

TOLLEMACHE

CONSULTANTS LTD.

Date: 19 November 2025

Subject: Planning Memorandum in relation to a referral application by Pokeno Developments NZ Limited for a Fast Track process involving the Pokeno Housing and Tourism Project

1.0 INTRODUCTION

- 1.1 Tollemache Consultants Limited has been asked to provide a summary of the relevant planning documents to support a referral application by Pokeno Developments NZ Limited ("the Applicant") for a Fast Track process involving the Pokeno Housing and Tourism Project ("the Project").
- 1.2 This memorandum constitutes a planning and effects assessment (including for the purposes set out in Schedule 5, clause 1 of the Fast-track Approvals Act 2024 ("FTAA")). It is to be read in conjunction with the referral application and its attachments.
- 1.3 This memorandum provides:
- (a) A summary of the Project.
 - (b) An overview of the application sites, its surrounds and zoning context.
 - (c) A summary of the potentially applicable resource consent requirements under relevant statutory documents.
 - (d) An Assessment of Environmental Effects ("AEE").
 - (e) Commentary against the relevant national planning documents, Waikato Regional Policy Statement ("RPS"), Waikato Regional Plan ("Regional Plan"), Waikato District Plan ("District Plan"), and the regional and district growth strategies (Future Proof 2024 and Waikato 2070).
- 1.4 A summary of our qualifications and experience is provided in **Attachment A**.

2.0 SUMMARY OF THE PROJECT

- 2.1 An indicative masterplan has been developed for the Project by Earl Design. This plan is based on the land which is zoned for urban and tourism development in the District Plan. The Project is consistent with the zones, Precinct plans and concept plans, along with the objectives and policies for these zones and Precincts.
- 2.2 While this masterplan indicates the intended developments with the Precincts, it is acknowledged that these will be established in four stages and over a build period of around 16 years. Development of the Applicant's proposed wastewater treatment plant is critical at the outset to enable all developments as per the masterplan to be realised. Details for these stages are provided in the referral application form.
- 2.3 At a high level, the Project seeks to enable the following activities across the following "Precinct" areas:

Pokeno West

- 2.4 The proposal for the Pokeno West Precinct area is zoned for urban development and includes:
- (a) Vacant residential lot subdivision (1500 lots) within the Medium Density Residential Zone in stages to provide for up to 1500 dwellings, along with a neighbourhood centre.
 - (b) Infrastructure including new roads, water supply networks, and stormwater management devices and networks.
 - (c) Local wastewater infrastructure with possible connections to a 'bulk' main.
 - (d) Reserves and recreation trails.
 - (e) Enhancement of streams and wetlands.
- 2.5 The intended layout of the above features is shown on the following masterplan map:



Figure: Masterplan layout for Pokeno West

Pokeno South/Havelock

- 2.6 The proposal for the Pokeno South/Havelock Precinct area is zoned for urban development and includes:
- (a) Vacant residential lot subdivision (750 lots) within the Medium Density Residential Zone in stages for up to 750 dwellings.
 - (b) Infrastructure including new roads, water supply networks, and stormwater management devices and networks.
 - (c) Wastewater infrastructure.
 - (d) Reserves and recreation trails (which include acknowledgements of the cultural landscape).
 - (e) Enhancement of streams and wetlands.
 - (f) Collector road connection to Yashili Drive.
- 2.7 The intended layout of the above features is shown on the following masterplan map:



Figure: Masterplan layout for Pokeno South/Havelock

Yes Valley Resort

2.8 The proposal for the 'Yes Valley Resort' Precinct area is provided for within this special zone for tourism activities. The design complements and protects the immediately adjacent Waikato River and includes:

- (a) A 200-room hotel and glamping/motorhome areas.
- (b) A conference centre.
- (c) Spa and restaurant facilities.
- (d) A 'NZ-Made Hub' comprising a farm 'showground' (for example, sheep shearing/sheepdog herding) and an opportunity to showcase and retail NZ branded products.
- (e) Outdoor recreational activities – such as ziplining.

2.9 The intended layout of the above features is shown on the following masterplan map:

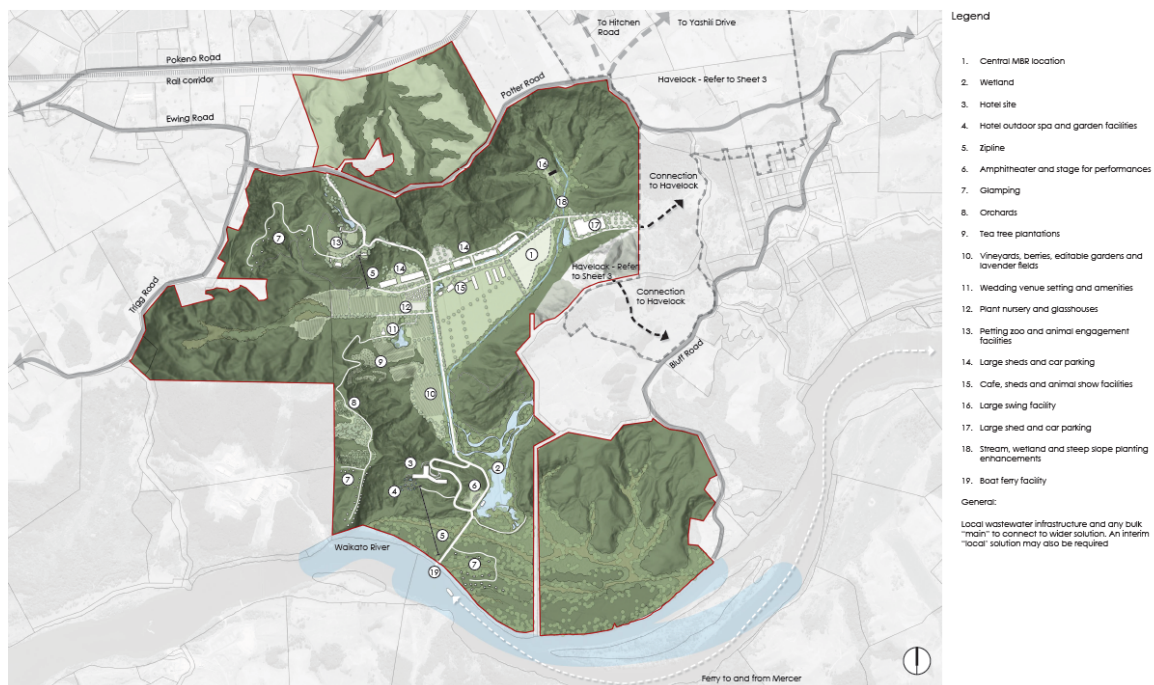


Figure: Masterplan layout for 'Yes Valley Resort'

Centralised Infrastructure

2.10 A centralised wastewater infrastructure solution is proposed which would service all of the Yes Valley Resort, and urban development in Pokeno West and Pokeno South/Havelock (with the ability to service wider catchments to support the continued growth of Pokeno as required). This includes the following activities which would be located within the Yes Valley Resort Precinct:

- (a) Wastewater treatment plant.
- (b) Treated wastewater disposal areas.
- (c) Treated wastewater disposal 'land contact device' and associated 'outfall' for discharges to water.

3.0 THE PROJECT SITES

- 3.1 The Project comprises multiple sites. The below sections address these, any relevant interests on the Records of Title, and the applicable zones and overlays in terms of the Waikato District Plan.
- 3.2 The landholders of the sites involve Pokeno Developments NZ Limited and a number of landholding companies also associated with the Applicant. We confirm that these landholding companies support the referral application, with Karl Ye being the sole director and shareholder of the Applicant company and the landholding companies. A

complete list of all registered interests on the Records of Title, including the relevant landholders, is provided in **Attachment C**.

Pokeno West

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

Site Address	Legal Description	Area (ha)	Zoning	Waikato District Plan Overlays
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 	<ul style="list-style-type: none"> • National Grid • Outer intensification area • Waikato River catchment • Precinct PREC35 Pokeno West • Significant Natural Area
87 Helenslee Road	Lot 1 DP 211605 RT NA139C/495	5.21	<ul style="list-style-type: none"> • Medium Density Residential Zone 2 	<ul style="list-style-type: none"> • Outer intensification area • Waikato River catchment
109 Helenslee Road	Lot 3 DP 211605 RT NA139C/497	5.45	<ul style="list-style-type: none"> • Medium Density Residential Zone 2 	<ul style="list-style-type: none"> • Outer intensification area • Waikato River catchment
119 Helenslee Road	Lot 2 DP 176087 RT NA108B/664	1.5818	<ul style="list-style-type: none"> • Medium Density Residential Zone 2 	<ul style="list-style-type: none"> • Outer intensification area • Waikato River catchment

- 3.4 The below image depicts the relevant zoning:

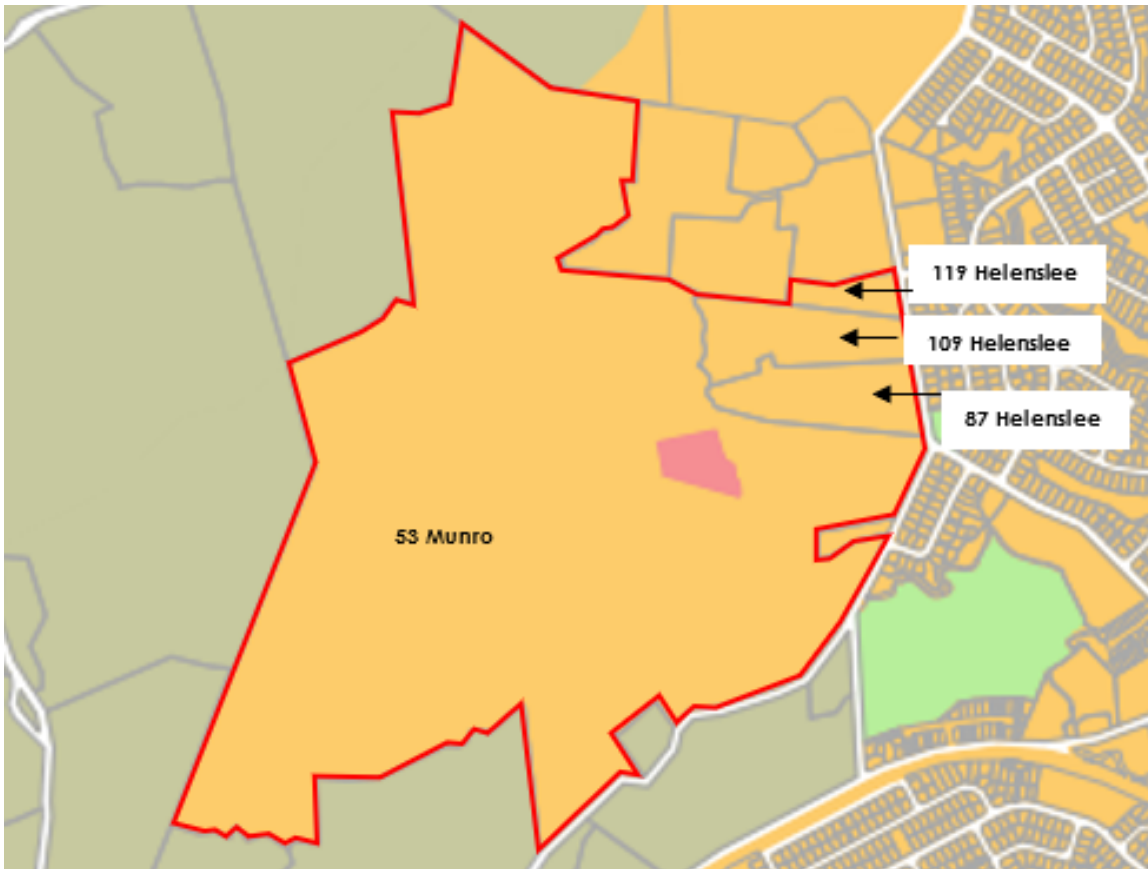


Figure: Zoning of Pokeno West (Waikato District Plan) – orange = Medium Density Residential Zone 2; pink = Local Centre Zone

- 3.5 The overlays that apply to Pokeno West are indicated in **Attachment B** to this memorandum.
- 3.6 There are no relevant overlays/policy areas in terms of the Waikato Regional Plan or Waikato Regional Policy Statement.

Registered Interests on the Records of Title

- 3.7 The identified sites are owned by Pokeno West Limited (53 Munro Road) and West Pokeno Limited (87, 109 and 119 Helenslee Road).
- 3.8 Registrations on the above Records of Title relate to a water supply agreement, fencing agreement, and easements for right-of-way access, power, telecommunications and drainage, and a conservation covenant for an area of native bush within the south-western portion of 53 Munro Road.
- 3.9 Details for these registrations are provided in **Attachment C** to this memorandum.
- 3.10 There are no registrations that would preclude development indicated by the masterplan.

Pokeno South/Havelock

- 3.11 The core area to be developed within the Pokeno South/Havelock Precinct area contains the sites at 5 Hitchen Road, and 88, 242 and 278 Bluff Road, 3 Yashili Drive and one site on Gateway Drive (with no address) as identified in the following table.

Site Address	Legal Description	Area	Zoning	Waikato District Plan Overlays
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 	<ul style="list-style-type: none"> • Environmental protection area • Havelock 40 dB LAeq noise contour • Havelock industry buffer • Havelock slope residential area • Indicative road • Outer intensification area • PREC4 Havelock precinct • Significant Natural Area • Waikato River catchment
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 	<ul style="list-style-type: none"> • Environmental protection area • Havelock 40 dB LAeq noise contour • Havelock Area 1 height restriction area • Havelock hilltop park • Havelock hilltop park height restriction area • Havelock industry buffer • Havelock industry buffer height restriction area • Havelock ridgelines • Havelock ridgeline height restriction area • Havelock slope residential area • Indicative road • Outer intensification area • PREC4 Havelock precinct • Significant Natural Area • Waikato River catchment
	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		
	Section 2 SO 513144, Lot 1 DP 199997 and Lot 3 DP 463893 RT 1213151	43.06ha		

Site Address	Legal Description	Area	Zoning	Waikato District Plan Overlays
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 	<ul style="list-style-type: none"> Environmental protection area Flood plain management area Havelock rural lifestyle cluster Indicative road Outstanding Natural Landscape – Waikato River margins PREC4 Havelock precinct Significant Natural Area Site and area of significance to Maaori - Pā Ta Ta Valley hotel area Waikato River catchment
278 Bluff Road	Lot 1 DP 165370 RT NA99D/513	22.201 ha	<ul style="list-style-type: none"> Rural Lifestyle Zone 	<ul style="list-style-type: none"> Environmental protection area Havelock rural lifestyle cluster Indicative road PREC4 Havelock precinct Significant Natural Area Waikato River catchment
3 Yashili Drive	Lot 4 DP 492007	2.0323 ha	<ul style="list-style-type: none"> General Industrial Zone 	<ul style="list-style-type: none"> Havelock 40dB LA_{eq} noise contour Havelock industry buffer Precinct Waikato River catchment
Gateway Park Drive (no street number)	Lot 30 DP 519003	4.8000 ha	<ul style="list-style-type: none"> General Industrial Zone 	<ul style="list-style-type: none"> Havelock 40dB LA_{eq} noise contour Havelock industry buffer Precinct Waikato River catchment

3.12 The below image depicts the relevant zoning:

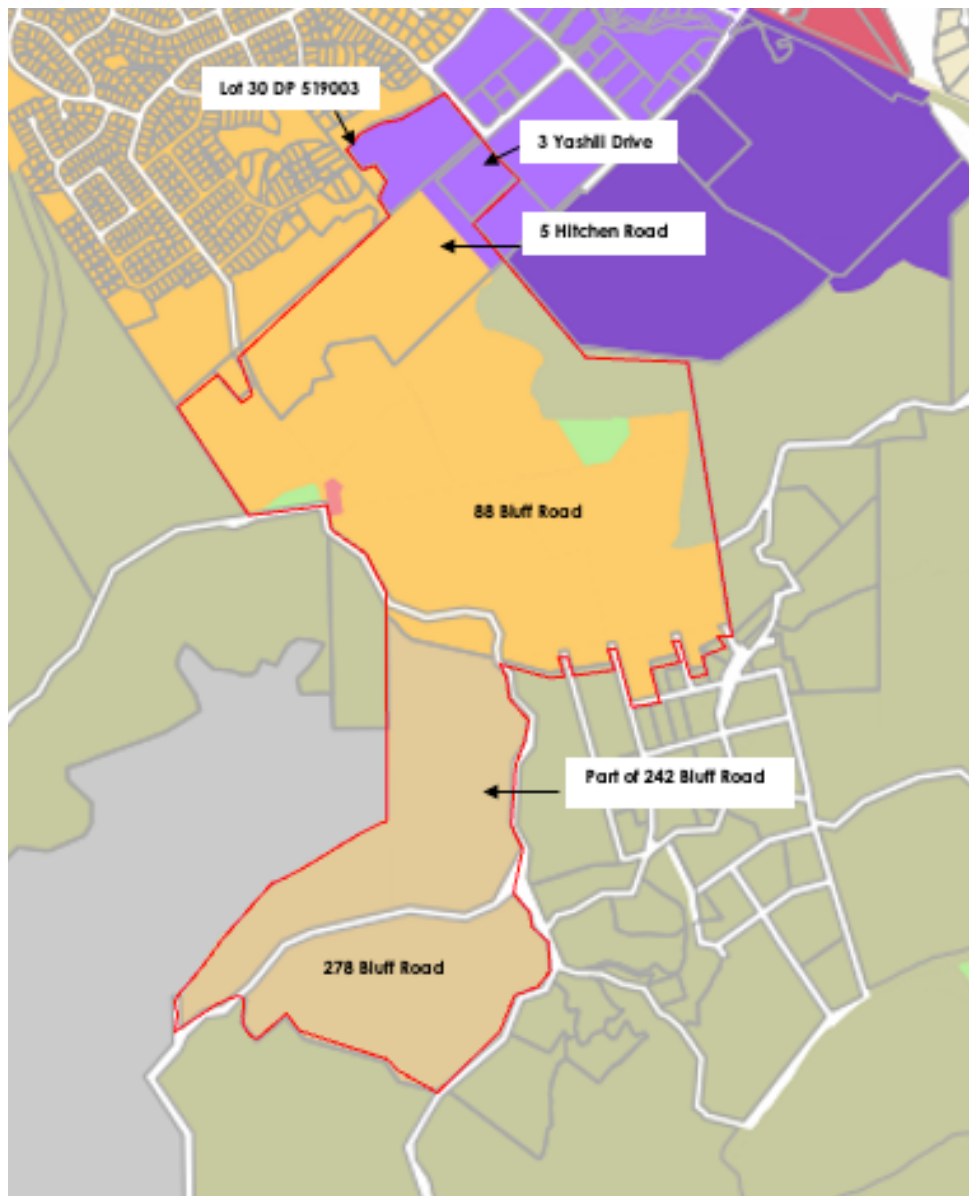


Figure: Zoning of Pokeno South/Havelock (Waikato District Plan) – orange = Medium Density Residential Zone 2; pink = Local Centre Zone; brown = Rural Lifestyle Zone, purple = General Industrial Zone, olive green = General Rural Zone, lime green = Open Space Zone

- 3.13 The overlays that apply to Pokeno South/Havelock are indicated in **Attachment B** to this memorandum.
- 3.14 There are no relevant overlays/policy areas in terms of the Waikato Regional Plan or Waikato Regional Policy Statement.

