

Outlook


Invitation to comment on Fast-track referral application for the Pookeno Housing and Tourism - Stage 1 Project under the Fast-track Approvals Act 2024 – FTAA-2512-1165

From Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Date Thu 5/02/2026 7:55 AM

To Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Penny Simmonds (MIN) <P.Simmonds@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>; Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>

Cc FTAreferalls <FTAreferalls@mfe.govt.nz>

 1 attachment (56 KB)

Comments Form for Invited Ministers.docx;

To:

Minister for Economic Growth
Minister for Regional Development
Minister for the Environment
Minster of Conservation
Associate Minister of Housing
Minister for Arts, Culture and Heritage

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Pokeno Developments NZ Limited for referral of the Pookeno Housing and Tourism project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2512-1165).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this email, being 6 March 2026. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing fareferalls@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal.

Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Pookeno Housing and Tourism
Applicant	Pokeno Developments NZ Limited
Location	Pokeno, Waikato
Project description	<p>The project area comprises three precincts being Pookeno West, Pookeno South/Havelock, and Yes Valley Resort. The project will be delivered in four separate stages and will include:</p> <p><u>Stage 1</u></p> <ul style="list-style-type: none"> a. construction of a wastewater treatment plant and associated infrastructure within the Yes Valley Resort precinct <p><u>Stage 2</u></p> <ul style="list-style-type: none"> a. subdivision to create approximately 1000 allotments for future residential development, and a balance allotment for a future neighbourhood centre, in the Pookeno West Precinct b. development of an open space network including reserves and recreation trails c. landscape planting and restoration and enhancement of waterways and wetlands d. earthworks e. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 3</u></p> <ul style="list-style-type: none"> a. subdivision to create approximately 500 allotments for future residential development in the Pookeno West Precinct b. subdivision to create approximately 750 allotments for future residential and rural-residential development, and balance allotments for a future neighbourhood centre and industrial area, in the Pookeno South/Havelock Precinct c. development of an open space network including reserves and recreation trails d. landscape planting and restoration and enhancement of waterways and wetlands e. earthworks f. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 4</u></p> <ul style="list-style-type: none"> a. establishment and operation of tourism-related activities within the Yes Valley Resort Precinct, including:

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

Yours sincerely

Hon Chris Bishop
Minister for Infrastructure



Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport |
Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South

Office: 04 817 6802 | EW 6.3

Email: c.bishop@ministers.govt.nz Website: [<http://www.beehive.govt.nz/>]www.beehive.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

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This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

FTAA-2512-1165

Penny Nelson
Director-General of Conservation
Department of Conservation

s 9(2)(a)

Dear Penny

Invitation to provide written comments on an application for referral of the Pokeno Housing and Tourism project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Pokeno Developments NZ Limited (the applicant) for referral of the Pokeno Housing and Tourism project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite the Department of Conservation to provide written comments on the referral application as the administering agency for the Wildlife Act 1953.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the

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project, any comments received may assist in determining the information that must be submitted with the substantive application.

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Jess Hollis.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc: Jenni Fitzgerald s 9(2)(a)
Doc Fast-track email s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2512-1165
Project name	Pookeno Housing and Tourism
Applicant name	Pokeno Developments NZ Limited
Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing an urban and tourism development, and new wastewater infrastructure, on approximately 350 hectares of land in Pookeno in the Waikato District. The project will include works within the Munro Road, Huia Road, Bluff Road, Yashili Drive, Potter Road, Whangarata Road, Pokeno Road and Ewing Road reserves.</p> <p>The project area comprises three precincts being Pookeno West, Pookeno South/Havelock, and Yes Valley Resort. The project will be delivered in four separate stages and will include:</p> <p><u>Stage 1</u></p> <ol style="list-style-type: none"> a. construction of a wastewater treatment plant and associated infrastructure within the Yes Valley Resort precinct <p><u>Stage 2</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 1000 allotments for future residential development, and a balance allotment for a future neighbourhood centre, in the Pookeno West Precinct b. development of an open space network including reserves and recreation trails c. landscape planting and restoration and enhancement of waterways and wetlands d. earthworks e. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 3</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 500 allotments for future residential development in the Pookeno West Precinct b. subdivision to create approximately 750 allotments for future residential and rural-residential development, and balance allotments for a future neighbourhood centre and industrial area, in the Pookeno South/Havelock Precinct c. development of an open space network including reserves and recreation trails

- d. landscape planting and restoration and enhancement of waterways and wetlands
- e. earthworks
- f. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works).

