage 1. Please clarify the nature of these existing consents and whether any are relevant under section 13(4)(u).</p>	<p>The approved stage 1 consent provides for the subdivision of 207 lots and a superlot for the primary school, currently subject to a NOR by the Ministry of Education. The subdivision consent is currently being given effect to with construction underway over the last year. This was the last wastewater connection confirmed by the Council before letters were issued in March 2025 that stated there was no more wastewater capacity to provide for any further development in Pokeno.</p> <p>The Pokeno West landholding is approximately 140 ha, and the stage 1 consent forms a distinct portion of this land. The Pokeno West Precinct proposed with FTAA is the balance of the land to the west of Stage 1. The boundary between stage 1 and the Pokeno West Precinct is a stream which runs north-south through the site. The updated Indicative Master Plan (Attachment 4) shows the consented Stage 1 area and the balance of Pokeno West subject to this referral application.</p> <p>The stage 1 consent provides a road connection to the Pokeno West Precinct. It is currently under construction. It is not an activity falling under section 13(4)(u) because it is locationally distinct within the land, and no further consents would be required to complete stage 1 through FTAA.</p>