Registered Interests on the Records of Title

- 3.15 The identified sites are owned by Yes Investment Limited (5 Hitchen Road and 242 Bluff Road), New Zealand Industrial Park Limited (88 Bluff Road) and National Dairy Limited (278 Bluff Road).
- 3.16 Registrations on the Pokeno South/Havelock titles include a range of instruments including consent notices, bond agreements, land covenants, easements, and caveats. These relate to matters including protection of native bush and ecological areas, acknowledgement of quarry and industrial activities, rights of way, and utility easements for electricity, telecommunications, water, and gas. Several titles are subject to long-term covenants waiving objections to quarry operations, while others include conservation covenants requiring ecological protection and fencing. Easements in gross are held by third parties such as Vector and Waikato District Council for infrastructure services.
- 3.17 A caveat is also registered between NZIPL and Hynds Foundation in relation to a settlement agreement for the sale and purchase of parts of the affected land. This document prevents registration of any instrument that may affect the estate or interest, up until the caveat is withdrawn, removed by court order, or lapses. This caveat requires removal in order to allow the Project to proceed. The Applicant has engaged with Hynds Foundation throughout the preparation of this referral application, and is committed to ongoing engagement to resolve this matter.
- 3.18 Details of these registrations are provided in **Attachment C** to this memorandum.
- 3.19 There are no other registrations that would preclude development indicated by the masterplan.

Yes Valley Resort

- 3.20 Development of the core area within the Yes Valley Resort and associated activities, including those identified for the centralised infrastructure solution and potential land disposal sites, primarily involves the site at 242 Bluff Road. The land identified within the Yes Valley Resort Precinct as per the masterplan involves the sites listed in the table below.

Site Address	Legal Description	Area	Zoning	Waikato District Plan Overlays
42A Potter Road	Section 1 SO Plan 501312 RT 770066	53.56 ha	• General Rural Zone	• Significant Natural Area • Waikato River catchment
39 Potter Road	Lot 3 DP 476640 RT 659110	20.2264 ha	• General Rural Zone	• Designation - KiwiRail Holdings Ltd • National Grid • Rail corridor noise control boundary

Site Address	Legal Description	Area	Zoning	Waikato District Plan Overlays
				<ul style="list-style-type: none"> • Rail corridor vibration alert area • Significant natural area • Waikato River catchment
135 Potter Road	Lot 3 DP176205 RT NA108B/889	27.2928 ha	<ul style="list-style-type: none"> • General Rural Zone 	<ul style="list-style-type: none"> • Designation - KiwiRail Holdings Ltd • Waikato River catchment • Rail corridor noise control boundary • Rail corridor vibration alert area
242 Bluff Road	Lot 2 DP 401106 and Lot 4 DP 202491 RT 402386	230.2475 ha	<ul style="list-style-type: none"> • Rural Lifestyle Zone • Ta Ta Valley Zone 	<ul style="list-style-type: none"> • Environmental protection area • Flood plain management area • Havelock rural lifestyle cluster • Indicative road • Outstanding Natural Landscape – Waikato River margins • PREC4 Havelock precinct • Significant Natural Area • Site and area of significance to Māori – Pā • Ta Ta Valley hotel area • Waikato River catchment
370 Bluff Road	Lot 4 DP 476886 RT 660163	62.0280 ha	<ul style="list-style-type: none"> • General Rural Zone 	<ul style="list-style-type: none"> • Flood plain management area • Outstanding Natural Landscape – Waikato River margins • Significant natural area • Waikato River catchment
322 Bluff Road	Lot 2 DP 476886 RT 660162	17.8560 ha	<ul style="list-style-type: none"> • General Rural Zone 	<ul style="list-style-type: none"> • Flood plain management area • Significant natural area • Waikato River catchment
324 Bluff Road	Lot 1 DP 476886 RT 660161	1.1824 ha	<ul style="list-style-type: none"> • General Rural Zone 	<ul style="list-style-type: none"> • Waikato River catchment
35 Trig Road	Lot 2 DP 518134 RT 811242	25.52 ha	<ul style="list-style-type: none"> • Ta Ta Valley Zone 	<ul style="list-style-type: none"> • National Grid • Significant Natural Area • Waikato River catchment
89 Trig Road	Lot 3 DP 441406 RT 549470	44.0157 ha	<ul style="list-style-type: none"> • General Rural Zone 	<ul style="list-style-type: none"> • National Grid • Significant Natural Area • Waikato River catchment

Site Address	Legal Description	Area	Zoning	Waikato District Plan Overlays
1 Hayward Road	Lot 4 DP 441406 RT 549471	1.5119 ha	<ul style="list-style-type: none"> General Rural Zone 	<ul style="list-style-type: none"> Significant natural area Waikato River catchment
Crown land – marginal strip adjoining Waikato River	LINZ ID 5040742 – SO 233	-	<ul style="list-style-type: none"> General Rural Zone 	<ul style="list-style-type: none"> Flood plain management area Significant natural area Waikato River catchment

3.21 The below image depicts the relevant zoning:

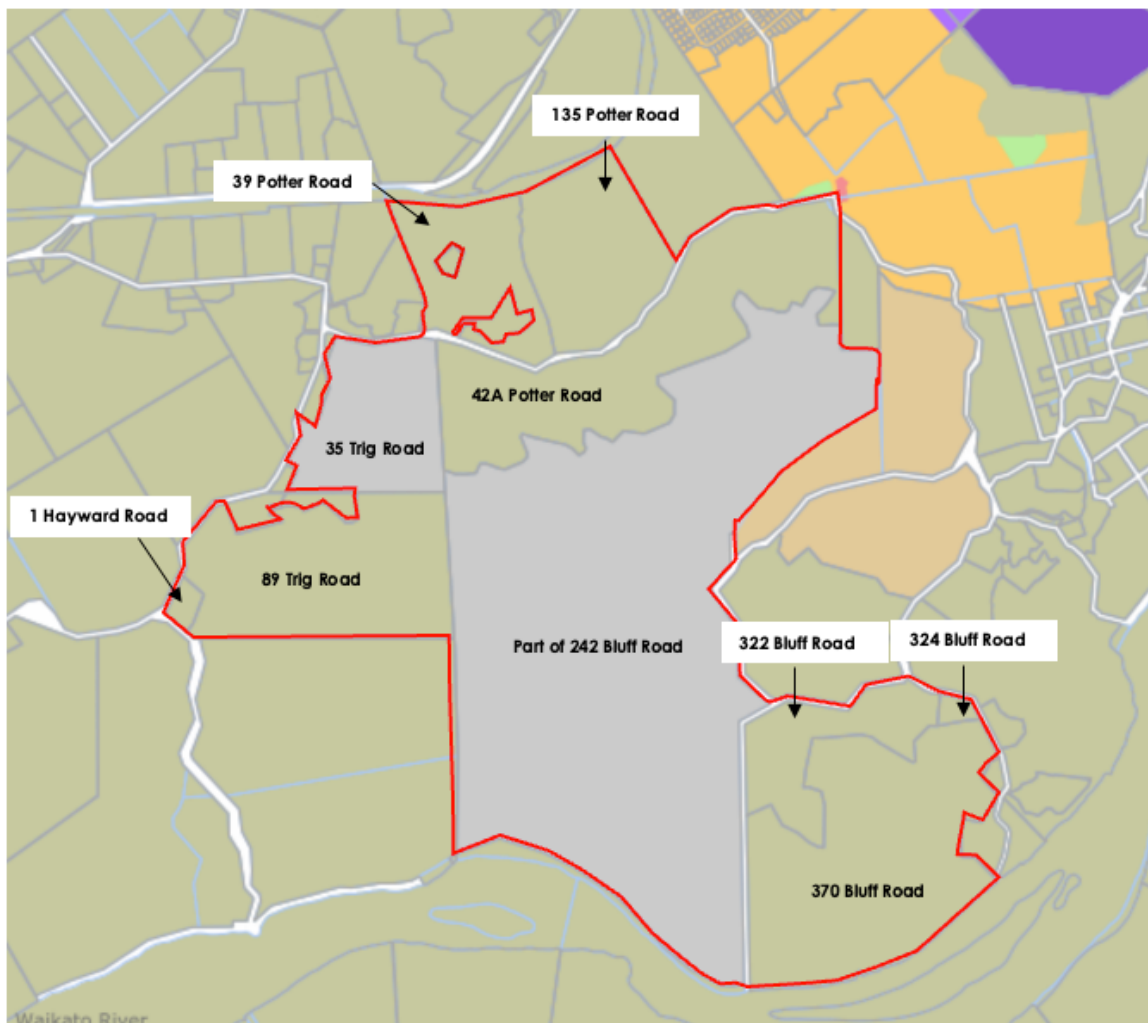


Figure: Zoning within “Yes Valley Resort” (Waikato District Plan) - grey = Ta Ta Valley Zone

- 3.22 The overlays that apply to the Yes Valley Resort are indicated in **Attachment B** to this memorandum. The Waikato River and its margins are together identified as an Outstanding Natural Landscape ('ONL').
- 3.23 There are no relevant overlays/policy areas in terms of the Waikato Regional Plan or Waikato Regional Policy Statement.

Registered Interests on the Records of Title

- 3.24 The identified sites are owned by Yes Investment Limited (42A, 39 and 135 Potter Road, and 242, 370, 324 and 322 Bluff Road) and Mt Beasley Holdings Limited (35 and 39 Trig Road, and 1 Hayward Road).
- 3.25 Registrations on the Yes Valley site titles include a range of both historical and modern instruments which include consent notices, conservation covenants, easements, land covenants, mortgages and compensation certificates. These relate to ecological protection of native bush and wetland areas, infrastructure servicing (including electricity, water, and telecommunications), and rights of way. Several titles are subject to long-term covenants waiving objections to industrial or quarrying activities, while others include restrictions on development within conservation areas and requirements for fencing and pest control. Easements in favour of Counties Power and Watercare Services relate to access and utility rights.
- 3.26 Details of these registrations are provided in **Attachment C** to this memorandum.
- 3.27 There are no registrations that would preclude development indicated by the masterplan.

4.0 REGIONAL AND DISTRICT GROWTH STRATEGIES

Future Proof Strategy 2024 and Waikato 2070

- 4.1 The Project implements growth anticipated and planned for by the regional growth strategy (Future Proof 2024) and the district growth strategy (Waikato 2070). Pokeno West and Pokeno South are identified in these strategies as the planned growth predominantly residential areas for Pokeno.
- 4.2 The settlement pattern shown on Map 1 below in the Future Proof 2024 document indicates the 'urban enablement areas' surrounding Pokeno (including to the west and south which illustrate Pokeno West and Pokeno South).
- 4.3 The Waikato District Plan implements the district growth strategy (Waikato 2070) by rezoning land for urban and commercial development, which the Project reflects. The sequencing shown on the map below indicates that development of land within the Precincts is identified in the short, medium and long-term. Pokeno West is identified as medium and long-term, while Pokeno South is identified as medium term (i.e. from 2024).

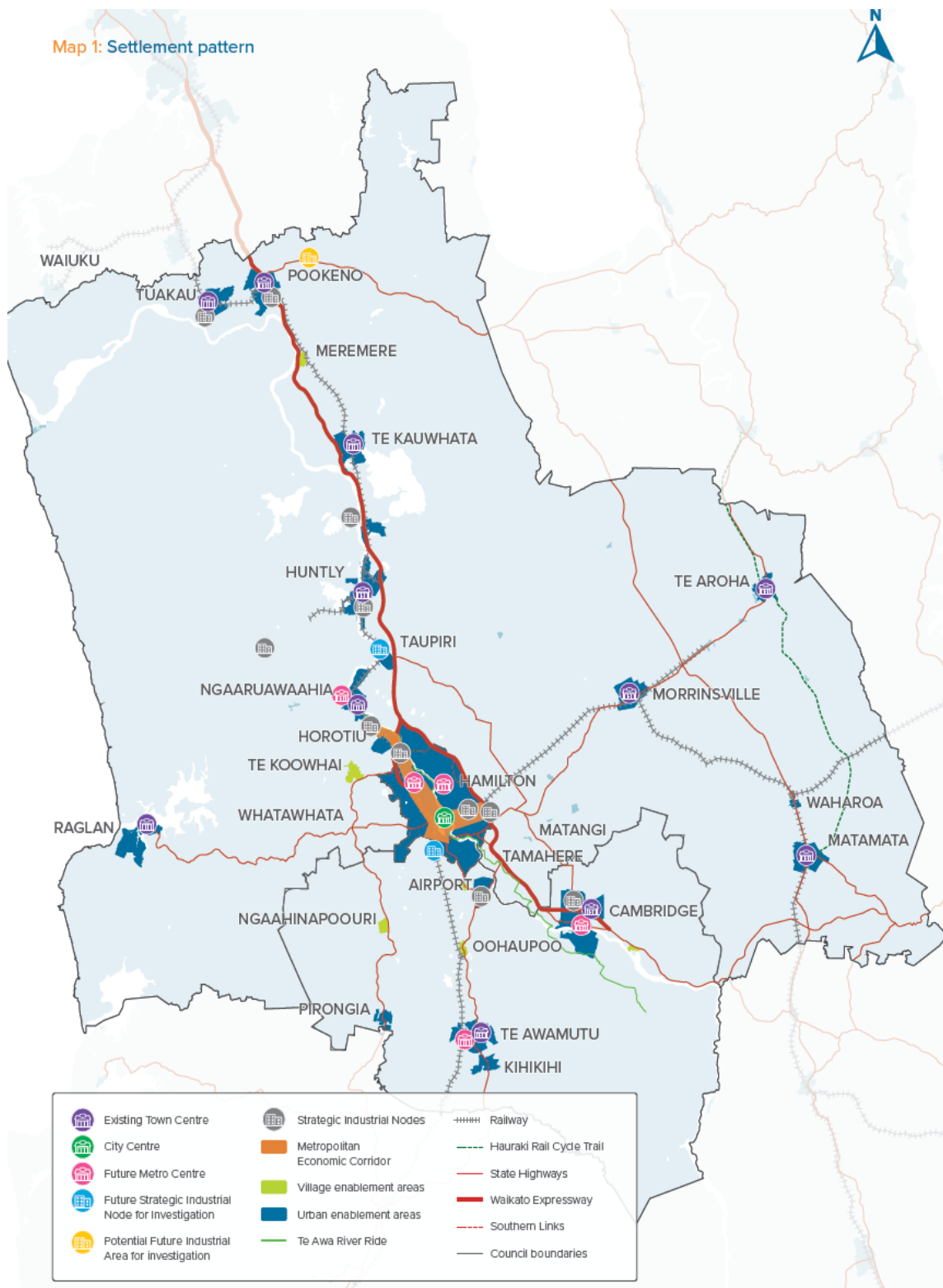


Figure: Future Proof 2024: Pokeno West and South – urban enablement areas (blue)

04.2

POKENO DEVELOPMENT PLAN 50-YEARS



LOCATION: POKENO IS LOCATED NORTH OF THE WAIKATO RIVER, NEAR THE NORTHERN BOUNDARY OF THE WAIKATO DISTRICT, AT A SH1 INTERCHANGE, NEAR THE JUNCTION WITH SH2, AND ON THE RAIL LINE BETWEEN TUAKAU AND MERCER.

Roads & Rail (existing/proposed)	arterial collector	main/arterial	freeway	secondary	rail
Activity Zones	Residential	Commercial/Industrial	Town Centre (business & residential)	Special Activity District	
Development time frame	1-5yrs 5-10yrs 10-30yrs 30yrs	1-5yrs 5-10yrs 10-30yrs 30yrs	1-5yrs 5-10yrs 10-30yrs 30yrs	1-5yrs 5-10yrs 10-30yrs 30yrs	1-5yrs 5-10yrs 10-30yrs 30yrs
Building type	Industrial	Town Centre (dense)	Town houses/apartments/terraces (medium density)	Standalone dwellings (low density)	1 Bedroom lots (rural/country living)
Possible future mass transit	train station	bus station			
Priority growth & investment zone					

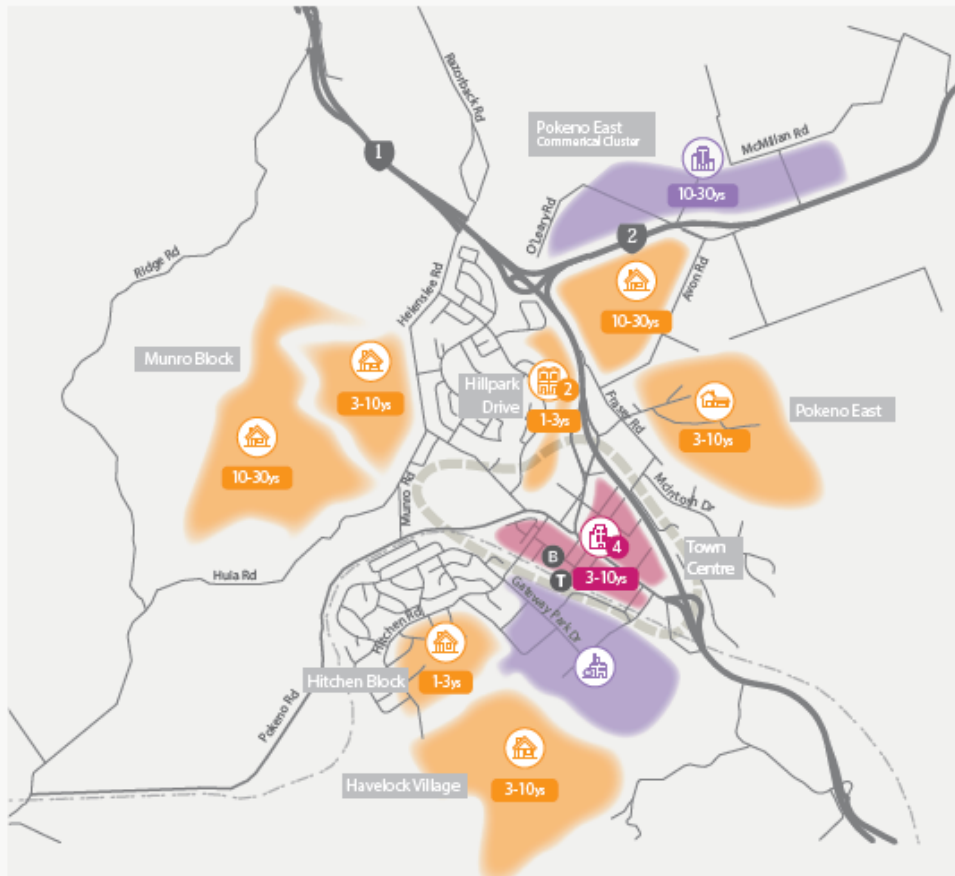


Figure: Waikato 2070 (Pokeno West is identified as Munro Block, Havelock village as Pokeno South)

5.0 APPLICABLE RESOURCE CONSENTS

- 5.1 Based on our review of the proposal, the Project works will or may trigger requirements for resource consents for the activities listed in **Attachment D**.
- 5.2 The substantive application will also address all aspects of the proposal that are considered to be permitted activities.