Stage 4

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

The project will require the proposed approvals:

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

FTAA-2512-1165

John Linstead
Hako Tūpuna Trust

hako@xtra.co.nz

Tēnā koe John

Invitation to provide written comments on an application for referral of the Pookeno Housing and Tourism project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Pokeno Developments NZ Limited (the applicant) for referral of the Pookeno Housing and Tourism project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Jess Hollis.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a large loop at the start and a long horizontal stroke.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2512-1165
Project name	Pookeno Housing and Tourism
Applicant name	Pokeno Developments NZ Limited
Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing an urban and tourism development, and new wastewater infrastructure, on approximately 350 hectares of land in Pookeno in the Waikato District. The project will include works within the Munro Road, Huia Road, Bluff Road, Yashili Drive, Potter Road, Whangarata Road, Pokeno Road and Ewing Road reserves.</p> <p>The project area comprises three precincts being Pookeno West, Pookeno South/Havelock, and Yes Valley Resort. The project will be delivered in four separate stages and will include:</p> <p><u>Stage 1</u></p> <ol style="list-style-type: none"> a. construction of a wastewater treatment plant and associated infrastructure within the Yes Valley Resort precinct <p><u>Stage 2</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 1000 allotments for future residential development, and a balance allotment for a future neighbourhood centre, in the Pookeno West Precinct b. development of an open space network including reserves and recreation trails c. landscape planting and restoration and enhancement of waterways and wetlands d. earthworks e. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 3</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 500 allotments for future residential development in the Pookeno West Precinct b. subdivision to create approximately 750 allotments for future residential and rural-residential development, and balance allotments for a future neighbourhood centre and industrial area, in the Pookeno South/Havelock Precinct

	<p>c. development of an open space network including reserves and recreation trails</p> <p>d. landscape planting and restoration and enhancement of waterways and wetlands</p> <p>e. earthworks</p> <p>f. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works).</p> <p><u>Stage 4</u></p> <p>a. establishment and operation of tourism-related activities within the Yes Valley Resort Precinct, including:</p> <ul style="list-style-type: none"> i. an approximately 200-room hotel with conference centre, spa and restaurant facilities ii. glamping and motorhome facilities iii. a 'NZ-Made Hub' comprising a farm showground, café and other commercial activities iv. development of outdoor recreation activities and trails <p>b. upgrading a private stop bank within the Yes Valley Resort Precinct</p> <p>c. landscape planting and restoration and enhancement of waterways and wetlands</p> <p>d. earthworks</p> <p>e. associated infrastructure, including for three waters services and transport (including external road upgrade works).</p> <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 b. approvals under the Wildlife Act 1953 c. authorisation under the Heritage New Zealand Pouhere Taonga Act 2014.
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FTAA-2512-1165

Dean Whiting
Acting Chief Executive
Heritage New Zealand Pouhere Taonga

s 9(2)(a)

Dear Dean

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite Heritage New Zealand Pouhere Taonga to provide written comments on the referral application as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014.

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Yours sincerely

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc: HNZPT Fast-track Email fasttrack@heritage.org.nz

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Stage 4

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

FTAA-2512-1165

Maria Clarke
Chief Executive Officer
Huakina Development Trust

admin@huakina.co.nz

Tēnā koe Maria

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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	<ul style="list-style-type: none"> c. development of an open space network including reserves and recreation trails d. landscape planting and restoration and enhancement of waterways and wetlands e. earthworks f. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 4</u></p> <ul style="list-style-type: none"> a. establishment and operation of tourism-related activities within the Yes Valley Resort Precinct, including: <ul style="list-style-type: none"> i. an approximately 200-room hotel with conference centre, spa and restaurant facilities ii. glamping and motorhome facilities iii. a 'NZ-Made Hub' comprising a farm showground, café and other commercial activities iv. development of outdoor recreation activities and trails b. upgrading a private stop bank within the Yes Valley Resort Precinct c. landscape planting and restoration and enhancement of waterways and wetlands d. earthworks e. associated infrastructure, including for three waters services and transport (including external road upgrade works). <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 b. approvals under the Wildlife Act 1953 c. authorisation under the Heritage New Zealand Pouhere Taonga Act 2014.
--	---

