

PRE-APPLICATION MEETING NOTES

To	Pokeno Developments Limited
From	Cameron Aplin, <i>Planner</i>
Subject	Pre Application Advice for a Fast Track Proposal
File	PRE0025/26
Date	3 October 2025

Introduction

A meeting was held at Council's main office on 16 September 2025 to discuss a fast track (Fast-Track Act 2024) proposal involving the sites listed in the tables below.

In Attendance:

Joel McKinlay - Applicant Team – Project Manager
Allan Sanson - Applicant Team
Ivy Wen - Applicant Team: Surveyor)
Horlick Hon - Applicant Team: Tourism Development)
Ryan Pitkethley - Applicant Team: Engineer (Civil Plan)
Mark Tollemache - Applicant Team: Town Planner from Tollemache Consultants
Jane Macartney - Applicant Team: Town Planner from Tollemache Consultants
Peter Henderson WDC: Roading Team – Transport Development Lead
Virendra Prasad WDC: Roading Team – Transport Planning Lead
Nick Birdsall WDC: Growth Implementation Manager
Privinn Mwene – WDC: Infrastructure Development Advisor
Brook Meng – WDC: Senior Land Development Engineer
Jason Wright – WDC: Landuse North Team Leader
Kelly Cattermole (via teams) – WDC: Subdivision North Team Leader
Cameron Aplin – WDC: Senior Consents Planner

Apologies: Justin Smit (Land Development Engineer Team Leader)

Proposal

High level overview of intended referral and substantive applications under the Fast Track Approvals Act 2024. The project spans multiple sites and is proposed to deliver approximately 2,250 houses, a resort, and a range of farm related and tourism-related activities.

Subject Sites Details:

1. Pokeno West – Subject to Subdivision Consents SUB0008/25 & SUB0008/25.01; and Landuse Consents LUC0170/25. LUC0033/25 and LUC0033/25.01

Site Address	Legal Description	Area (ha)	Zoning (Waikato District Plan)
53 Munro Road	Lot 2 DP 459108 RT 599274	130.35	<ul style="list-style-type: none"> • Medium Density Residential Zone 2 • Local Centre Zone
87 Helenslee Road	Lot 1 DP 211605 RT NA139C/495	5.21	<ul style="list-style-type: none"> • Medium Density Residential Zone 2
109 Helenslee Road	Lot 3 DP 211605 RT NA139C/497	5.45	<ul style="list-style-type: none"> • Medium Density Residential Zone 2
119 Helenslee Road	Lot 2 DP 176087 RT NA108B/664	1.5818	<ul style="list-style-type: none"> • Medium Density Residential Zone 2

2. Pokeno South / Havelock

Site Address	Legal Description	Area	Zoning
5 Hitchen Road –	Lot 2 DP 199997 RT NA128B/777	16.05 ha	<ul style="list-style-type: none"> • Medium Density Residential 2 Zone • General Industrial Zone
88 Bluff Road	Allotment 6 Section IX Havelock Village RT NA35C/659	6206m ²	<ul style="list-style-type: none"> • Medium Density Residential 2 Zone, • General Rural Zone, • Local Centre Zone • Open Space Zone
	Allotment 2 Section II Havelock Village RT NA35C/655	4213m ²	
	Lot 2 DP 184553 and Allotment 5 Section 11 Havelock Village RT NA115B/242	5122m ²	
	Lots 1, 3 and 5 DP 202491 and Lots 1-2 DP 23610 and Allotment 9 Section X Havelock Village RT 549368	38.2804 ha	
	Lot 1 DP 51064, Lot 1 DP 199997 and Lot 3 DP 463893 RT 614851	43.62 ha	
242 Bluff Road	Lot 2 DP 401106 and Lot 4 DP 202491 RT 402386	230.24 ha	<ul style="list-style-type: none"> • Rural Lifestyle Zone
278 Bluff Road	Lot 1 DP 165370 RT NA99D/513	22.201 ha	<ul style="list-style-type: none"> • Rural Lifestyle Zone