Other Approvals

- 5.3 The FTAA also enables the following “other approvals” as part of an overall package. Of relevance to this application, this would include:
 - (a) Approvals under the Wildlife Act 1993 if protected species are identified within the application site.
 - (b) An Archaeological Authority and approval of a person to carry out an archaeological activity.

6.0 RELEVANT BACKGROUND TO THE PROJECT

- 6.1 The Precinct areas are all zoned in the part operative District Plan. The process of zoning the sites was part of the Waikato District Plan review and Plan Variation 3 (which implemented the Medium Density Residential Standards in Schedule 3A of the RMA).
- 6.2 Each Precinct was zoned as a consequence of detailed evidence prepared and presented before independent hearing commissioners, regarding the urban expansion of Pokeno and proposed planning precinct provisions, to satisfy them that the package of precinct provisions plus underlying zones gave effect to the relevant National Policy Statements, the Regional Policy Statement, the Vision and Strategy for the Waikato River and implemented the relevant growth strategies (Future Proof 2024 and Waikato 2070).
- 6.3 Detailed evidence was presented to the independent hearings panel covering the expertise of: traffic; civil engineering (water, wastewater and stormwater); ecology; landscape and visual; archaeology; geotechnical; economics and demographics; reverse sensitivity (air quality, lighting, noise); urban design; and planning. The Yes Valley evidence also relied on a significant amount of underlying technical work that had been undertaken at a resource consent level of detail, ahead of this rezoning.
- 6.4 The key conclusion from the evidence was that these Precincts were necessary to support growth within Pokeno, that the land was suitable to accommodate development and specific provisions would manage the detailed design and potential effects at resource consent stage.
- 6.5 Further analysis and information (especially relating to landscape impacts) were prepared to resolve appeals to the Environment Court relating to zoning part of Havelock / Pokeno South.

- 6.6 Additional planning and engineering evidence was provided as part of the Variation 3 hearings (which introduced the Medium Density Residential Zones).
- 6.7 The relevant information and evidence for the Ta Ta Valley Zone can be obtained on Waikato District Council's website.¹
- 6.8 Part of the Pokeno West Precinct has also already been subject to detailed resource consent level technical reporting in associated with a Stage 1 subdivision which is currently underway.
- 6.9 This master planning process, expert assessment, plan hearing and Environment Court appeal process (now resolved) have been underway and on-going since 2018.
- 6.10 This fast track referral application will enable the comprehensive development of all precinct development plans in a staged manner.

7.0 ASSESSMENT OF EFFECTS

- 7.1 In addition to the detailed evidence undertaken for the recent rezonings, the Applicant has received advice from the technical experts referred to below. The relevant memoranda/reports are attached to the referral application form as:
 - (a) **Attachment 6** prepared by CivilPlan addressing:
 - (i) Land modification works
 - (ii) Stormwater
 - (iii) Water Supply
 - (b) **Attachment 7** prepared by GWE addressing wastewater and water quality from wastewater activities.
 - (c) **Attachment 8** prepared by Commute addressing transportation matters.
 - (d) **Attachment 9** prepared by Bridget Gilbert addressing landscape matters.
 - (e) **Attachment 10** prepared by RMA Ecology addressing ecology matters.
 - (f) **Attachment 11** prepared by CFG Heritage addressing archaeology.
 - (g) **Attachment 12** prepared by Property Economics addressing economics.

¹ <https://www.waikatodistrict.govt.nz/your-council/plans-policies-and-bylaws/plans/waikato-district-plan/stage-1/hearings/hearing-25-rezoning/tata-valley>

- 7.2 In preparing these reports, the relevant experts reviewed the detailed evidence/previous reports prepared for the rezonings and, where relevant, the more recent resource consent level reporting for the Stage 1 Pokeno West Precinct.
- 7.3 Overall, the Project is not considered to result in any significant adverse effects on the environment.
- 7.4 Although not strictly required for a referral application, this memorandum also considers the positive effects of the proposed precinct development as a necessary component of the policy analysis required under the RMA.
- 7.5 The key potential adverse effects are addressed in general below:

Earthworks

- 7.6 The memorandum from CivilPlan in **Attachment 6** identifies the following scale of earthworks within the three component areas.
- **Pokeno West** – will require approximately 1,000,000m³ of cut to fill across 85 ha.
 - **Pokeno South / Havelock Village** – will require approximately 1,000,000m³ of cut to fill across 60 ha.
 - **Yes Valley Resort** – will require approximately 350,000m³ across 30 ha.
- 7.7 CivilPlan confirms that earthworks associated with the Project will be undertaken in accordance with best practice erosion and sediment control measures to ensure that any potential adverse effects are either avoided or minimised. This includes the rapid stabilisation of earthworked surfaces, sediment retention ponds, decanting earth bunds, stabilised construction entrances from main roads, silt fences, and clean and dirty water diversions.
- 7.8 These measures will be detailed in an erosion and sediment control plan that reflects the Waikato Regional Council's TR2009/02 requirements and their implementation will be regularly monitored by the contractor's project supervisor, site engineer, and Council representatives.
- 7.9 Any residual effects can and will be appropriately managed and mitigated through the implementation of a comprehensive Erosion and Sediment Control Plan.

Archaeology Effects

- 7.10 The District Plan identifies the location of a Paa within the Yes Valley Resort area (at 242 Bluff Road) and this is also addressed in the Archaeological Assessment in **Attachment 11**.
- 7.11 It is considered unlikely that the works will have effects on 3 sites (R12/1119, R12/1219 and R12/1220 – these being pre-European storage pits, possible location of an 1860 signal station and possible location of Te Wheoro's Pā respectively). The effects could range

from low (i.e. where the feature is not present) to moderate where the feature may be affected. However, if specific investigations find that R12/1220 is present (in any location and extent), then the design would seek to retain this feature – for example through the hilltop reserves illustrated on the Precinct Plan in the District Plan. The approach of the Precincts is to avoid known archaeological features. For example, the Paa at 242 Bluff Road is located outside of the development area for the resort.

- 7.12 The level of effects on individual sites will require an archaeological assessment once details of the proposal are further developed. Effects on the sites can be appropriately avoided through archaeological investigation and recording of the sites via an Authority in terms of the HNZPT Act.
- 7.13 Should earthworks reveal unrecorded or previously unknown archaeological/heritage sites, accidental discovery protocol would be implemented. These matters would be addressed through standard consent conditions.

Construction Effects

- 7.14 Construction is expected to result in temporary adverse traffic effects. Commute confirms (**Attachment 8**) that construction-related traffic effects will be temporary and managed in accordance with a Construction Traffic Management Plan ("CTMP"). Details to be provided in the CTMP would include the anticipated number of daily truck movements, designated truck routes, and other mitigation strategies to ensure traffic impacts are appropriately addressed.
- 7.15 During construction, dust may be generated as a result of land disturbance. These effects can and will be appropriately mitigated and managed, through dust suppression. A dust management plan will be prepared to address dust management techniques.
- 7.16 Noise and vibration are anticipated during construction activities. These effects will be managed in accordance with relevant New Zealand standards. A Construction Noise and Vibration Management Plan will be prepared, outlining mitigation measures such as restricted hours for noisy works, engagement with neighbouring properties, and the use of quieter equipment to ensure potential impacts are appropriately managed.

Stormwater Effects

- 7.17 The memorandum from CivilPlan in **Attachment 6** confirms that stormwater will be managed in accordance with best practice methodologies, consistent with Regional Council's stormwater guidelines TR2020/06 and TR2020/07, the Waikato Regional Infrastructure Technical Specifications ("RITS"), and current requirements for climate change allowance.
- 7.18 Potential stormwater impacts can be managed in the following ways:
 - (a) Pipe networks sized in accordance with the RITS to convey the 10-year storm peak rainfall (including allowance for climate change)

- (b) Design to safely convey the 100-year storm to the stream network, via roads or engineered overland flow paths.
- (c) Stormwater quality treatment for 1/3 of the 2-year storm to ensure that development does not cause or increase stream pollution, including the construction of wetlands or raingardens.
- (d) Attenuation storage to reduce peak flows discharged from the site to no more than predevelopment peak flows (or less where required by Council) for the 100-year storm.
- (e) Hydrology mitigation – retention and extended detention to be typically provided within treatment wetlands so as to reduce stream flows in small, frequent storm events and without increasing stream erosion, and promoting groundwater recharge to maintain stream base flows.

7.19 The Ecology Assessment in **Attachment 10** also identifies that effects from discharges of stormwater can be reduced through the stormwater design ensuring that specific devices are in place to treat stormwater to meet current best practice and the relevant Waikato Regional Council's technical specifications.

Water Servicing

- 7.20 **Attachment 6** identifies that there is sufficient capacity to service the Project for potable water.
- 7.21 Waikato District Council is undertaking further modelling which may determine any required 'internal staging' sequence for the Project to match any required upgrades (that are currently funded and planned to occur).

Wastewater Servicing and Discharge

- 7.22 A centralised wastewater treatment plant and land disposal area will likely be located within the Yes Valley Resort area.
- 7.23 The assessment from GWE in **Attachment 7** concludes that, at approximately 5000 Housing Unit Equivalents, total wastewater generated from the Project will be around 5000m³/day (rounded). Wastewater will be treated to a very high level and discharge either to land and/or via wetland/land contact prior to ultimate discharge to the Waikato River.
- 7.24 The WWTP design can be staged/scaled so as to provide for up to 10,000m³/day in the event that urban developments outside the Precincts also utilise this facility. It can therefore be future-proofed to provide for that opportunity with its modular technology matching the investment with actual demand for wastewater treatment. This benefit is afforded by the substantial area of the Applicant's landholdings so as to accommodate the WWTP and associated land-contact treatment devices but also the potential to service a much wider catchment to enable anticipated urban growth. This is not limited to

residential growth as a conservative wastewater volume is factored into the assessment that will also provide for light/medium commercial activities.

- 7.25 MBR or hybrid MABR/MBR technologies provide high quality treatment that exceed required standards. These technologies can reliably achieve stringent nutrient and pathogen removal targets, consistent with best practice in New Zealand. This includes greater than 97% reductions in cBOD, TSS, TN and TP, and near-complete pathogen removal. Effects on aquatic environments can be minimised and the proposal will result in discharge parameters that are better than those associated with Watercare's existing Pukekohe WWTP, a short distance downstream of the Project area on the Waikato River.
- 7.26 GWE concludes that there will be negligible effects on background concentrations in the Waikato River, even under conservative conditions and under a direct discharge (without land disposal or land contact). This is due to the very high treatment that will be provided, together with the low proposed discharge rate which is estimated to be about 1/5000th (0.018%) of the flow of the river for 5,000 m³ and 1/2500th (0.039%) for 10,000 m³.
- 7.27 The Tuakau Drinking Water take is treated by Watercare to potable levels and is approximately 150m downstream of the application site's boundary. No effects on that treatment process will occur as a result of the Project.
- 7.28 While E.coli concentrations in the river will not be affected by the proposed discharge, viruses from the discharge will still need to be accounted for. Therefore, this matter will be addressed in more detail through the design process, including the use of available disinfection and viral removal techniques that can reduce pathogen counts to near undetectable levels.
- 7.29 In addition, the assessment identifies options for the re-use of highly treated wastewater using MBR technology for non-potable purposes. These include irrigation of landscaping, ecological restoration areas, or industrial uses, all of which reduce demand on water resources and supports cultural and environmental outcomes.
- 7.30 The Ecology Assessment in **Attachment 10** also identifies that effects from the discharge of treated wastewater to freshwater environments will be carefully managed to ensure quality outputs align with the respective receiving environments. Specifically, the new technologies available for wastewater treatment plants enable the quality of treated wastewater to avoid adverse effects on water quality and aquatic ecology.
- 7.31 The centralised wastewater treatment plant can be constructed by the Applicant and is not reliant on third party timing or funding.

Risk of Hazards

Flooding

- 7.32 Potential flood effects are addressed by CivilPlan in **Attachment 6**. The design of each development within the application site will ensure adequate protection from flooding up to the 1 in 100-year event, and accounting for climate change.

Land Stability

- 7.33 Geotechnical assessments undertaken for the Waikato District Plan hearings in respect to the rezoning of land confirms that there is no reason to preclude development of the Project. In the Pokeno South Precinct, the density of development is already managed through subdivision rules where there are steeper slopes.
- 7.34 Further reporting and site-specific recommendations will be provided as part of the substantive application to ensure that effects can be appropriately addressed,
- 7.35 Earthworks would be undertaken to ensure that land stability effects are minimised, including earthworks and any fill placement, and compaction would adhere to Waikato District Council's code of practice and general compaction standards set out in NZS4431:2022 to ensure appropriate stability for roading, accesses and future building platforms.

Traffic

- 7.36 The reports provided by CivilPlan and Commute in **Attachments 6 and 8** address the proposed access arrangements, how the Project will integrate with the existing transport network and the design approach for within the Project area.
- 7.37 The sites have good connections to Pokeno's town centre, employment areas and the existing primary school. The Ministry of Education has recently lodged a Notice of Requirement for a new school to be constructed within Pokeno West.
- 7.38 The Project will introduce additional traffic which can be readily accommodated within the existing road network subject to upgrades (such as signalised intersections and footpaths to provide an urban standard of amenity and services) and without generating adverse safety effects. Adverse traffic effects can be mitigated through these upgrades such that they will be satisfactorily managed to an acceptable level.
- 7.39 Important to note is that the rezoning of land was supported by Waikato District Council through its comprehensive district plan process where macro effects of development on the overall roading network were considered and accepted.
- 7.40 An Integrated Transport Assessment will be developed as part of the substantive application and will include site-specific details such as existing and predicted transport for each location. It will also include a Construction Traffic Management Plan and details of the recommended staged upgrades to existing roads and intersections.
- 7.41 All upgrades can be undertaken by the Applicant and are not reliant on third party timing or funding.

Landscape and Character Effects

- 7.42 The assessment undertaken by Bridget Gilbert in **Attachment 9** identifies that the recent rezoning of land within the Project area for urban or resort purposes means that an appreciable change is anticipated to the current 'rural' landscape character.
- 7.43 It is envisaged that the detailed design process will include:
- (a) Native restoration where appropriate (including within larger lots).
 - (b) Incorporation of a native planting palette that accords with previous iwi consultation on appropriate plant species.
 - (c) Detailed planting for restoration of natural streams, wetlands and Significant Natural Areas.
 - (d) Detailed planting within the Yes Valley to further integrate the hotel and associated buildings within the landscape.
 - (e) Careful consideration of the detailed siting and design of large-scale buildings and infrastructure elements in the Yes Valley Resort area.
 - (f) Lot density that responds to the localised steeper slopes.
 - (g) Treatments to the façade of buildings to reduce visual impacts where required including a restrictive colour palette.
 - (h) Appropriate setbacks from the Waikato River and its margins which, together, are identified as an Outstanding Natural Landscape.
- 7.44 The assessment identifies that detailed GIS mapping of the landform (contour elevation and slope analysis mapping), Significant Natural Areas, watercourses, flood and cultural areas, along with the interpretation of vegetation characteristics and visual sensitivity via field survey and desktop review of aerial photography (with contours) have informed the Indicative Masterplan. Overall, and based on this mapping analysis, it concludes that the Project is appropriate in terms of its landscape and natural character effects.
- 7.45 It is concluded that the Project will reflect changes to the landscape that are anticipated as a result of the operative zones. Design details will be provided as part of the substantive application to address the above matters to ensure that effects on landscape are not significant and that they can be appropriately managed.

Ecology

- 7.46 The assessment by RMA Ecology in **Attachment 10** concludes that the Project will not result in any significant ecological effects, after appropriate engineering controls and standards are applied.

- 7.47 Addressing the potential for adverse effects on ecology values will involve standard responses that are well suited to this type of land. These include native tree planting, stock exclusion, pest animal control and weed control, and native fish and native lizard salvage and relocation. The scale of opportunity in the Precincts is extensive and far greater than will be needed for the management of a level of effect under any reasonable interpretation of scale, magnitude or importance.
- 7.48 Earthworks catchments can be managed as far as practical to avoid effects on hydrology of natural inland wetlands. The area of earthworks can be designed to avoid, where practical, areas of wetlands and streams. Streams crossing using bridges and culverts can be designed to minimise effects on the stream and their values, including providing for fish passage.
- 7.49 The Applicant intends to undertake extensive restoration works to wetlands, streams and forest areas, including retiring pasture, fencing streams and wetlands, and connecting ecological sequences across the landscape. Virtually all of this work will constitute additional positive benefits from this Project which will be well beyond the minimum needed to achieve no-net-loss or a net-gain ecological outcome.
- 7.50 Overall, potential significant effects will be managed through a series of measures, including through detailed design of the Project, drafting and implementing management plans and, where required, appropriate offsetting and/or compensation.

