

FTAA-2512-1165

BRF-00607

2 April 2026

Pokeno Developments NZ Limited
C/- Mark Tollemache
Tollemache Consultants Limited

email: s 9(2)(a)

Dear Mark

Notice of Decisions on application for referral of the Pokeno Housing and Tourism project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Pokeno Developments NZ Limited for referral of the Pokeno Housing and Tourism project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project description 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 in 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.

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, via four separate substantive applications, and will include:

Stage 1

- (a) construction of a wastewater treatment plant and associated infrastructure within the Yes Valley Resort precinct.

Stage 2

- (a) 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
- (b) development of an open space network including reserves and recreation trails
- (c) landscape planting and restoration and enhancement of waterways and wetlands
- (d) earthworks

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- (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).

Stage 3

- (a) subdivision to create approximately 500 allotments for future residential development in the Pookeno West Precinct
- (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
- (c) development of an open space network including reserves and recreation trails
- (d) landscape planting and restoration and enhancement of waterways and wetlands
- (e) earthworks
- (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).

Stage 4

- (a) establishment and operation of tourism-related activities within the Yes Valley Resort Precinct, including:
 - i. an approximately 200-room hotel with conference centre, spa and restaurant facilities
 - ii. glamping and motorhome facilities
 - iii. a 'NZ-Made Hub' comprising a farm showground, café and other commercial activities
 - iv. development of outdoor recreation activities and trails
- (b) upgrading a private stop bank within the Yes Valley Resort Precinct
- (c) landscape planting and restoration and enhancement of waterways and wetlands
- (d) earthworks
- (e) associated infrastructure, including for three waters services and transport (including external road upgrade works).

The project will require the proposed approvals:

- (a) resource consents under the Resource Management Act 1991 (RMA)
- (b) approvals under the Wildlife Act 1953
- (c) authorisation under the Heritage New Zealand Pouhere Taonga Act 2014.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Decision on referral application

Staged project

The Minister has decided to accept the referral application for a staged project as he is satisfied the whole project meets the criteria in section 22, and each stage of the project would meet those criteria if considered as a stand-alone project (s21(1)(a)), and to refer the whole project to the fast-track approvals process under section 26(2)(a).

Reasons for accepting referral application

The Minister is satisfied the whole project, and each stage of the project if considered as a stand-alone project:

- (a) is an infrastructure or development project that would have significant regional or national benefits; and
- (b) referring the project to the fast-track approvals process –
 - (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the whole project is an infrastructure or development project that would have significant regional or national benefits as it:

- (a) will deliver new regionally significant infrastructure (s22(2)(a)(ii))
- (b) will increase the supply of housing by providing approximately 2,250 allotments for future residential development (s22(2)(a)(iii))
- (c) will deliver significant economic benefits by:
 - (i) providing or enabling approximately 2,791 direct full-time equivalent (FTE) job years and 5,562 indirect and induced FTE job years over an approximately 16-year delivery period;
 - (ii) contributing total direct expenditure to the Waikato Region of approximately \$1.84 billion (s22(2)(a)(iv)).

The Minister is satisfied Stage 1 of the project is an infrastructure or development project that would have significant regional or national benefits as it:

- (a) will deliver new regionally significant infrastructure (s22(2)(a)(ii))
- (b) will deliver significant economic benefits by:
 - (i) providing or enabling approximately 86 direct FTE job years and 188 indirect and induced FTE job years;
 - (ii) contributing total direct expenditure to the Waikato Region of approximately \$51 million (s22(2)(a)(iv)).

The Minister is satisfied Stage 2 of the project is an infrastructure or development project that would have significant regional or national benefits as it:

- (a) will increase the supply of housing by providing approximately 1,000 allotments for future residential development (s22(2)(a)(iii))
- (b) will deliver significant economic benefits by:
 - (i) providing or enabling approximately 1,088 direct FTE job years and 2,105 indirect and induced FTE job years;
 - (ii) contributing total direct expenditure to the Waikato Region of approximately \$649 million (s22(2)(a)(iv)).