3. Yes Valley Resort

Site Address	Legal Description	Area	Zoning
42A Potter Road	Section 1 SO Plan 501312 RT 770066	53.56 ha	• General Rural Zone
37 Potter Road	Lot 2 DP 476640 RT 659109	6900m ²	• Ta Ta Valley Resort Zone
39 Potter Road	Lot 3 DP 476640 RT 659110	20.2264 ha	• Ta Ta Valley Resort Zone
No address Potter Road -	Allotment 54 and Allotment 68 Parish of Maungatawhiri RT NA970/34	6.0703 ha	• Ta Ta Valley Resort Zone
242 Bluff Road	Lot 2 DP 401106 and Lot 4 DP 202491 RT 402386	230.2475 ha	• Ta Ta Valley Resort Zone
370 Bluff Road	Lot 4 DP 476886 RT 660163	62.0280 ha	• General Rural Zone
322 Bluff Road	Lot 2 DP 476886 RT 660162	17.8560 ha	• General Rural Zone
324 Bluff Road	Lot 1 DP 476886 RT 660161	1.1824 ha	• General Rural Zone
35 Trig Road	Lot 2 DP 518134 RT 811242	25.52 ha	• Ta Ta Valley Zone
89 Trig Road	Lot 3 DP 441406 RT 549470	44.0157 ha	• General Rural Zone
1 Hayward Road	Lot 4 DP 441406 RT 549471	1.5119 ha	• General Rural Zone

Applicant/Agent Overview

Refer to the memo provided dated 10 September 2025 titled 'Pokeno Housing and Tourism Project – Overview of the Proposal for Referral Application for WDC Consultation'

Notes taken during the meeting at Council offices

- Reason for lodging a fast track proposal is due to the wastewater constraints Council has in Pokeno (and Tuakau) and including all the above sites/activities to ensure the proposal meets the 'regional significance' test.
- The proposal is not currently on the fast track project list (<https://www.fasttrack.govt.nz/projects>) and an application is planned to be made in October 2025 to request that the proposal be included on this list.
- Seeking advice on status of rules under Operative District Plan (Franklin Section) for purposes of including with fast track application.

- Have had discussions with other council teams including Council’s Waters Team (Contacts: Keith Martin and Richard Pullar) about the wastewater aspect of the proposal (but not specifically around the fast track aspect).
- The project team has meet with Waikato Regional Council (Contact: Brian Richmond).
- Alan Sanson has discussed the proposal at a high level with WRC Chief Executive (Chris McLay along with Brett Sinclair (Resource Use Director). Alan has also met with WDC Chief Executive (Craig Hobbs) re the proposal.
- Iwi consultation is on-going.
- Mark Tollemache has been involved with Fast Track proposals in the Hamilton City area.
- Leo from Commute is undertaking a transport assessment.

Planning Advice

1. Status of ODP (Franklin Section) Rules in relation to Fast Track Proposal as at 1 October 2025.

General Comment regarding how to determine if a ODP (Franklin Section) Rule is still in play or not

The starting point is determining if the relevant rules under the Waikato District Plan – Operative in Part are under appeal. If a rule is not under appeal – then the equivalent rule/s under the ODP (Franklin) is no longer in play.

Subject Site 1 (Pokeno West)

See below comments in terms of whether there are any relevant ODP (Franklin) subdivision rules still in play for Site 1. Given only subdivision is proposed for Site 1, no comments regarding the land use rules are provided for this site.

Site # / Zoning	Comments re Subdivision Rules
1: Pokeno West – Medium Density Zone 2	<u>Part 2: Subdivision: Medium Density Zone 2</u> All rules in this chapter are not subject to appeal therefore the subdivision rules under the ODP (Franklin) are no longer in play.
1: Pokeno West – Local Centre Zone	<u>Part 2: Subdivision: Local Centre Zone</u> All rules in this chapter are not subject to appeal therefore the subdivision rules under the ODP (Franklin) are no longer in play.

Subject Site 2 (Pokeno West)

See below comments in terms of whether there are any relevant ODP (Franklin) subdivision rules still in play for Site 2. Given only subdivision is proposed for Site 2, no comments regarding the land use rules are provided for this site.

Site # / Zoning	Comments re Subdivision Rules
2: Pokeno South / Havelock - Medium Density Zone 2	<p><u>Part 2: Subdivision: Medium Density Zone 2</u></p> <p>All rules in this chapter are not subject to appeal therefore the subdivision rules under the ODP (Franklin) are no longer in play.</p>
2: Pokeno South / Havelock - General Industrial Zone	<p><u>Part 2: Subdivision: General Industrial Zone</u></p> <p>All rules in this chapter are not subject to appeal therefore the subdivision rules under the ODP (Franklin) are no longer in play.</p>
2: Pokeno South / Havelock - General Rural Zone	<p><u>Part 2: Subdivision: General Rural Zone</u></p> <p>Many of these WDP-OIP rules are <u>under appeal</u>.</p> <p>For the rules under appeal, this means the application needs to be assessed under the equivalent subdivision rules under the ODP (Franklin).</p> <p>Council considers that the relevant zone under the ODP (Franklin) is the Rural Zone as this is considered equivalent to the 'General Rural Zone under the WDP-OIP.</p> <p>An assessment is therefore required against the Rural Zone subdivision rules for this site.</p>
2: Pokeno South / Havelock - Local Centre Zone	<p><u>Part 2: Subdivision: Local Centre Zone</u></p> <p>All rules in this chapter are not subject to appeal therefore the subdivision rules under the ODP (Franklin) are no longer in play.</p>
2: Pokeno South / Havelock - Open Space Zone	<p><u>Part 2: Subdivision: Open Space Zone</u></p> <p>All rules in this chapter are not subject to appeal therefore the subdivision rules under the ODP (Franklin) are no longer in play.</p>
2: Pokeno South / Havelock - Rural Lifestyle Zone	<p><u>Part 2: Subdivision: Rural Lifestyle Zone</u></p> <p>Many of these WDP-OIP rules are <u>under appeal</u>.</p> <p>For the rules under appeal, this means the application needs to be assessed under the equivalent subdivision rules under the ODP (Franklin) as well as the relevant subdivision rules in the WDP-OIP.</p> <p>Despite the zoning of the site being Rural Zone under the ODP (Franklin), Council considers that the relevant zone under the ODP (Franklin) is the Rural-Residential Zone as this is considered equivalent to the Rural Lifestyle Zone under the WDP-OIP.</p> <p>An assessment is therefore required against the Rural-Residential Zone subdivision rules.</p>