Cultural Effects

- 7.51 The Applicant undertook extensive consultation and engagement with Mana Whenua through the recent rezoning and related appeal process for the District Plan, and resource consent processes to date. This has included the preparation of Memoranda of Understanding to record the Applicant's commitment to an enduring relationship with Ngāti Te Ata and Ngāti Tamaoho, and ongoing collaboration with Ngāti Naho.
- 7.52 It is important to the Applicant that development of the Project is designed and developed in collaboration with Mana Whenua and in a manner that ensures that cultural values, historical connections, and tikanga are meaningfully incorporated. This not only acknowledges the significance of Mana Whenua as kaitiaki of the land but also helps to embed cultural identity and heritage into the physical and social fabric of the Project.
- 7.53 Design elements, such as landscaping, public spaces, and interpretive features, will be informed by Mana Whenua input to ensure that cultural narratives are expressed in a way that is authentic and educational.
- 7.54 The land contact devices associated with the WWTP are a direct response to engagement with Mana Whenua, whereby point source discharges made directly into waterways are not envisaged. The proposal involves treated wastewater disposal using land-contact devices that have proven to be successful, such as constructed wetlands. This land-contact respects the position of Mana Whenua by avoiding direct point discharges as well as providing an acceptable quality of discharge where treated wastewater.

Positive Effects

- 7.55 In summary, positive effects from the Project include (but are not limited to):
- (a) A wastewater solution which will enable development as anticipated within the Precincts as well as other urban areas (due to the current restriction on further connections to Watercare's facility).
 - (b) An opportunity to restore and enhance the health and wellbeing of the Waikato River through riparian planting and thus assist in achieving the Vision and Strategy for the Waikato River.
 - (c) Increased residential capacity and range of housing choice and price points to meet growing demand.
 - (d) Enhanced tourism revenue and profile.
 - (e) Significant benefits for the Waikato region's economy – including a total direct expenditure of \$1.84 billion and a total of 8,353 FTE years over the 16-year development period as identified in the assessment by Property Economics in **Attachment 12**.
 - (f) A catalyst for attracting investment in the region.
 - (g) Amenity and ecological benefits from enhancements to Significant Natural Areas.

Overall Summary of Effects

- 7.56 All supporting technical reports confirm that adverse effects generated by the Project can be satisfactorily managed. Details as to how these effects will be avoided, remedied or mitigated will be provided with the substantive application.
- 7.57 The economics report confirms that the Project will generate significant positive benefits, particularly as a result of the WWTP as this will enable development to proceed as anticipated so that the Applicant can realise their significant investments made to date and without the uncertainty that Watercare's constraint has created for any new urban development in Pokeno.

8.0 NATIONAL POLICY DOCUMENTS

National Policy Statement on Urban Development ("NPS-UD")

- 8.1 The Precincts include land that has been recently rezoned through the Waikato District Plan review process which gave effect to the NPS-UD (notably Objective 1, 2, 3, 6, 7 and 8 and Policies 1, 2, 8)). As a result, the zoning gives effect to the NPS-UD. The policy assessment is based on the Project, the adverse effects identified in this memorandum and the benefits set out in the application.

8.2 Specifically:

- (a) Pokeno has recently seen significant growth and change, growing from a small village to a town of 5000 people in less than a decade. It has been the subject of a number of growth strategies over the recent decades and the population and spatial extent of the town has consistently met or exceeded its anticipated size at each step. The town is popular and growing rapidly.
- (b) Major industrial and employment investment has occurred and is ongoing in Pokeno. This reflects Pokeno's ideal location close to Auckland (including employment and commercial opportunities in its southern growth areas), its advantage in house/land prices (compared to Auckland, Drury and Pukekohe), its accessible location in terms of road transport (SH1 and SH2) and its potential in terms of rail transport.
- (c) Waikato District is significantly influenced by two separate growth pressures - Auckland and Hamilton.
- (d) The growth rate over the last decade has been 200 to 280 houses per year.

8.3 With regard to Objectives 1, 6 and 8, and Policies 1 and 2, the Project will:

- (a) Directly contribute 2,250 residential lots which will enable a range of lifestyle choices to meet the needs of different households.
- (b) Enable good accessibility between housing, jobs and community services through delivery of residential growth in locations anticipated by the District Plan, with the internal development patterns also enabling good access to recreation, amenity and open spaces. Active transport modes will be accommodated in both residential Precincts.
- (c) Good accessibility reduces greenhouse gas emissions through reduced reliance on private motor vehicles.
- (d) Resilience to climate change including future effects and these can be addressed in the detailed design of the Project (including all stormwater management devices, overland flow paths and maintenance of floodplains).

8.4 Objective 6 refers to integration for infrastructure planning. The Project specifically includes the centralised infrastructure solution for wastewater to unlock development in this location. Currently wastewater capacity is a constraint for all of Pokeno. The proposal resolves this.

8.5 Objective 5 and Policy 9 require planning decisions to take into account the principles of Te Tiriti o Waitangi. The applicant has been consulting over a long period of time with Mana Whenua in respect to the rezoning of the land and other resource consent applications, and this work is continuing with the development of the Precincts.

8.6 For these reasons, the Project is consistent with the NPS-UD.

National Policy Statement for Freshwater Management ("NPS-FM")

8.7 The Project is consistent with the relevant policies (1-9 and 15) for reasons that include:

- (a) The Project can minimise and mitigate its effects on aquatic ecosystems and waterbodies in a manner consistent with the relevant policies through careful design and integration between engineering and ecology.

Specifically:

- (i) The development includes opportunities for enhancement of riparian margins of streams and wetlands;
 - (ii) The sites are sufficiently large to enable the achievement of setbacks from freshwater bodies;
 - (iii) Sediment discharge is minimised through the use of erosion and sediment control measures (consistent with Council guidelines);
 - (iv) Stormwater and wastewater discharges are appropriately treated to protect the health of freshwater environments including improving the health and wellbeing of the Waikato River;
 - (v) GWE concludes that there will be negligible effects on background concentrations in the Waikato River, even under conservative conditions and even under a direct discharge (without land disposal or land contact). This is due to the very high treatment that will be provided by the WWTP, together with the proposed discharge rate.
- (b) Works in proximity to wetlands can be carefully designed to ensure that the potential risk for adverse effects are minimised as far as practicable. The effects management hierarchy will be followed for works associated with wetlands and streams.
- (c) The engineering designs (including calculations, flood modelling and stormwater devices) will address climate change.
- (d) Restoration and enhancement of streams and wetlands is proposed. The direct benefits of changing land use activities from grazing will also be beneficial to the quality of the freshwater environment. The Precinct offer significant opportunities to enhance streams and wetlands, providing opportunities to restore habitats for aquatic species.
- (e) Involvement of Mana Whenua will continue to ensure that their values and interests, including the principle of Te Mana o te Wai, are reflected in the outcomes associated with freshwater management.

National Policy Statement for Indigenous Biodiversity ("NPS-IB")

- 8.8 The Project is consistent with the Objective and the relevant NPS-IB policies (1-8 and 15) for reasons that include:
- (a) The recent District Plan review, and rezoning of the Precincts has included mapping of Significant Natural Areas (SNAs). Mapped SNAs apply across all three Precincts. The Precincts will avoid development within mapped areas of SNA, and where works are necessary within an SNA (for example, infrastructure) the effects management hierarchy will be followed.
 - (b) Ecological corridors will be enhanced through the planting of indigenous species within riparian margins. The Ecological Assessment (**Attachment 10**) identifies that the valley systems support some of the best examples of native forest and indigenous environments in the Ecological District, and the restoration works in these sites that come about as a direct result of the Project will restore, connect, enhance, and protect a range of regionally important native forests areas and the biodiversity within them.
 - (c) Potential loss of habitat for indigenous species (including lizards and roosting locations for highly mobile species such as native birds and bats) will be managed using the effects management hierarchy, as may include measures such as conditions on the timing of vegetation removal, and the implementation of management plans.
 - (d) Other measures such as stock exclusion and animal and weed pest control will also be able to be implemented by the applicant (and detailed at the substantive application stages) which will create additional benefits indigenous biodiversity species.
- 8.9 The substantive application would also include an assessment of habitat values in accordance with the Department of Conservation bat roost protocols (as a precautionary approach) to manage effects on bats.
- 8.10 The Project is not anticipated to have the effects listed in clause 3.10(2), and adverse effects will be managed in accordance with the effects management hierarchy as required by clause 3.10(3). The opportunities for ecological enhancement and restoration are identified by the Ecological Assessment are significant and provide multiple avenues for effectively managing the small scale of ecological impacts that may occur.
- 8.11 Involvement of iwi will continue to ensure opportunities to exercise kaitiakitanga for indigenous biodiversity in their rohe.
- 8.12 Overall, the Project will result in an increased amount of indigenous biodiversity within the Precincts and it is consistent with the NPS-IB.

National Policy Statement for Highly Productive Land (“NPS-HPL”)

- 8.13 The NPS-HPL is not relevant to the Project. The Precincts are zoned for urban and tourism development. The areas proposed for urban and tourism development are not zoned rural. Where rural zoned sites are part of the project, these adjoin infrastructure improvements such as road upgrades and may offer opportunities for land disposal of treated wastewater should this option be pursued.

New Zealand Coastal Policy Statement (“NZCPS”)

- 8.14 The proposed development is not located within or near the coastal environment. It is acknowledged that freshwater streams within the site feed into Waikato River which ultimately discharges into the Tasman Sea. The Project will not involve discharges that result in degradation of coastal waters because appropriate mitigation measures can be adopted in respect to the treatment of wastewater, the use of erosion and sediment control measures during earthworks and the treatment of stormwater runoff.

National Policy Statement on Electricity Transmission 2008

- 8.15 In respect to the National Policy Statement on Electricity Transmission 2008, this is relevant to Transpower's National Grid. The overlay maps provided in **Attachment C** indicate that some areas within the Pokeno West and Yes Valley Resort Precincts contain this asset, although it is located on the periphery of these Precincts and away from the development areas. Notwithstanding the presence of the National Grid and its associated corridor where specific buildings setbacks are required, there is nothing that would preclude development occurring within the affected sites (which are sizeable in area), subject to detailed design. This matter will be addressed in detail with the substantive application.

Other National Policy Statements

- 8.16 The following NPS are not relevant to the Project:
- (a) National Policy Statement Greenhouse Gas Emissions from Industrial Process Heat 2023.
 - (b) National Policy Statement for Renewable Electricity Generation 2011.

National Environmental Standards

- 8.17 **Attachment D** outlines the required resource consents and identifies that the Project would trigger consents under:
- (a) The Resource Management (National Environmental Standard for Freshwater) Regulations 2020 ('NES-F').
 - (b) The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ('NES-CS').

- 8.18 Where any of the above listed regulations list relevant matters of control or discretion or any permitted activity standards, an assessment against these matters will be undertaken as part of a substantive application.
- 8.19 The Project does not trigger consents under:
- (a) The Resource Management (National Environmental Standards for Air Quality) Regulations 2004.
 - (b) The Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007.
 - (c) National Environmental Standards for Commercial Forestry.
 - (d) National Environmental Standards for Greenhouse Gas Emissions from Industrial Heat.
 - (e) National Environmental Standards for Marine Aquaculture.
 - (f) National Environmental Standards for Storing Tyres Outdoors.
 - (g) National Environmental Standards for Telecommunication Facilities.
- 8.20 An assessment of the permitted activity standards under the National Environmental Standards will be undertaken as part of a substantive application.

9.0 REGIONAL AND LOCAL PLANNING DOCUMENTS

Te Ture Whaimana o Te Awa o Waikato

- 9.1 Te Ture o Te Awa o Waikato (The Vision and Strategy for the Waikato River) is part of the Waikato Regional Policy Statement and is being implemented in the Waikato Regional Plan (including through Plan Change 1), and the District Plan via the objectives and policies within each of these documents.
- 9.2 The stated vision is “for a future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces for generations to come.”
- 9.3 The Project will assist in achieving Te Ture o Te Awa o Waikato including via the following methods:
- 9.4 Engagement with Mana Whenua has commenced and will continue to ensure that they are able to promote their cultural, spiritual, and historic relationship with the Waikato River. This includes enabling maatauranga Maaori methods to be applied to aspects of the Project (i.e inclusion of “land contact devices” to receive treated wastewater).
- (a) The Yes Valley Precinct creates a significant opportunity for people to access the margins of the Waikato River for recreation and cultural uses.

- (b) The Project has integrated land use, water management, community wellbeing and consideration of the effects of climate change. Integration between these in the proposed concept plan results in comprehensively designed neighbourhoods for residential development and a Precinct for tourism activities, green corridors for waterways and ecological restoration alongside other features such as active mode connections with and between corridors (i.e providing access to tributaries of the Waikato River for passive recreation) which will promote community wellbeing.
- (c) The stormwater solutions account for climate change, and will ensure that contaminants are treated.
- (d) The development includes significant opportunities for restoration and enhancement of riparian margins (of streams and wetlands) which will help restore water quality and ecological integrity of waterways. This includes removing stock from areas zoned for development.
- (e) Discharges will be managed to ensure that the health and wellbeing of the relevant tributaries where discharges will occur and the Waikato River is protected and restored. This includes the ability to achieve superior levels of wastewater treatment given the currently available technology and the use of land contact devices.
- (f) The Applicant's landholdings are sizeable which is conducive to the integrated management of effects on land and water on a comprehensive scale. The Project provides an opportunity to restore and enhance the mauri of water in a manner that is acceptable from a cultural perspective.
 - (i) Stormwater can be managed through treatment devices and appropriate detention to manage flooding (and also stream erosion) in accordance with best practice and Council design guidelines.
 - (ii) Wastewater can be managed through land-based treatment by an MBR (or similar device) which is more appropriate than direct discharges to water. The treatment quality to be achieved from the device will be tailored to the receiving environment including treatment to a higher standard than the current receiving environment.
 - (iii) Erosion and sediment controls during will be implemented in accordance with best practice and Council design guidelines.
- (g) The direct benefits of changing land use activities from grazing will also be beneficial to the quality of the freshwater environment including the Waikato River and tributaries of the Waikato River within the Precinct Areas.

Waikato Regional Policy Statement ("RPS")

- 9.5 The Precincts have recently been rezoned via the comprehensive process for the District Plan review, which has determined that the use of the zones for residential development

and tourism-related activities are appropriate outcomes which align with, and give effect to, the RPS.

9.6 The Project is able to align with the more detailed objectives and policies including:

- (a) Those related to integrated management. In this regard, the Project will:
 - (i) Deliver a coordinated approach to delivery of large scale residential development and tourism related activities in land zoned for that purpose;
 - (ii) Manage and recognise the interrelationship and values of water bodies (which is addressed in more detail under the Vision and Strategy section above);
 - (iii) Unlock development which meets the needs for future generations for housing;
 - (iv) Be designed to manage the effects of climate change;
 - (v) Enable extensive habitat restoration and ecological enhancement;
 - (vi) Ensure that the relationship of Mana Whenua is recognised and provided for (which will be further enabled by continued consultation).
- (b) Those related to Land and Freshwater by maintaining or enhancing the mauri and identified values of fresh water bodies, and provides for riparian margins (as outlined under the assessment of the NPS-FM);
- (c) Those related to Ecosystems & Indigenous Biodiversity by maintaining or enhancing the ecological integrity of ecosystems and indigenous biodiversity (as outlined under the assessment of the NPS-IB);
- (d) Those related to Hazards and Risks by:
 - (i) ensuring adequate protection from flooding, and accounting for climate change in all devices and habitable building freeboards; and
 - (ii) Adherence to site-specific recommendations for geotechnical land hazards;
- (e) Those related to Historic and Cultural Values by avoidance as far as practicable of any identified archaeological feature and provide for the relationship of Mana Whenua and their culture and traditions as occurring through the ongoing consultation. The Pokeno South Precinct includes specific measures, including the hilltop parks, to reflect the cultural landscapes of the site.
- (f) Those related to Natural Character through provision of riparian margins and enhancement of other areas identified as being natural character significance.
- (g) Those related to Built Form and Development:

- (i) The Project provides significant opportunities to accommodate planned growth in housing and employment. It unlocks the current barriers to growth, being inadequate and unfunded infrastructure by providing a centralised WWTP for Pokeno (being funded and led by the Applicant). Thus the Project directly delivers growth coordinated with infrastructure necessary to service development.
- (ii) The Precincts are logical extensions of the existing urban area of Pokeno, forming new neighbourhoods that will be contiguous with existing and planned growth. The urban form is compact and provides for a well-functioning urban environment. In this regard, Change 1 to the RPS ('National Policy Statement on Urban Development and Future Proof Strategy Update') introduces a map² that reflects the indicative urban-and village enablement areas in terms of the Future Proof Strategy. The map identifies Pokeno as a 'Tier 1' settlement along with 'urban enablement areas', including those to the west and south of Pokeno which are subject of the Project. Policy UFD-P11 (Adopting Future Proof land use pattern) explicitly directs that new urban occurs within these urban enablement areas and that new residential (including rural-residential) development be managed in accordance with the timing on the indicative Future Proof map (or the timing of an operative Future Development Strategy in accordance with the NPS-UD). Notwithstanding the appeals to Change 1, the Project is consistent with this policy and with the Future Proof Strategy.
- (iii) The Precincts include local and neighbourhood centres to provide for the day-to-day needs of residents. Each Precinct is well connected to the employment area and Pokeno town centre, along with local schools.
- (iv) Pokeno is ideally located on the state highway network, and the Precincts have good access to the road network. The Precincts are well connected to Pokeno and can support walking and cycling connections to the town centre and schools.
- (v) Infrastructure can be provided with the Project to service the residential lots and employment activities.
- (vi) Terrestrial and freshwater ecology and features can be protected and enhanced as part of development.
- (vii) The Yes Valley Precinct does contain an Outstanding Natural Landscape (as identified in the District Plan) – comprising the Waikato River margins. The substantive application will address the protection and enhancement of these margins (including appropriate development setbacks and plantings).

² Section 5.2.10, Map 43: Future Proof indicative urban-and village enablement areas

Waikato Regional Plan

9.7 The Project is consistent with the relevant objectives and policies including:

(a) Those falling under the Water Module by:

- (i) Assisting to achieve the Vision and Strategy for the Waikato River (as outlined earlier in the assessment of the Te Ture o Te Awa o Waikato);
- (ii) Ensuring that the relationship of tangata whenua as kaitiaki with water is recognised and provided for (which will be further enabled by continued consultation);
- (iii) Maintaining or enhancing the mauri and identified values of fresh water bodies, and provides for riparian margins (as outlined earlier in the assessment of the NPS-FM);
- (iv) Ensuring that the applicable surface water class and natural character features of the receiving freshwater environment is not compromised (and that discharges contribute towards the restoration of water quality). This is due to the proposed land-contact disposal of treated wastewater using the latest available technology (ie, an MBR WWTP) which will result in a superior standard of discharge compared to the status quo within the Waikato River;
- (v) Inclusion of stormwater management devices (and any other water structures such as culverts etc) which ensure that downstream flooding effects have been taken into account, and the hydrological patterns are not significantly altered.