The Minister is satisfied Stage 3 of the project is an infrastructure or development project that would have significant regional or national benefits as it:

- (a) will increase the supply of housing by providing approximately 1,250 allotments for future residential development (s22(2)(a)(iii))
- (b) will deliver significant economic benefits by:
 - (i) providing or enabling approximately 1,199 direct FTE job years and 2,342 indirect and induced FTE job years;
 - (ii) contributing total direct expenditure to the Waikato Region of approximately \$811 million (s22(2)(a)(iv)).

The Minister is satisfied Stage 4 of the project is an infrastructure or development project that would have significant regional or national benefits as it:

- (a) will deliver significant economic benefits by:
 - (i) providing or enabling approximately 418 direct FTE job years and 927 indirect and induced FTE job years;
 - (ii) contributing total direct expenditure to the Waikato Region of approximately \$333 million (s22(2)(a)(iv)).

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act.

Specified matters for accepted referral application

1. The following persons who lodged the referral application are the persons authorised to lodge a substantive application for the project (s27(2)): Pokeno Developments NZ Limited
2. In relation to a substantive application for the project:
 - (a) The deadline for lodging a substantive application is 3 years after notice is given to the applicant (s27(3)(b)(i))
 - (b) The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii)):
 - (i) Ngāti Koheriki Claims Committee
 - (ii) Ngāti Naho
 - (iii) Ngaati Tipa
 - (iv) Huakina Development Trust

- (v) Chief Executive of the NZ Transport Agency
- (vi) Auckland Council (including Watercare and Auckland Transport)
- (vii) IAWAI – Flowing Waters Limited
- (viii) Transpower New Zealand Limited.

If you have any queries about this notice of decisions, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Ben Bunting or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Stephanie Frame

Manager – Fast-track Operations

cc: Written notice (s28(1)) for accepted project:

the applicant – Pokeno Developments NZ Limited

any person invited to comment (s17(1)):

- relevant local authorities: Waikato District Council and Waikato Regional Council
- Minister for the Environment, Minister of Conservation, Minister for Arts, Culture and Heritage and Associate Minister of Housing
- Department of Conservation and Heritage New Zealand Pouhere Taonga
- Māori groups identified in the list provided to the Minister: Te Whakakitenga o Waikato, Ngāti Tamaoho Settlement Trust, Te Ākitai Waiohua Waka Taua Inc, Ngāi Tai ki Tāmaki Trust, Ngāti Paoa Iwi Trust, Hako Tūpuna Trust, Ngāti Maru Rūnanga Trust, Ngāti Tamaterā Treaty Settlement Trust, Ngaati Whanaunga Incorporated Society, Ngāti Te Ata Claims Support Whānau Trust, Waikato Raupatu River Trust, Waikato River Authority, Te Ākitai Waiohua Settlement Trust, Ngaati Whanaunga Ruunanga Trust, Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership, Pare Hauraki Cultural Redress Trust/Pare Hauraki Whenua Limited Partnership/Pare Hauraki Ngahere Limited Partnership, Taonga o Marutūāhu Trustee Limited/Marutūāhu Rōpū Limited Partnership, Ngāti Koheriki Claims Committee, Ngāti Naho, Ngaati Tipa, Huakina Development Trust
- owners of Māori land in the project area: N/A
- any other person: Minister for Regional Development and Minister for Economic Growth

cc: Written notice where the Minister accepts the application and refers the project (s28(2)):

the Panel Convener (including all the related information received by the Minister)

any iwi authorities or Treaty settlement entities (other than those that must be notified under subsection (1)(b)) that the Minister considers have an interest in the matter: N/A

the EPA (including all the related information received by the Minister)

the relevant administering agencies: Department of Conservation and Heritage New Zealand Pouhere Taonga