Subject Site 3 (Yes Valley Resort)

See below comments in terms of whether there are any relevant ODP (Franklin) subdivision and land use rules still in play for Site 3.

<p>3: Yes Valley Resort – Ta Ta Valley Zone sites</p>	<p><u>Part 2: Subdivision: TaTa Valley Zone</u></p> <p>In terms of the subdivision rules under the TaTa Valley Zone, these rules are treated as operative on the basis that there is no equivalent zone under the Operative District Plan (Franklin Section).</p>	<p><u>Ta Ta Valley Zone Land Use Chapter</u></p> <p>In terms of this chapter, these landuse rules are treated as operative on the basis that there is no equivalent zone under the Operative District Plan (Franklin Section).</p> <p><u>Other land use rules</u></p> <p>However, any other chapters e.g. earthworks may need to be considered depending on if they are subject to appeal or not. If any of the earthwork rules under the WDP-OIP are under appeal, then the equivalent rule under the ODP (Franklin) is still in play. If there is no appeal on a rule, then the equivalent rule is no longer in play as it has fallen away.</p>
<p>3. Yes Valley Resort – General Rural Zone</p>	<p><u>Part 2: Subdivision: General Rural Zone</u></p> <p>Many of these WDP-OIP rules are <u>under appeal</u>.</p> <p>For the rules under appeal, this means the application needs to be assessed under the equivalent subdivision rules under the ODP (Franklin).</p> <p>Council considers that the relevant zone under the ODP (Franklin) is the Rural Zone as this is considered equivalent to the ‘General Rural Zone under the WDP-OIP.</p> <p>An assessment is therefore required against the Rural Zone subdivision rules for this particular part of the Yes Valley Resort.</p>	<p><u>General Rural Zone Land Use Chapter</u></p> <p>There are no appeals on these landuse rules so no consideration of the rural zone (franklin) landuse rules as these land use rules have fallen away.</p> <p><u>Other landuse rules</u></p> <p>However, any other chapters e.g. earthworks may need to be considered depending on if they are subject to appeal or not. If any of the earthwork rules under the WDP-OIP are under appeal, then the equivalent rule under the ODP (Franklin) is still in play. If there is no appeal on a rule, then the equivalent rule is no longer in play as it has fallen away.</p>

4. Section 13(4)(x) of the Fast Track Approvals Act 2024

I can confirm that Council holds no records of compliance or enforcement actions for the applicant (Pokeno Developments Limited – Sole Director: Qing Ye). If needing this confirmation in an email/letter form – please let me know.

Development Contributions

Development contributions are a payment made to the Council to pay for the impact that new developments have on services and infrastructure, such as water supply and wastewater.

Development contributions are set through the prescribed Local Government Act 2002 process.

For further information regarding development contributions please visit Council's website or send enquiries to developmentcontributions@waidc.govt.nz

Pre-Application Fees

You have paid a lodgement fee for this pre application. However, this is not a fixed fee and there may be additional charges.

An invoice will be sent to you at the completion of your request detailing the costs involved.

Overall

Please contact me if you have any questions.

Disclaimer: The advice you will receive from Council is limited to the information you provide in this application, any further information you may supply at a pre application meeting and which is relevant to the provisions of any plan or proposed plan in existence at the time of the pre application meeting. Council does not accept any legal liability for any advice or view expressed by Council at the pre application meeting and any advice or view expressed is subject to further reconsideration by Council after the application is lodged. Prior to lodging any application, applicants are advised to seek their own independent legal and planning advice in relation to all matters covered by the pre application meeting, and in the event the proposal changes or there is a delay in lodging any application.