(b) Those falling under the Land and Soil Module. The Project will:

- (i) Appropriately avoid or mitigate any adverse effects on the receiving environment through the erosion and sediment control measures that will be implemented during soil disturbance activities, in accordance with best practise guidelines.
- (ii) Potential for contaminants will be managed as part of the substantive application with appropriate management plans as required. This includes management of soil contamination through the NES-CS, and the mitigation of discharges from stormwater through stormwater quality devices and management plans for the management of construction activities.
- (iii) Treat any discharges to land, (namely associated with the WWTP) via the proposed treatment devices to ensure the quality of the receiving environment is not adversely affected.
- (iv) Recognise and provide for the cultural and spiritual values of mana whenua.

- 9.8 Plan Change 1 to the Regional Plan ('Waikato and Waipā River Catchments'), which is still subject to appeals, has been developed in response to the NPS-FM and Te Ture o Te Awa o Waikato. The primary goal of PC1 is to enhance the health of the Waikato and Waipā Rivers by managing both point source discharges (like sewage and industrial waste) and non-point source discharges associated with agricultural activities. In addition to erosion and sediment controls and stormwater management, the Project proposes a superior MBR WWTP and the use of land-contact discharges as described in the assessment by GWE to ensure achievement of this goal and consistency the Chapter 3.11.1 objectives. It is acknowledged that PC1, along with related case law, have a common overall aim to restore and enhance water quality, and not just manage effects.
- 9.9 The Chapter 3.11.2 Policies 1-10 relate to "farming activities". The Yes Valley Precinct will include farming related activities for rural tourism purposes. The Policies and consistency will be addressed at the substantive application stage based on the specific detail of the "farming activity" (i.e number and type of animals etc). Overall the development of the Precincts will remove stock or result in de-stocking and areas of ecological values such as SNA and streams will be fenced and protected.
- 9.10 The Chapter 3.11.2 Policies 11-19 relate to "point source discharges", and specifically at seeking to manage nitrogen, phosphorus, sediment and microbial pathogens entering water or onto or into land. The assessment of wastewater provided in **Attachment 7** outlines how specific treatment for wastewater can occur to manage these (and other) contaminants, before the discharge enters water and/or land. The discharge quality that can be achieved via the WWTP / MBR (or similar) can be specifically tailored for the receiving environment, but also to meet any required targets set by the Regional Plan for the Lower Waikato area. The approach to the discharge is to utilise land and constructed wetlands (land contact device) as the discharge point.
- 9.11 Importantly, the proposed treatment methodology is the Best Practicable Option. This is because it will prevent or minimise adverse effects on the environment having regard to the nature of the discharge and the sensitivity of the receiving environment (the Waikato River in particular), the financial implications of that option (given the Applicant's significant investments to date and Watercare's constraint on being able to realise anticipated development) and the proven success of this type of wastewater technology in New Zealand and overseas.

Waikato District Plan

- 9.12 The following Waikato District Plan objectives and policies are relevant to Project (and addressed in the order that they appear in Parts 2 and 3):

Part 2 - District-wide matters

Strategic directions

- Objectives SD-01, SD-02, SD-03, SD-04, SD-05, SD-10, SD-011, SD-012, SD-013 and SD-014

- Objective UFD-01 (Urban form and development)

9.13 The Project is consistent with these provisions because:

- (a) It will assist in achieving a thriving economy within the district (such as through construction works, employment, industrial development and tourism).
- (b) 2250 residential lots will assist in achieving housing bottom lines within the District as required by the NPS-UD.
- (c) New developments will be integrated with the provision of infrastructure (including through connections and upgrades to existing infrastructure).
- (d) It will not result in undesirable reverse sensitivity effects (including through appropriate development setbacks).
- (e) The Waikato River margins (as an Outstanding Natural Landscape) will be protected, enhanced and restored (including through setbacks and planting of native species).
- (f) Infrastructure design will account for climate change (such as through the appropriate sizing of stormwater devices).
- (g) Overall, it will facilitate an appropriate urban form and well-functioning urban environment.

Infrastructure and Transport

- Objectives AINF-01, AINF-02, AINF-03, AINF-04, AINF-08
- Policies AINF-P1, AINF-P3, AINF-P4, AINF-P5, AINF-P6, AINF-P7, AINF-P8, AINF-P9, AINF-P10, AINF-P13, AINF-P15, AINF-P16, AINF-P19, AINF-P20, AINF-P25, AINF-P26, AINF-P27, AINF-P28, AINF-P29, AINF-P30, AINF-P31, AINF-P32, AINF-P33, AINF-P34 and AINF-P35

9.14 The Project is consistent with these provisions because:

- (a) Subdivision and development can occur in an integrated and coordinated manner through connections and upgrades to existing infrastructure for services and roading, along with the development of a WWTP to serve Pokeno.
- (b) The provision of infrastructure will enable anticipated growth in this part of Pokeno, supporting people's wellbeing through the provision of housing and employment.

Hazards and risks

- Objective CL-01 and Policy CL-P1
- Objectives NH-01, NH-02 and NH-04, and Policies NH-P1, NH-P2, NH-P7, NH-P11, NH-P15, NH-P26, NH-P27, NH-P28, NH-P29 and NH-P30

- 9.15 The stormwater management solutions have accounted for flood hazards and climate change. These will be further detailed at the substantive stage to ensure hazards are avoided.
- 9.16 Site-specific details will be provided with the substantive application. These will address contamination, geotechnical hazard risk and flooding.

Historical and cultural values

- Objective HH-01
 - Policies HH-P2 and HH-P4
- 9.17 The concept plan has shown that development can generally avoid areas identified in the Archaeological Assessment (**Attachment 11**). The substantive application will provide site-specific details for the protection of historic heritage (such as development setbacks and Council's accidental discovery protocol will be implemented if necessary).
- 9.18 It is concluded that effects on the Precincts can be appropriately mitigated through archaeological investigation and recording of sites under an Authority under the HNZPT ACT and, if required, a Historic Heritage Management Plan to accompany the authority application which will set out appropriate methods to manage effects during construction.

Sites and areas of significance to Maaori

- Objectives SASM-02 and SASM-03
 - Policies SASM-P1 and SASM-P2
- 9.19 The Applicant is continuing to engage with Mana Whenua with respect to the Project and this will include how the Project addresses sites and areas of significance to Maaori.

Te Ture Whaimana – Vision and Strategy

- Objective TETW-O1
 - Policy TETW-P1
- 9.20 This has been addressed comprehensively under the assessment above on Te Ture Whaimana.

Natural Environmental Values

- Objectives ECO-O1 and ECO-O2, and Policies ECO-P2, ECO-P3, ECO-P7, ECO-P8, ECO-P9 and ECO-P10
- Objective NATC-O1 and Policies NATC-P1 and NATC-P3

- Objective NFL-O1 and Policies NFL-P1, NFL-P2 and NFL-P3

9.21 The Project is consistent with these provisions because:

- (a) The Project avoids areas of SNA, and will enhance the identified SNAs.
- (b) Ecological corridors will be enhanced through the planting of indigenous species within riparian margins (alongside streams and the Waikato River). The Ecological Assessment (**Attachment 10**) identifies that the valley systems included within the Project area support some of the best examples of native forest and indigenous environments in the Ecological District, and the restoration works in these sites that come about as a direct result of the proposed Project will restore, connect, enhance, and protect a range of regionally important native forests areas and the biodiversity within them.
- (c) Potential loss of habitat for indigenous species (including lizards and roosting locations for highly mobile species such as native birds and bats) will be managed using the effects management hierarchy, as may include measures such as conditions on the timing of vegetation removal, and the implementation of management plans.

Subdivision

- Objective SUB-01
- Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, SUB-P6, SUB-P7, SUB-P8, SUB-P9, SUB-P10, SUB-P17 and SUB-P23

9.22 The Project is consistent with these provisions as the subdivision design and layout will be:

- (a) Designed to provide for urban growth, appropriate densities of lots and with good connectivity to the Pokeno town centre, schools and open space.
- (b) Designed to provide lots of a sufficient size, shape and stability to ensure houses can be constructed as permitted activities.
- (c) Integrated with infrastructure, including wastewater, stormwater and water supply.
- (d) Provide recreation opportunities for residents.
- (e) Enhance streams, wetlands and waterways as part of green networks.

Earthworks

- Objectives EW-O1 and EW-O2
- Policies EW-P1, EW-P2, EW-P3 and EW-P4

9.23 The Project is consistent with these provisions because:

- (a) Earthworks are necessary to facilitate development.
- (b) Erosion and sedimentation controls will be implemented that accord with best practice.
- (c) Construction related effects can be appropriately addressed through management plans.
- (d) Site-specific geotechnical assessments will ensure stability of land from hazards.

Part 3 - Area-specific matters

Medium Density Residential Zone 2

- Objectives MRZ2-01 and MRZ2-02
- Policies MRZ2-P1 and MRZ2-P2

9.24 The Project is consistent with these provisions because:

- (a) It will facilitate a supply of medium density residential lots and contribute towards meeting the demand for housing.
- (b) It will enable an appropriate density of development that is close to Pokeno's town centre, employment opportunities and schools.
- (c) It will make efficient use of infrastructure.

Rural Lifestyle Zone

- Objective RLZ-01
- Policies RLZ-P1, RLZ-P2, RLZ-P3, RLZ-P4, RLZ-P5, RLZ-P7, RLZ-P8, RLZ-P9 and RLZ-P10

9.25 The Project is consistent with these provisions because:

- (a) It includes vacant sites that would enable zoned rural lifestyle activities, which in the Havelock Precinct supports the implementation of native planting areas and recreation trails.
- (b) Development can be located and designed to ensure an appropriate level of spaciousness and amenity.

Local Centre Zone

- Objective LCZ-O1

- Policy LCZ-P1

9.26 The Project will enable lots to facilitate future commercial activities to serve the local convenience needs of the community.

General Industrial Zone

- Objective GIZ-01
- Policies GIZ-P1, GIZ-P2, GIZ-P3 and GIZ-P4

9.27 The Project is consistent with these provisions because:

- (a) Industrial subdivision and activities will support economic growth.
- (b) Industrial areas can be developed in a way that maintains an acceptable level of amenity for nearby sensitive zones. The General Industry Zone also separates the Havelock Precinct from Pokeno's adjoining Heavy Industrial Zone.

Ta Ta Valley Zone

- Objectives TTZ-01 and TTZ-02
- Policies TTZ-P1 to TTZ-P6

9.28 The Project is consistent with these provisions because:

- (a) Establishment of the WWTP will enable and provide for anticipated development within this zone. The WWTP itself is not inconsistent with the objectives and policies.
- (b) It will provide for a regionally significant rural tourism and recreation facility.
- (c) It will provide for a hotel and conference centre.
- (d) It is consistent with the Ta Ta Valley concept plan.
- (e) It can be developed in a way that is consistent with the Vision and Strategy for the Waikato River.
- (f) It is well separated from neighbouring residents such that adverse effects on them are appropriately managed.

Havelock Precinct

- Objective PREC4-01
- Policy PREC4-P1

9.29 The Project is consistent with these provisions because:

- (a) It facilitates a range of housing outcomes while integrating with natural and cultural features (such as the hilltops, streams, wetlands, SNAs and ridgelines).
- (b) Urban development can be designed such that reverse sensitivity effects on Pokeno's adjoining Heavy Industrial Zone are avoided or minimised. The WDP includes buffers to separate housing from the adjoining industry.
- (c) It will enable the Havelock Precinct Plan to be implemented, including the establishment of a road connection to Bluff Road.

10.0 CONCLUSION

- 10.1 The Project is consistent with national, regional and district documents, including growth strategies that include Future Proof 2024 and Waikato 2070. The Precincts relate to zoned opportunities for housing and development, which currently cannot be developed without a centralised WWTP solution. The Project will increase the supply of housing in Pokeno where demand remain high, contribute to a well-functioning urban environment, and deliver significant economic benefits, particularly in respect to tourism. The WWTP will unlock infrastructure constraints that currently mean that none of these benefits can be achieved.
- 10.2 Technical input has confirmed that adverse effects can be satisfactorily managed and these matters can be addressed in more detail with the substantive application.
- 10.3 Overall, we conclude that the Project satisfies clause 22 of the Fast-track Approvals Act 2024 and can be favourably considered for referral.

Attachment A: Experience and Qualifications

Mark Tollemache, Director

M. Plan (Merit)

With 28 years' experience as a practicing planner, Mark has the knowledge and skills to move complex projects successfully through the resource consenting process. He has prepared numerous plan changes, structure plans, resource consent applications and evidence for Environment and High Court cases.

Mark has worked in both public and private sector roles, and appreciates the need to collaborate with the client, technical specialists and stakeholders to ensure a project is successful.

Jane Macartney, Senior Planner

BRP (First Class Hons)

With 38 years' experience as a practicing planner in the public and private sectors in New Zealand and Australia, Jane has considerable experience in dealing with complex resource consent applications and policy changes. She has prepared evidence for District Court, Environment Court and High Court cases.

Attachment B: Planning Overlay Maps

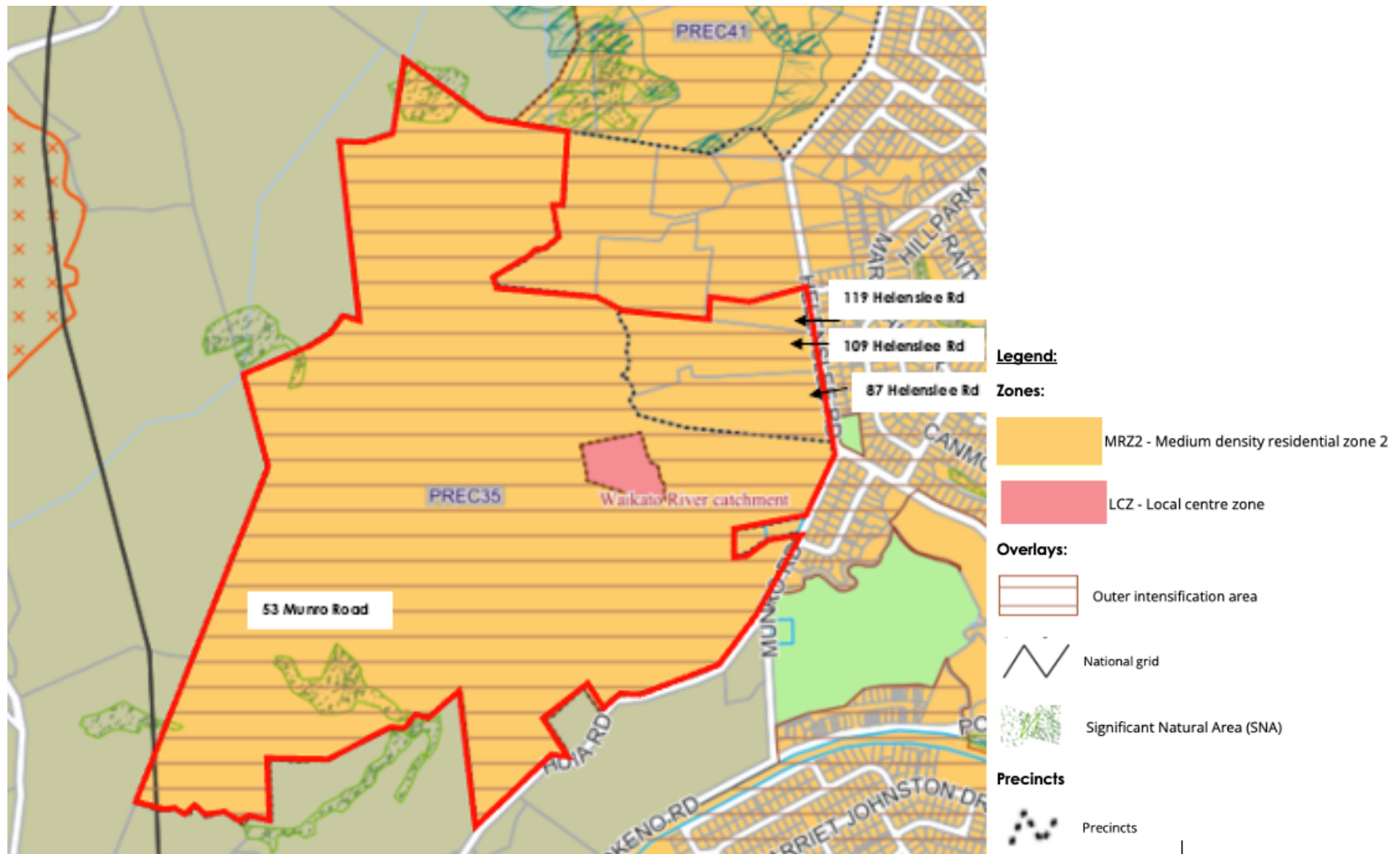


Figure 1: Pokeno West – District Plan Overlays

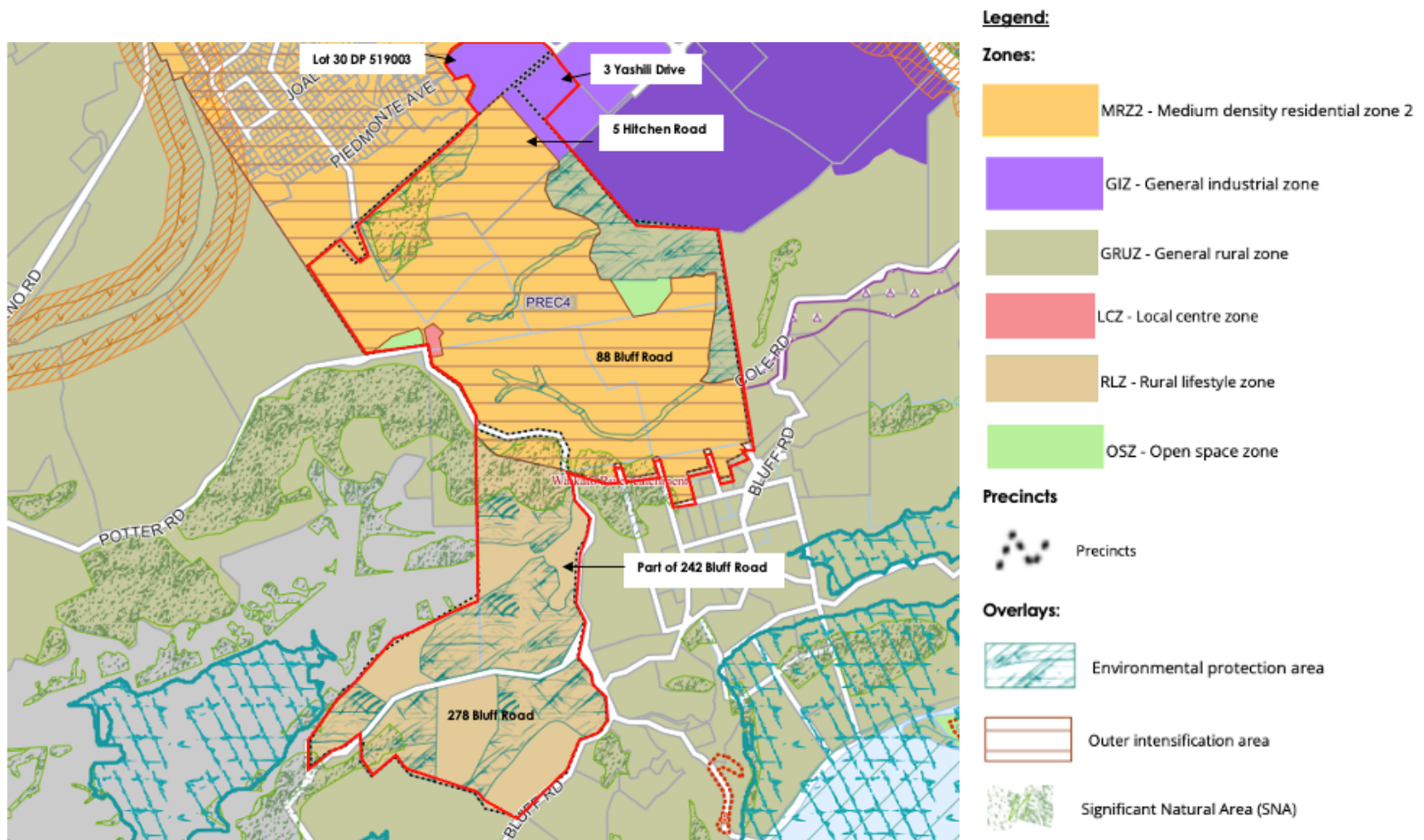


Figure 2: Pokeno South / Havelock – District Plan Overlays (to be read in conjunction with Figures 3 and 4)

