



Letter of Conditional Support from TRoNN for Pokeno Housing and Tourism Project

To: Joel McKinlay

Pokeno Developments Limited

Teena Koorua,

1.0 Introduction and Manawhenua Position

Te Runanga o Ngaati Naho (TRoNN) acknowledges receipt and review of the Pokeno Housing and Tourism Project pre-application summary memorandum, dated 10 October 2025, relating to a Referral Application under the Fast-Track Approvals Act 2024 (FTAA).

Mana whenua of Pokeno includes TRoNN who have traditional authority, cultural connections, and guardianship over the land and waterways in the Pokeno area.

The arrival of British colonial troops in Waikato in 1863 resulted in raupatu (confiscation), an event that began in Pokeno in 1862. Raupatu desecrated our hapuu traditional way of life and devastated the practice of our cultural customs. The impact of land loss and its enduring effects have fundamentally changed how many Waikato hapuu and whaanau perceive their environment today. Additionally, the depletion of taonga and their mauri has led to a loss of Tino rangatiratanga for our hapuu and many others like us.

This leads us to clearly engage with this organisation to help prevent any further degradation to our environment. TRoNN has an enduring invested interest in this land to reduce and mitigate any environmental impact for future generations of our hapuu.

The proposed infrastructure upgrade is designed to serve the entirety of the future growth areas, for the area encompassing the proposed Pookeno West, Pookeno South/Havelock, and the Valley Resort Precincts, including the centralised wastewater infrastructure.

Te Runanga o Ngaati Naho is committed to upholding the mana and integrity of the natural environment, particularly the Waikato River, in line with our responsibilities under Te Ture Whaimana O Te Awa o Waikato - Vision and Strategy for the Waikato River (TTWoA).

TRoNN offers its support for the Project's referral under the FTAA, contingent upon the strict and non-negotiable implementation of the conditions and requirements detailed below.

2.0 Project Summary

The development spans multiple precincts and includes:

- Yes Valley: A resort precinct with hotel, glamping, motorhome facilities, conference centre, spa, restaurants, and a farm showground. A NZ Made Hub will showcase local products. Infrastructure upgrades and ecological restoration are planned, along with recreational amenities and a ferry service.
- Pookeno West: Approximately 1,500 homes and a neighbourhood centre, with supporting infrastructure and environmental enhancements.
- Pookeno South/Havelock: Around 750 homes, with associated infrastructure and ecological restoration.
- A centralised MBR wastewater treatment system will serve all precincts and potentially the wider community, using land-contact disposal and designated outfall areas.

Centralised Wastewater Infrastructure (MBR) and Te Ture Whaimana

We view the proposal for a Membrane Bioreactor (MBR) wastewater treatment plant as a positive and potentially ideal solution for servicing smaller communities such as this proposed development, provided that its operation is managed to the highest standard.

TRoNN will need additional consultation, guarantees, and commitments concerning the proposed infrastructure aspects once the fast-track submission is approved. Following, is a non-exhaustive list of

- **Absolute Compliance with TTWoA**
- **Anticipation of Elevated Standards**
- **Dedicated Kaitiaki Presence**
- **MBR Failure Contingency**

3.0 Fast-Track Process and Mitigation Management

TRoNN is aware of the significant time and financial risks associated with the Fast-Track process, specifically the potential for delay and cost exposure if the application is not robust. This includes the need to present evidenced engagement with Iwi before the final application.

We strongly recommend and require the following approach to the process:

Mitigation Realignment:

TRoNN requires that all existing mitigation conditions secured with Pokeno Development LTD (environmental, RMA, Iwi settlements, and good faith commitments such as employment and procurement) are revisited and consolidated. The Project must operate under ONE singular, clear, and comprehensive set of mitigation conditions to ensure clarity and accountability across all consenting processes.

In conclusion TRoNN supports the Fast-Track referral request in principle and considers this project a significant opportunity to advance development in Pookeno. We are dedicated to collaborating with you to achieve outcomes that align with the values and aspirations of Te Runanga o Ngaati Naho and Waikato.

Nгаа mihi me ngaa tikanga o te paki o Hewa,

s 9(2)(a) | Executive Chairman | Te Runanga o Ngaati Naho
Ohorei Māori Education | E: s 9(2)(a)