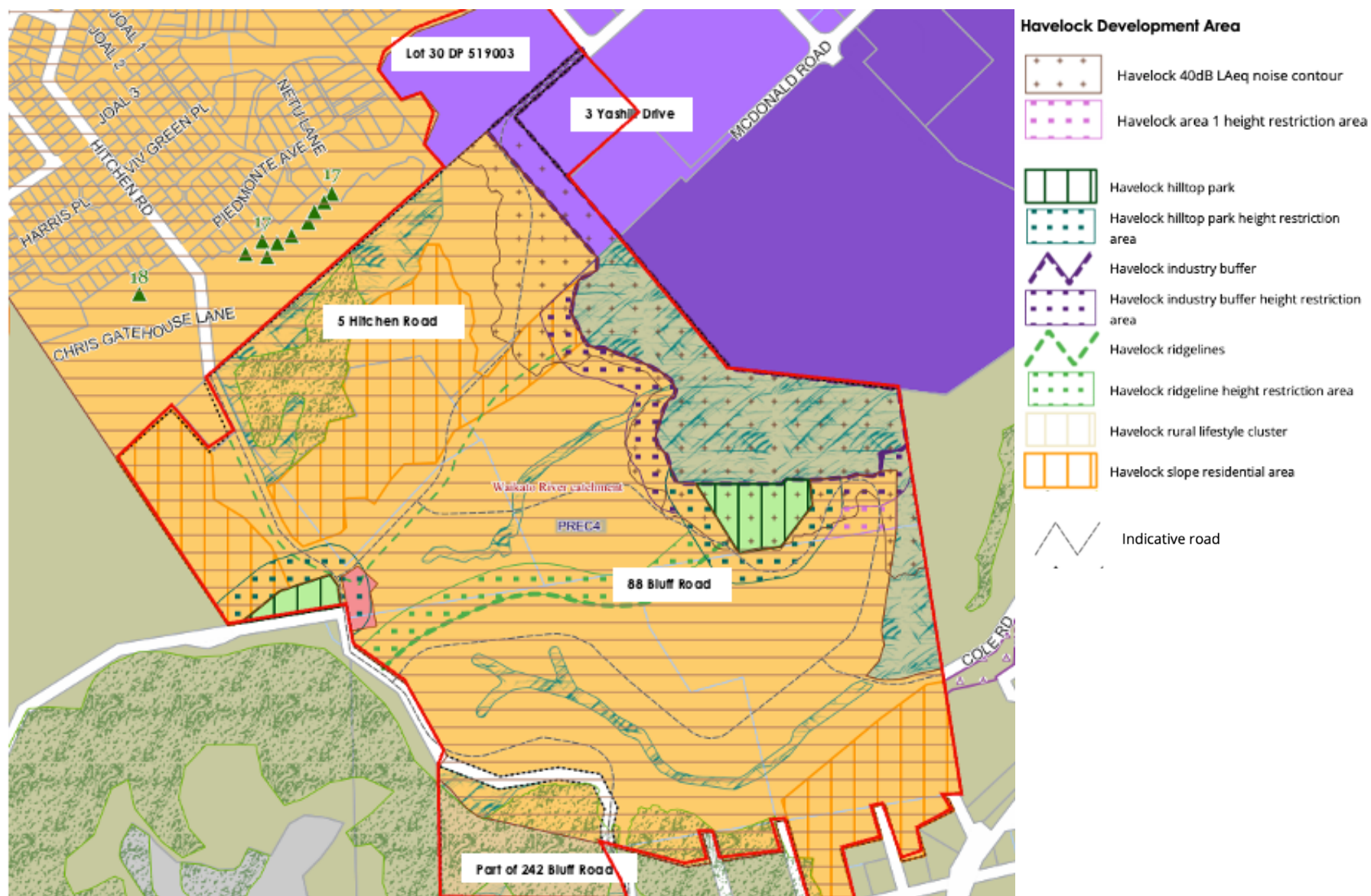


Figure 3: Pokeno South/Havelock – District Plan Overlays (to be read in conjunction with Figures 2 and 4)

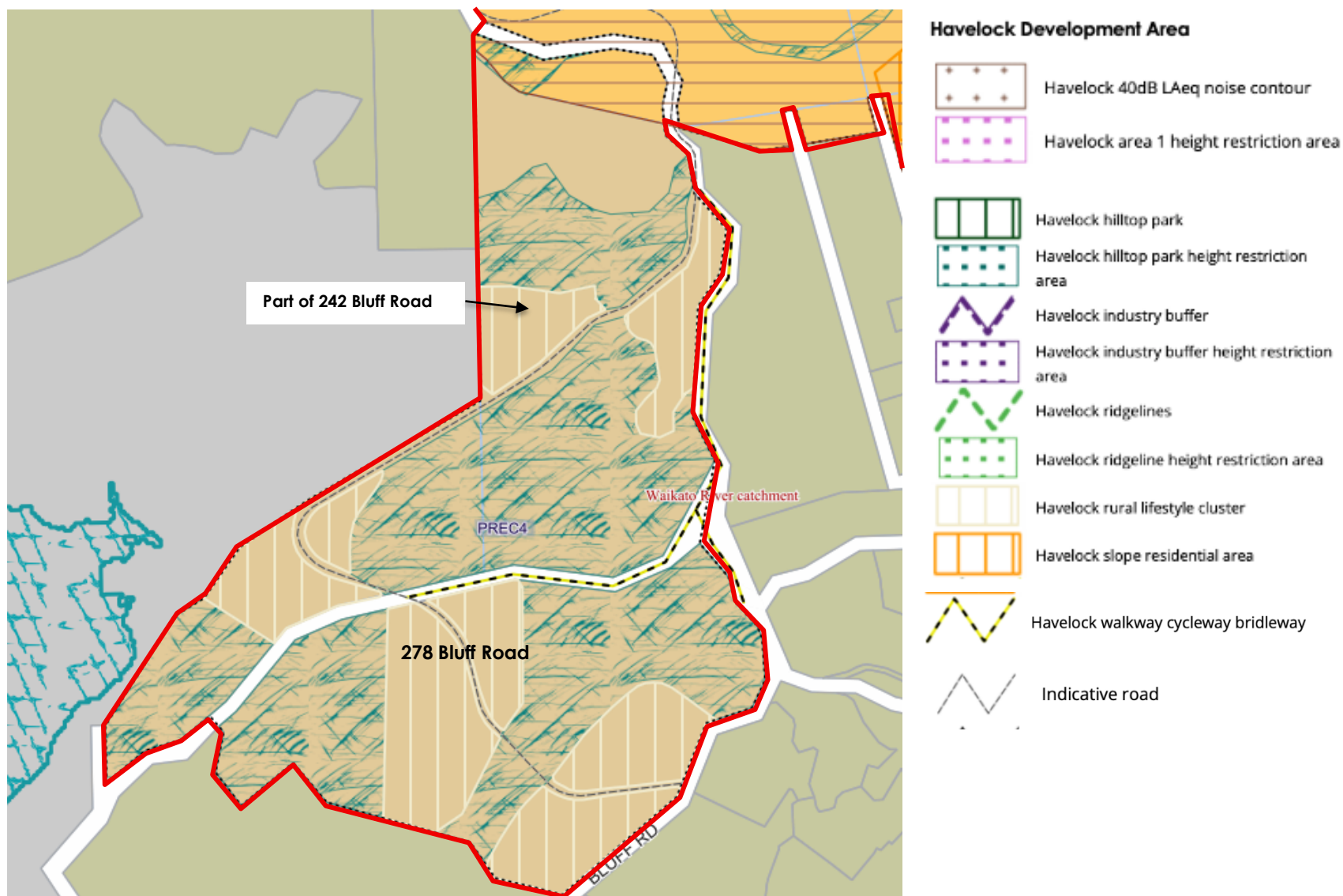


Figure 4: Pokeno South/Havelock – District Plan Overlays (to be read in conjunction with Figures 2 and 3)

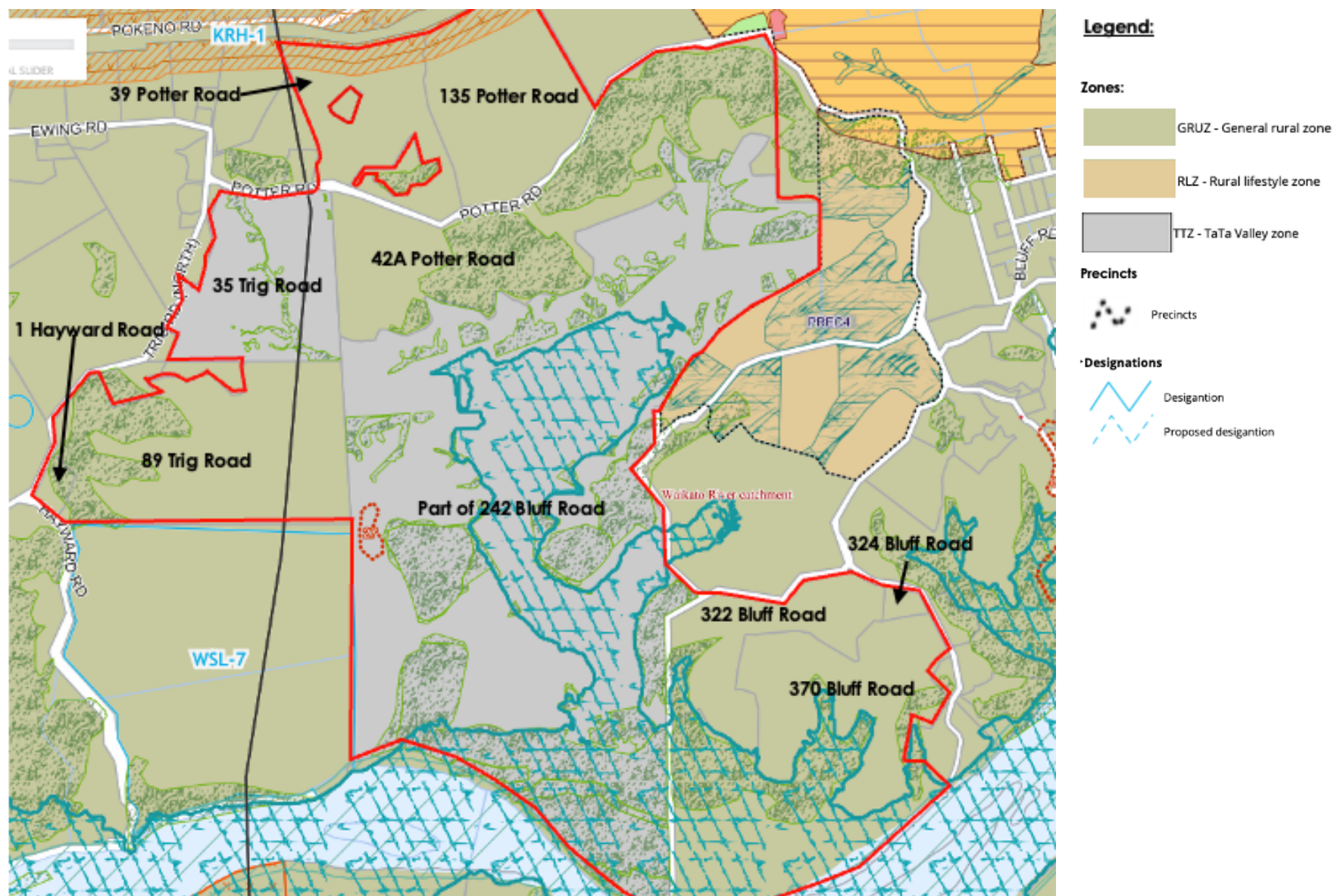


Figure 5: YES Valley Resort – District Plan Overlays (to be read in conjunction with Figure 6)

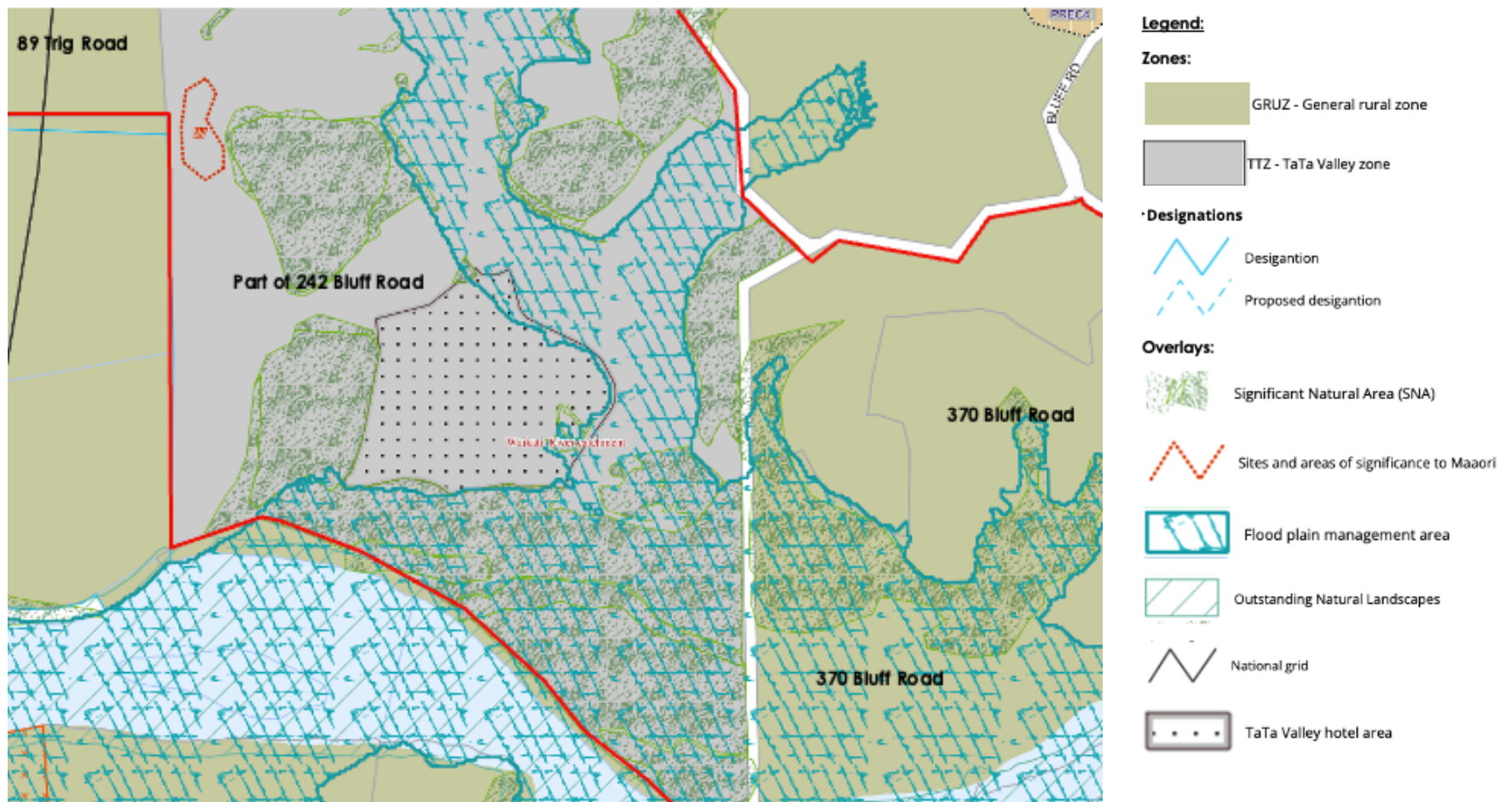


Figure 6: YES Valley Resort – District Plan Overlays (specifically showing Tata Valley Hotel Area and to be read in conjunction with Figure 5)

Attachment C: Landholder details and Registered Interests on the Records of Title that are relevant to referral application

Pokeno West

Site Address	Legal Description	Landholder	Relevant Registered Interests	Comments	Relevance to Referral Application
87 Helenslee Road	Lot 1 DP 211605 RT NA139C/495	West Pokeno Limited Director: Qing Ye Shareholding: 100% Yes Investment Limited	N/A	N/A	No interests require removal for the Project to proceed.
109 Helenslee Road	Lot 3 DP 211605 RT NA139C/497	West Pokeno Limited Director: Qing Ye Shareholding: 100% Yes Investment Limited	N/A	N/A	No interests require removal for the Project to proceed.
119 Helenslee Road	Lot 2 DP 176087 RT NA108B/664	West Pokeno Limited Director: Qing Ye Shareholding: 100% Yes Investment Limited	N/A	N/A	No interests require removal for the Project to proceed.
53 Munro Road	Lot 2 DP 459108 RT 599274	Pokeno West Limited Director: Qing Ye Shareholding: 100% Yes Investment Limited	N/A	N/A	No interests require removal for the Project to proceed.

Pokeno South/Havelock

Site Address	Legal Description	Landholder	Interests	Comments	Relevance to Referral Application
5 Hitchen Road	Lot 2 DP 199997 RT NA128B/777	Yes Investment NZ Limited (formerly Health New Zealand Food Park Limited) Director: Qing Ye Shareholding: 100% Qing Ye	N/A	N/A	No interests require removal for the Project to proceed.
88 Bluff Road	Section 2 SO 513144 and Lot 1 DP 199997 and Lot 3 DP 463893 RT 1213151	New Zealand Industrial Park Limited Director: Qing Ye Shareholding: 100% Qing Ye	<u>13220001.1 – Caveat Against Dealings (2025)</u> This document records a caveat lodged by Hynds Foundation against land owned by New Zealand Industrial Park Limited. Affected Titles: 549368 and 614851. Basis of Caveat: A deed of settlement dated 25 July 2023 between NZIPL and Hynds Foundation for the sale and purchase of parts of the land. Effect: Prevents registration of any instrument that may affect the estate or interest until the caveat is withdrawn, removed by court order, or lapses.	614851 is title previous to current title (RT 213151). Site 549368 is this site.	This requires removal in order to allow the Project to proceed. The Applicant has engaged with Hynds Foundation throughout the preparation of this referral application, and is committed to ongoing engagement – see Consultation Summary.

Site Address	Legal Description	Landholder	Interests	Comments	Relevance to Referral Application
	Lot 1, 3, 5 Deposited Plan 202491 and Lot 1-2 Deposited Plan 23610 and Allotment 9 Section X Havelock Village RT 549368	New Zealand Industrial Park Limited Director: Qing Ye Shareholding: 100% Qing Ye	N/A	N/A	No interests require removal for the Project to proceed.
	Allotment 6 Section IX Havelock Village RT NA35C/659	New Zealand Industrial Park Limited Director: Qing Ye Shareholding: 100% Qing Ye	N/A	N/A	No interests require removal for the Project to proceed.
	Allotment 2 Section II Havelock Village RT NA35C/655	New Zealand Industrial Park Limited Director: Qing Ye Shareholding: 100% Qing Ye	N/A	N/A	No interests require removal for the Project to proceed.
	Lot 2 DP 184553 and Allotment 5 Section 11 Havelock Village RT NA115B/242	New Zealand Industrial Park Limited Director: Qing Ye Shareholding: 100% Qing Ye	N/A	N/A	No interests require removal for the Project to proceed.

Site Address	Legal Description	Landholder	Interests	Comments	Relevance to Referral Application
242 Bluff Road	Lot 2 DP 401106 and Lot 4 DP 202491 RT 402386	Yes Investment NZ Limited (formerly Health New Zealand Food Park Limited) Director: Qing Ye Shareholding: 100% Qing Ye	N/A	N/A	No interests require removal for the Project to proceed.
278 Bluff Road	Lot 1 DP 165370 RT NA99D/513	National Dairy Limited Director: Qing Ye Shareholding: 100% Qing Ye	N/A	N/A	No interests require removal for the Project to proceed.
3 Yashill Drive	Lot 4 DP 492007 RT 716004	a2 Nutritionals NZ Limited	N/A	N/A	The landholding is not controlled by the Applicant – however discussions are ongoing for land acquisition to provide for road widening
Gateway Park Drive	Lot 30 DP 519003 RT 814202	Louie International Limited	N/A	N/A	The landholding is not controlled by the Applicant – discussions are ongoing for land acquisition to provide for road widening

Yes Valley Resort Site

Site Address	Legal Description	Landholder	Interests	Comments	Relevance to Referral Application
42A Potter Road	Section 1 SO Plan 501312 RT 770066	Yes Investment Limited Director: Qing Ye Shareholding 100% Qing Ye	N/A	N/A	No interests require removal for the Project to proceed.
39 Potter Road	Lot 3 DP 476640 RT 659110	Yes Investment Limited Director: Qing Ye Shareholding 100% Qing Ye	N/A	N/A	No interests require removal for the Project to proceed.
135 Potter Road	Lot 3 DP176205 RT NA108B/889	Yes Investment NZ Limited (formerly Health New Zealand Food Park Limited) Director: Qing Ye Shareholding: 100% Qing Ye	N/A	N/A	No interests require removal for the Project to proceed.
242 Bluff Road	Lot 2 DP 401106 and Lot 4 DP 202491 RT 402386	Yes Investment NZ Limited (formerly Health New Zealand Food Park Limited) Director: Qing Ye Shareholding: 100% Qing Ye	N/A	N/A	No interests require removal for the Project to proceed.
370 Bluff Road	Lot 4 DP 476886 RT 660163	Yes Investment Limited Director: Qing Ye Shareholding 100% Qing Ye	N/A	N/A	No interests require removal for the Project to proceed.

Site Address	Legal Description	Landholder	Interests	Comments	Relevance to Referral Application
322 Bluff Road	Lot 2 DP 476886 RT 660162	Yes Investment NZ Limited (formerly Health New Zealand Food Park Limited) Director: Qing Ye Shareholding: 100% Qing Ye	N/A	N/A	No interests require removal for the Project to proceed.
324 Bluff Road	Lot 1 DP 476886 RT 660161	Yes Investment NZ Limited (formerly Health New Zealand Food Park Limited) Director: Qing Ye Shareholding: 100% Qing Ye	N/A	N/A	No interests require removal for the Project to proceed.
35 Trig Road	Lot 2 DP 518134 RT 811242	Yes Investment NZ Limited (formerly Health New Zealand Food Park Limited) Director: Qing Ye Shareholding: 100% Qing Ye	N/A	N/A	No interests require removal for the Project to proceed.
89 Trig Road	Lot 3 DP 441406 RT 549470	Yes Investment NZ Limited Director: Qing Ye Shareholding: 100% Qing Ye Land purchased on 18 November 2025.	N/A	N/A	No interests require removal for the Project to proceed.
1 Hayward Road	Lot 4 DP 441406 RT 549471	Yes Investment NZ Limited Director: Qing Ye Shareholding: 100% Qing Ye Land purchased on 18 November 2025.	N/A	N/A	No interests require removal for the Project to proceed.

Attachment D: List of Required Resource Consents

Table 1: National Environmental Standards

Relevant NES	Relevant regulation	Reason for consent	Activity status	Location of proposed activity
Resource Management (National Environmental Standard for Freshwater) Amendment Regulations 2022	Regulation 45B Clauses (1), to (5)	Vegetation clearance/earthworks or land disturbance/taking, use or discharge of water for the purpose of constructing or operating a cleanfill area.	Discretionary	Areas within, or within 10m/100m of a natural inland wetland.
	Regulation 45C Clauses (1) to (5)	Vegetation clearance/earthworks or land disturbance/ diversion or discharge of water for the purpose of urban development.	Restricted Discretionary	Areas within, or within 10m/100m of a natural inland wetland
	Regulation 47 Clauses (1) to (3A)	Vegetation clearance/earthworks or land disturbance/taking, use, damming, diversion or discharge of water for the purpose of operating specified infrastructure or other infrastructure	Restricted Discretionary	Areas within, or within 10m/100m of a natural inland wetland
	Regulation 52	Earthworks resulting in the complete or partial drainage of all or part of a natural inland wetland. Taking, use, damming or diversion of water.	Non-complying	Areas within 100m of a natural wetland
	Regulation 53	Earthworks resulting in the complete drainage or all or part of a natural wetland. Taking, use, damming or diversion of water.	Prohibited	Areas within a natural wetland
	Regulation 54	Vegetation clearance/earthworks/taking, use, damming or diversion of water or discharge of water into water.	Non-complying	Areas within 10m/100m of a natural inland wetland
	Regulation 57	Reclamation of the bed of any river	Discretionary	Reclamation of the bed of any river
	Regulation 71	Culverts that do not meet the conditions for a permitted activity.	Discretionary	All Precincts

Relevant NES	Relevant regulation	Reason for consent	Activity status	Location of proposed activity
Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (Regulation 9	Disturbance of soil/subdivision where a DSI states that soil contamination does not exceed the applicable standard in regulation 7	Controlled	All Precincts
	Regulation 10	Disturbance of soil/subdivision where a DSI states that soil contamination exceeds the applicable standard in regulation 7	Restricted Discretionary	All Precincts
	Regulation 11	An activity described in regulation 5(2) to (6) that is not permitted, controlled or restricted discretionary	Discretionary	All Precincts

Table 2: OPERATIVE WAIKATO DISTRICT PLAN – FRANKLIN SECTION

Part	Rule	Reason for consent	Activity status	Location of proposed activity
Part 9 Transportation	Rule 9.5.1	New vehicle crossings that do not comply with the requirement to be at least 7m from the kerb tangent point at nearest intersection with another local road.	Restricted discretionary	All Precincts
Part 15.1 Network and Other Utilities and Essential Services	Rule 15.1.2.2 New roads	New roads	Discretionary	All Precincts
	Rule 15.1.2.8 Deposition of cleanfill	Deposition of cleanfill exceeding 100m ³ .	Discretionary	All Precincts
Part 15.5 Earthworks throughout the District	Rule 15.5.2 (ii)	Earthworks that do not meet the permitted activity standards in Rules 15.5.2.1, 15.5.2.2 and 15.5.2.3	Restricted discretionary	All Precincts

Table 3 - PART OPERATIVE WAIKATO DISTRICT PLAN 2024

Part / Chapter	Rule	Reason for consent	Activity status	Location of proposed activity
Part 2: District-wide matters AINF – All infrastructure	Rule AINF-R1 (2) New infrastructure	New infrastructure and associated structures that do not meet the standards.	Restricted discretionary	All Precincts
	Rule AINF-R6 (2) Minor upgrading	Realignment, configuration, relocation or replacement of infrastructure and associated structures that do not meet the standards.	Restricted discretionary	All Precincts
	Rule AINF-R8 (2) Earthworks activities associated with infrastructure	Any earthworks associated with infrastructure, including formation and maintenance of access tracks that do not meet the standards.	Restricted discretionary	All Precincts
	Rule AINF-R9 Trimming, maintenance or removal of vegetation or trees associated with infrastructure	Trimming, maintenance or removal of vegetation or trees associated with infrastructure, including access tracks, that do not meet the standards.	Restricted discretionary	All Precincts
	Rule AINF-R10 Pipe and cable bridge structures for the conveyance of electricity, telecommunications, water, wastewater, stormwater and gas	Pipe and cable bridge structures that do not meet the standards.	Restricted discretionary	All Precincts
	Rule AINF-R16 Service connections for subdivision	All new lots (other than utility, access or reserve allotments) where provision is not made for access and service connections up to the lot boundary for wastewater, water supply, stormwater, electricity,	Restricted discretionary	All new lots within the application site, except those located in the General Rural Zone and Rural Lifestyle Zone.

Part / Chapter	Rule	Reason for consent	Activity status	Location of proposed activity
		telecommunications and vehicle access.		
Part 2: District-wide matters GRID – National Grid	Rule GRID-R2 (2) Earthworks within the National Grid Yard All zones (including roads)	Earthworks within the National Grid Yard that do not satisfy the activity-specific standards.	Restricted discretionary	Pokeno West Ta Ta Valley Zone
	Rule GRID-R3 (1) Below ground transmission lines associated with the National Grid All zones (including roads)	Below ground transmission lines associated with the National Grid not located within identified areas.	Restricted discretionary	Pokeno West Ta Ta Valley Zone
	Rule GRID-R5 (1) Subdivision of land within the National Grid Subdivision Corridor All zones (including roads)	Subdivision of land within the National Grid Subdivision Corridor that does comply with the activity-specific standards.	Restricted discretionary	Pokeno West Ta Ta Valley Zone
Part 2: District-wide matters TRPT – Transportation	Rule TRPT-R1 (2) Vehicle access for all activities All zones	Activities that do not comply with the activity-specific standards.	Restricted discretionary	All Precincts
	Rule TRPT-R4 (1) Traffic generation All zones	Traffic generation that exceeds 100 daily vehicle movements from a site/more than 15% of these being heavy vehicle movements	Restricted discretionary	All Precincts
	Rule TRPT-R5 (2) Operation, maintenance and minor upgrading of existing public roads, State Highways and associated road network activities All zones	Minor upgrading of existing public roads and associated road network activities that do not comply with the activity-specific standards.	Restricted discretionary	All Precincts
	Rule TRPT-R6 (2) New public roads, including where the road has been identified on the planning maps as an	New roads and associated road network activities that do not comply with the activity-specific standards.	Restricted discretionary	All Precincts

Part / Chapter	Rule	Reason for consent	Activity status	Location of proposed activity
	indicative road, and associated road network activities All zones			
	Rule TRPT-R8 (2) Off-road pedestrian walkways and cycleways that are not located within the road network All zones	Off-road pedestrian walkways and cycleways that do not comply with the activity-specific standards.	Restricted discretionary	All Precincts
Part 2: District-wide matters WWS- Water, wastewater and stormwater	Rule WWS-R1 (2) Stormwater systems for new development or subdivision All zones	Stormwater systems that do not comply with the activity-specific standards.	Restricted discretionary	All Precincts
	Rule WWS-R1A (1) Stormwater Management Plan for development of 4 or more residential units or subdivision of 4 or more lots in the MRZ2	Stormwater Management Plan that complies with the activity-specific standards.	Restricted discretionary	Medium Density Residential Zone 2
	Rule WWS-R2 (1) Wastewater servicing for new development or subdivision All zones	New development or subdivision that is connected to a community-scale wastewater system or is provided with a site-contained, alternative method of wastewater disposal that complies with AS/NZS 1547:2012	Permitted	All Precincts
	Rule WWS-R3 (2) Below ground pipelines for the conveyance of water, wastewater and stormwater All zones	Below ground pipelines for the conveyance of water, wastewater and stormwater that do not comply with the activity-specific standards.	Restricted discretionary	All Precincts
	Rule WWS-R5 (2) Pump stations for the conveyance of water, wastewater and stormwater	Pump stations for the conveyance of water, wastewater and stormwater that do not	Restricted discretionary	All Precincts

Part / Chapter	Rule	Reason for consent	Activity status	Location of proposed activity
	All zones	comply with the activity-specific standards.		
	Rule WWS-R7 (2) Stormwater ponds or wetlands All zones	Stormwater ponds or wetlands where their area exceeds the equivalent site building coverage standards applicable to the zone.	Restricted discretionary	All Precincts
	Rule WWS-R10 (2) Water supply servicing for new development or subdivision All zones	New development or subdivision that does not comply with the activity-specific standards for water supply servicing	Restricted Discretionary	All Precincts
	Rule WWS-R14 (1) Stormwater ponds or wetlands that serve more than one site located in Medium Density Residential Zone 2, Rural Lifestyle zone, Road and unformed road	Stormwater ponds or wetlands that serve more than one site located in Medium Density Residential Zone 2, Rural Lifestyle Zone, Road and unformed road	Restricted discretionary	Medium Density Residential Zone 2, Rural Lifestyle Zone, Road and unformed road
	Rule WWS-R22 (1) Wastewater treatment plants located within the General Residential Zone, Medium Density Residential Zone 2, Road and unformed Road	Wastewater treatment plants located within the General Residential Zone, Medium Density Residential Zone 2, Road and unformed Road	Non-complying	General Residential Zone, Medium Density Residential Zone 2, Road and unformed Road
Part 2: District-wide matters Natural hazards and climate change	Rule NH-R8 (2) Earthworks to create a building platform for residential purposes in flood plain management area and flooding pond area All zones	Earthworks that exceed a filling height that is only necessary to achieve a minimum floor level of 0.5m above the 1% AEP flood level	Restricted discretionary	All Precincts
	Rule NH-9 (2) Earthworks not provided for under Rules NH-R7 or NH-R8 in flood plain	Earthworks that do not comply with the activity-specific standards	Restricted discretionary	All Precincts

Part / Chapter	Rule	Reason for consent	Activity status	Location of proposed activity
	management area and flooding pond area All zones			
	Rule NH-R10 (1) Subdivision to create one or more additional vacant lot, other than a utility, access or reserve allotment in a flood plain management area and flood ponding area All zones	Subdivision to create one or more additional vacant lot (other than a utility, access or reserve allotment) in a flood plain management area and flood ponding area	Discretionary	Flood plain management areas and flood ponding areas within the Precincts
	Rule NH-R16 (1) New utilities not provided for in Rules NH-R12 or NH-R13 High risk flood area across all zones	New utilities not provided by Rules NH-R12 or NH-R13	Restricted discretionary	High risk flood areas in all zones
	Rule NH-R19 Subdivision of a site affected by a high risk flood area	Subdivision of a site affected by a high risk flood area where one or more additional vacant lots are located entirely outside or partially within a high risk flood area	Discretionary	High risk flood areas in all zones
	Rule NH-R26D (2) Subdivision that creates one or more vacant lots other than a utility, access or reserve allotment in a High risk flood area 2 and Flood plain management area 2	Subdivision where each vacant lot does not contain the required building platform outside the high risk flood area 2 and the 1% AEP	Discretionary	Medium Density Residential 2 Zone
	Rule NH-R26E (1) Earthworks for two or more residential units in a High risk flood area 2, Flood plain management area, Flood ponding area, Defended areas, Flood plain management area 2	Earthworks for two or more residential units in a High risk flood area 2, Flood plain management area	Restricted Discretionary	High risk flood area 2, Flood plain management area

Part / Chapter	Rule	Reason for consent	Activity status	Location of proposed activity
Part 2: District-wide matters Natural environmental values ECO – Ecosystems and indigenous biodiversity	Rule ECO-R3 (1) Earthworks in a Significant Natural Area All zones	Earthworks in a Significant Natural Area for purposes other than the maintenance of existing tracks, fences or drains	Restricted Discretionary	Pokeno West Ta Ta Valley Zone
	Rule ECO-R9 (1) Indigenous vegetation clearance in a Significant Area	Indigenous vegetation clearance in a Significant Natural Area other than for purposes listed in Rules ECO-R4-ECO-R6	Discretionary	Pokeno West Ta Ta Valley Zone
	Rule ECO-R16 (1) Indigenous vegetation clearance outside a Significant Natural Area	Indigenous vegetation clearance outside a Significant Natural Area for any reason not specified in Standards ECO-R11 to ECO-R15	Restricted Discretionary	All Precincts
	Rule ECO-R17 (1) Subdivision through Significant Natural Areas	Subdivision where boundaries of every proposed lot does not divide the Significant Natural Area	Restricted Discretionary	Pokeno West Ta Ta Valley Zone
Part 2: District-wide matters Natural environmental values NFL – Natural features and landscapes	Rule NFL-R2 (2) Earthworks within an Outstanding Natural Feature or Outstanding Natural Landscape All zones	Earthworks that do not meet the standards (Waikato River margins)	Restricted discretionary	Yes Valley Resort (Waikato River margins)
	Rule NFL-R3 (1) Subdivision of any land containing an Outstanding Natural Feature or Outstanding Natural Landscape All zones	Subdivision of land containing an Outstanding Natural Landscape (Waikato River margins)	Discretionary	Yes Valley Resort (Waikato River margins)
Part 2: District-wide matters SUB – Subdivision Medium density	Rule SUB-R152 (1) Subdivision – General MR22 – Medium density residential zone 2	Where no vacant lots are created or where standards 1(b) and 1(c) are met.	Controlled	Medium Density Residential 2 Zone
	Rule SUB-R153 (2) Subdivision – General	Subdivision that does not meet the standards	Discretionary	Medium Density

Part / Chapter	Rule	Reason for consent	Activity status	Location of proposed activity
residential 2 Zone	MRZ2 – Medium density residential zone 2			Residential 2 Zone
	Rule SUB-R157 (1) Subdivision – road frontage MRZ2 – Medium density residential zone 2	Subdivision that does not meet the standards for minimum width along a road boundary	Restricted discretionary	Medium Density Residential 2 Zone
	Rule SUB-R158 (1) Subdivision creating reserves MRZ2 – Medium density residential zone 2	Subdivision where the roads do not border at least 50% of the boundaries of a reserve	Restricted discretionary	Medium Density Residential 2 Zone
	Rule SUB-R159 (1) Subdivision of esplanade reserves and esplanade strips MRZ2 – Medium density residential zone 2	Subdivision that creates esplanade reserves and strips complying with the minimum width requirement	Restricted discretionary	Medium Density Residential 2 Zone
	Rule SUB-R162 (1) Subdivision of land containing an Environmental Protection Area MRZ2 – Medium density residential zone 2	Subdivision of land containing an Environmental Protection Area	Controlled	Medium Density Residential 2 Zone
Part 2: District-wide matters SUB – Subdivision GRUZ – General Rural Zone	Rule SUB-R43 (1) General subdivision	Subdivision that complies with the standards	Restricted Discretionary	General Rural Zone
	Rule SUB-R51 (1) Title boundaries – existing buildings	Subdivision of sites containing existing buildings that complies with the activity-specific standards	Restricted discretionary	General Rural Zone
	Rule SUB-R52 (2) Subdivision – road frontage	Subdivision that creates lots that do not satisfy the minimum width along a road boundary.	Discretionary	General Rural Zone
	Rule SUB-R54 (1)	Subdivision that satisfies the requirement for a	Restricted discretionary	General Rural Zone

Part / Chapter	Rule	Reason for consent	Activity status	Location of proposed activity
	Subdivision of land containing all or part of an Environmental Protection Area	planting and management plan		
	Rule SUB-R55 (1) Esplanade reserves and esplanade strips	Subdivision that creates reserves that satisfy the minimum width requirement.	Restricted discretionary	General Rural Zone
	Rule SUB-R56 (2) Subdivision – building platform	Subdivision that does not meet the activity-specific standards for a building platform	Discretionary	General Rural Zone
	Rule SUB-R57 Subdivision within the National Grid Subdivision Corridor Cross-reference to Rule GRID-R5 (1)	Subdivision of land within the National Grid Subdivision Corridor	Restricted Discretionary	General Rural Zone
Part 2: District-wide matters SUB – Subdivision RLZ – Rural Lifestyle Zone	Rule SUB-R61 (1) General subdivision	Subdivision that complies with minimum net site area requirement	Restricted discretionary	Rural Lifestyle Zone
	Rule SUB-R62 (2) General subdivision within PREC4 – Havelock precinct	Subdivision that does not satisfy all the activity-specific standards	Discretionary	Rural Lifestyle Zone
	Rule SUB-R66 (1) Title boundaries – existing buildings	Subdivision creating lots around existing buildings that comply with the activity-specific standards	Restricted Discretionary	Rural Lifestyle Zone
	Rule SUB-R67 (1) Subdivision – road frontage	Subdivision that does comply with the width requirement along a road boundary	Restricted Discretionary	Rural Lifestyle Zone
	Rule SUB-R68 (2) Subdivision – building platform	Subdivision where lots do not satisfy the activity-specific standards for a building platform	Discretionary	Rural Lifestyle Zone
	Rule SUB-R69 (2) Subdivision – building platform within PREC4 – Havelock precinct	Subdivision that does not satisfy the activity-specific standards for a building platform	Discretionary	Rural Lifestyle Zone

Part / Chapter	Rule	Reason for consent	Activity status	Location of proposed activity
	Rule SUB-R71 (1) Subdivision of land containing all or part of an Environmental Protection Area	Subdivision that provides for a permitted residential unit	Controlled	Rural Lifestyle Zone
	Rule SUB-R72 (1) Esplanade reserves and esplanade strips	Subdivision that creates reserves that satisfy the minimum width requirement.	Restricted Discretionary	Rural Lifestyle Zone
Part 2: District-wide matters SUB – Subdivision LCZ – Local Centre Zone	Rule SUB-R84 (2) Subdivision general	Subdivision that does not satisfy the requirements regarding minimum net lot area or connection to public-reticulated water supply and wastewater	Discretionary	Local Centre Zone
	Rule SUB-R85 (2) Subdivision – multi-unit subdivision	Subdivision for multi-unit developments that do not comply with the activity-specific standards, including connection to public wastewater and water reticulation	Discretionary	Local Centre Zone
	Rule SUB-R88 (1) Subdivision – road frontage	Subdivision where lots satisfy the minimum width requirement along a road boundary	Restricted Discretionary	Local Centre Zone
	Rule SUB-R89 (1) Subdivision – esplanade reserves and esplanade strips	Subdivision that creates reserves that satisfy the minimum width requirement.	Restricted Discretionary	Local Centre Zone
Part 2: District-wide matters SUB – Subdivision General Industrial Zone	Rule SUB-R105 (2) Subdivision – general	Subdivision that does not satisfy the activity-specific standards regarding lot sizes and connections to public-reticulated water supply and wastewater.	Discretionary	General Industrial Zone
	Rule SUB-R108 (1) Subdivision – boundaries for Records of Title	Subdivision that does satisfy the activity-specific standards regarding existing buildings and ensuring that new boundaries do not divide	Restricted Discretionary	General Industrial Zone

Part / Chapter	Rule	Reason for consent	Activity status	Location of proposed activity
		any contaminated land, archaeological site or wetland.		
	Rule SUB-R109 (1) Subdivision – Road frontage	Subdivision that does satisfy the activity-specific standards regarding minimum lot frontage to a road.	Restricted Discretionary	General Industrial Zone
	Rule SUB-R110 (1) Subdivision – esplanade reserves and esplanade strips	Subdivision that creates reserves that satisfy the minimum width requirement.	Restricted Discretionary	General Industrial Zone
Part 2: District-wide matters SUB – Subdivision TTZ – Ta Ta Valley Zone	Rule SUB-R150 (1) Any subdivision in the TTZ except as provided for in Rule AINF-R17 (utility allotment for accommodating infrastructure)	Any subdivision in the TTZ except as provided for in Rule AINF-R17 (utility allotment for accommodating infrastructure)	Discretionary	Ta Ta Valley Zone
	Rule SUB-R151 Subdivision within the National Grid Subdivision Corridor Cross-reference to Rule GRID-R5 (1)	Subdivision within the National Grid Subdivision Corridor	Restricted Discretionary	Ta Ta Valley Zone
Part 2: District-wide matters SUB – Subdivision PREC – Precincts	Rule SUB-R19 (1) Subdivision – building platform within PREC4 – Havelock precincts	Subdivision where every proposed lot (other than for an access lot, boundary adjustment, or utility allotment) contains a building platform located outside the Havelock Industry Buffer.	Restricted Discretionary	Havelock Precinct
	Rule SUB-20 (2) Subdivision – PREC4 – Havelock precinct (Slope Residential Area)	Subdivision involving lots (other than for an access, utility or reserve allotment) that does not meet the activity-specific standards that require a minimum site area and connections to public-reticulated water supply and wastewater.	Discretionary	Havelock Precinct

Part / Chapter	Rule	Reason for consent	Activity status	Location of proposed activity
	Rule SUB-R20A (1) Subdivision – PREC4 – Havelock boundary adjustment	Boundary adjustments that comply with the activity-specific standard regarding the Havelock Industry Buffer and Environmental Protection Area	Controlled	Havelock Precinct
	Rule SUB-R21 (2) Subdivision – PREC – Havelock precinct	Subdivision that complies with the activity-specific standards	Restricted discretionary	Havelock Precinct
	Rule SUB-R22 (1) Subdivision – Munro Block Precinct	Subdivision that complies with the activity-specific standard (Figure 21 Munro Block)	Restricted discretionary	Munro Block Precinct
Part 2: District-wide matters General district-wide matters EW-Earthworks	Rule EW-R13 (2) Earthworks – general MRZ1 - Medium density residential zone 1 and MRZ2 – Medium density residential zone 2	Earthworks that do not comply with the activity-specific standards	Restricted discretionary	Medium Density Residential Zone 2
	Rule EW-R15 (2) Earthworks – general MRZ1 - Medium density residential zone 1 and MRZ2 – Medium density residential zone 2	Earthworks for purposes other than creating a building platform for residential purposes, using imported fill material, that do not meet the standards.	Restricted discretionary	Medium Density Residential Zone 2
	Rule EW-R21 (2) Earthworks – general General Rural Zone Ta Ta Valley Zone	Earthworks that do not satisfy the standards	Restricted discretionary	General Rural Zone Ta Ta Valley Zone
	Rule EW-R22 (2) Earthworks – general General Rural Zone Ta Ta Valley Zone	Earthworks that do not satisfy the standards for the importation of cleanfill material, concrete or brick	Restricted Discretionary	General Rural Zone Ta Ta Valley Zone
	Rule EW-R25 (2) Earthworks – general Rural Lifestyle Zone	Earthworks that do not meet the standards	Restricted Discretionary	Rural Lifestyle Zone
	Rule EW-R26 (2)	Earthworks that do not meet the standards	Restricted Discretionary	Rural Lifestyle Zone

Part / Chapter	Rule	Reason for consent	Activity status	Location of proposed activity
	Earthworks – general Rural Lifestyle Zone			
	Rule EW-R28 (2) Earthworks – general Local Centre Zone	Earthworks that do not meet the standards	Restricted Discretionary	Rural Lifestyle Zone
	Rule EW-R29 (2) Earthworks – general Local Centre Zone	Earthworks that do not meet the standards	Restricted Discretionary	Local Centre Zone
	Rule EW-R30 (2) Earthworks – General Local Centre Zone	Earthworks that do not meet the standards	Restricted Discretionary	Local Centre Zone
	Rule EW-R34 (2) Earthworks – general General Industrial Zone	Earthworks that do not meet the standards	Restricted Discretionary	General Industrial Zone
	Rule EW-R36 (2) Earthworks – general General Industrial Zone	Earthworks involving imported fill material (excluding cleanfill material) for purposes other than creating a building platform for residential purposes that do not meet the standards	Restricted Discretionary	General Industrial Zone
Part 3: Area-specific matters Zones	Rule MRZ2-S1 (2) Residential unit	Four or more residential units on a site	Restricted discretionary	Medium Density Residential Zone 2
(Part 2): MRZ – Medium density residential zone 2 (MRZ2)	Rule MRZ2-S13 (2) Fences or walls	Boundary fences and walls that do not meet the standards	Restricted discretionary	Medium Density Residential Zone 2
	Rule MRZ2-R15 Neighbourhood centre	Neighbourhood centre that is not within an area identified in a Council approved Structure Plan	Discretionary	Medium Density Residential Zone 2
Part 3: Area-specific matters	Rule GIZ-S3 Building height	Buildings that do not meet the activity-specific standards	Restricted Discretionary	General Industrial Zone

Part / Chapter	Rule	Reason for consent	Activity status	Location of proposed activity
GIZ – General industrial zone	Rule GIZ-S5 Height in relation to boundary	Building or structure that does not meet the standard	Restricted Discretionary	General Industrial Zone
	Rule GIZ-S6 Building setbacks – all boundaries	Building that does not meet the standards	Restricted Discretionary	General Industrial Zone
	Rule GIZ-S7 Building setback – waterbodies	Building that does not meet the standards	Restricted Discretionary	General Industrial Zone
	Rule GIZ-S8 Building setback – sensitive land use	Building that does not meet the standards	Restricted Discretionary	General Industrial Zone
Part 3: Area-specific matters Special purpose zones TTZ - Ta Ta Valley Zone	Rule TTZ-R1 (2) Visitor accommodation outside the Hotel Area (as identified on the planning maps)	Visitor accommodation that does not meet the activity-specific standards	Restricted Discretionary	Ta Ta Valley Zone
	Rule TTZ-R2 (2) Workers' accommodation	Worker accommodation that does not meet the activity-specific standards	Restricted Discretionary	Ta Ta Valley Zone
	Rule TTZ-R3 (2) Ancillary retail	Ancillary retail that does not meet the activity-specific standards	Restricted Discretionary	Ta Ta Valley Zone
	Rule TTZ-R4 (2) Ancillary offices	Ancillary offices that do not meet the activity-specific standards	Restricted Discretionary	Ta Ta Valley Zone
	Rule TTZ-R5 (2) Helicopter take offs and landings	Helicopter take offs and landings that do not meet the activity-specific standards	Restricted Discretionary	Ta Ta Valley Zone
	Rule TTZ-R8 (2) Special noise events	Special noise events that do not meet the activity-specific standards	Restricted Discretionary	Ta Ta Valley Zone
	Rule TTZ-R15 Buildings, structures and sensitive land use within the National Grid Yard Cross-reference to Rule GRID-R5 (1)	Buildings, structures and sensitive land use within the National Grid Yard	Restricted Discretionary	Ta Ta Valley Zone

Part / Chapter	Rule	Reason for consent	Activity status	Location of proposed activity
	Rule TTZ-R16 (2) Construction or alteration of a building for a sensitive land use	Construction or alteration of a building for a sensitive land use that does not meet the activity-specific standards	Restricted Discretionary	Ta Ta Valley Zone
	Rule TTZ-R17 (2) Ancillary commercial services	Ancillary commercial services that do not meet the activity-specific standards	Restricted Discretionary	Ta Ta Valley Zone
	Rule TTZ-R18 Visitor accommodation within the Hotel Area (as identified on the planning maps)	Visitor accommodation within the Hotel Area	Restricted Discretionary	Ta Ta Valley Zone
	Rule TTZ-R19 (2) Community facility	Community facility	Restricted Discretionary	Ta Ta Valley Zone
	Rule TTZ-R20 (2) Rural Industry, including packhouses and coolstores that handle produce sourced from other sites, feed mills, and animal production, and rural contractors' depots	Rural Industry, including packhouses and coolstores that handle produce sourced from other sites, feed mills, and animal production, and rural contractors' depots that do not meet the activity-specific standards	Discretionary	Ta Ta Valley Zone
	Rule TTZ-R21 (1) Any activity that is not listed as permitted, restricted discretionary, discretionary or non-complying	Any activity that is not listed as permitted, restricted discretionary, discretionary or non-complying	Discretionary	Ta Ta Valley Zone

Table 4: WAIKATO REGIONAL PLAN – REGIONAL PLANNING RULES

Section	Rule	Reason for consent	Activity status	Location of proposed activity
3.3 Water Takes	Rule 3.3.4.21	Surface water take	Restricted discretionary	All Precincts
	Rule 3.3.4.23	Surface water take	Discretionary	All Precincts
	Rule 3.3.4.24	Ground water take	Discretionary	All Precincts

Section	Rule	Reason for consent	Activity status	Location of proposed activity
	Rule 3.3.4.26	Temporary dewatering associated with construction activities which involve removal of 100% of surface water that accumulates in the excavations.	Non-complying	All Precincts
3.5 Discharges	Rule 3.5.4.5	Discharge of a contaminant into water, or onto or into land, which does not meet the conditions for a permitted or controlled activity (Includes potential on-site wastewater plant)	Discretionary	All Precincts
	Rule 3.5.4.6	Discharges into other water bodies	Non-complying	All Precincts
	Rule 3.5.7.7	Discharge of domestic sewage effluent from on-site domestic sewage treatment and disposal systems onto or into land and any subsequent discharges of contaminants into air, in a manner which does not comply with Rules 3.5.7.4 to 3.5.7.6 and Rules 3.10.6.1 to 3.10.6.4 (Includes potential on-site wastewater plant)	Discretionary	All Precincts
	Rule 3.5.10.3	Flood Pump (Discharge of pumped drainage water)	Discretionary	All Precincts
	Rule 3.5.11.8	Discharge of stormwater to wetlands and streams where catchment area exceeds 1 ha	Discretionary	All Precincts
3.6 Damming and Diversion	Rule 3.6.4.13 Rule 3.6.4.14	Diversion/damming of surface water	Discretionary	All Precincts
3.7 Wetlands	Rule 3.7.4.7	Wetland drainage	Discretionary	All Precincts
4.2 River and Lake Bed Structures	Rule 4.2.8.2 Rule 4.2.8.3	Bridges that do not meet the standards for a permitted activity	Controlled/ Restricted discretionary	All Precincts

Section	Rule	Reason for consent	Activity status	Location of proposed activity
	Rule 4.2.9.3	Culverts that do not meet the permitted standards in Rules 4.2.9.1 or 4.2.9.2.	Controlled	All Precincts
4.3 River and Lake Bed Disturbances	Rule 4.3.4.4	Bed disturbance of a river	Discretionary	All Precincts
5.1 Accelerated Erosion	Rule 5.1.4.13	Soil disturbance that does not comply with the permitted activity standards of Rule 5.1.4.11 and conditions 5.1.5	Discretionary	All Precincts
	Rule 5.1.4.11 Rule 5.1.4.15	Soil disturbance in a high risk erosion area which exceeds 1000m ³	Discretionary	All Precincts
5.2 Discharges to land	Rule 5.2.5.3	Discharge of spoil to land, including discharges to air and water	Discretionary	All Precincts
	Rule 5.2.5.6	Importation of cleanfill (and discharge of cleanfill onto land and any subsequent discharge to water) that is not provided for as a permitted or controlled activity	Discretionary	All Precincts
5.3 Contaminated Land	Rule 5.3.4.7	Any discharge arising from remediation of contaminated land that does not comply with Rule 5.3.4.6	Controlled	All Precincts