FTAA-2512-1165

Ngaati Tipa

ntpkomiti@gmail.com

Tēnā koe

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

CC:
ntptrustees@gmail.com

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2512-1165
Project name	Pookeno Housing and Tourism
Applicant name	Pokeno Developments NZ Limited
Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing an urban and tourism development, and new wastewater infrastructure, on approximately 350 hectares of land in Pookeno in the Waikato District. The project will include works within the Munro Road, Huia Road, Bluff Road, Yashili Drive, Potter Road, Whangarata Road, Pokeno Road and Ewing Road reserves.</p> <p>The project area comprises three precincts being Pookeno West, Pookeno South/Havelock, and Yes Valley Resort. The project will be delivered in four separate stages and will include:</p> <p><u>Stage 1</u></p> <ol style="list-style-type: none"> a. construction of a wastewater treatment plant and associated infrastructure within the Yes Valley Resort precinct <p><u>Stage 2</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 1000 allotments for future residential development, and a balance allotment for a future neighbourhood centre, in the Pookeno West Precinct b. development of an open space network including reserves and recreation trails c. landscape planting and restoration and enhancement of waterways and wetlands d. earthworks e. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 3</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 500 allotments for future residential development in the Pookeno West Precinct b. subdivision to create approximately 750 allotments for future residential and rural-residential development, and balance allotments for a future neighbourhood centre and industrial area, in the Pookeno South/Havelock Precinct

	<p>c. development of an open space network including reserves and recreation trails</p> <p>d. landscape planting and restoration and enhancement of waterways and wetlands</p> <p>e. earthworks</p> <p>f. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works).</p> <p><u>Stage 4</u></p> <p>a. establishment and operation of tourism-related activities within the Yes Valley Resort Precinct, including:</p> <ul style="list-style-type: none"> i. an approximately 200-room hotel with conference centre, spa and restaurant facilities ii. glamping and motorhome facilities iii. a 'NZ-Made Hub' comprising a farm showground, café and other commercial activities iv. development of outdoor recreation activities and trails <p>b. upgrading a private stop bank within the Yes Valley Resort Precinct</p> <p>c. landscape planting and restoration and enhancement of waterways and wetlands</p> <p>d. earthworks</p> <p>e. associated infrastructure, including for three waters services and transport (including external road upgrade works).</p> <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 b. approvals under the Wildlife Act 1953 c. authorisation under the Heritage New Zealand Pouhere Taonga Act 2014.
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FTAA-2512-1165

Boni Renata
General Manager
Ngaati Whanaunga Incorporated Society

s 9(2)(a)

Tēnā koe Boni

Invitation to provide written comments on an application for referral of the Pookeno Housing and Tourism project under the Fast-track Approvals Act 2024

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

CC:

s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

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FTAA-2512-1165

Boni Renata
General Manager
Ngaati Whanaunga Ruunanga Trust

s 9(2)(a)

Tēnā koe Boni

Invitation to provide written comments on an application for referral of the Pookeno Housing and Tourism project under the Fast-track Approvals Act 2024

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

CC:

s 9(2)(a)

[Redacted]

Appendix A: Project summary details

Appendix A – Project summary details

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Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing an urban and tourism development, and new wastewater infrastructure, on approximately 350 hectares of land in Pookeno in the Waikato District. The project will include works within the Munro Road, Huia Road, Bluff Road, Yashili Drive, Potter Road, Whangarata Road, Pokeno Road and Ewing Road reserves.</p> <p>The project area comprises three precincts being Pookeno West, Pookeno South/Havelock, and Yes Valley Resort. The project will be delivered in four separate stages and will include:</p> <p><u>Stage 1</u></p> <ol style="list-style-type: none"> a. construction of a wastewater treatment plant and associated infrastructure within the Yes Valley Resort precinct <p><u>Stage 2</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 1000 allotments for future residential development, and a balance allotment for a future neighbourhood centre, in the Pookeno West Precinct b. development of an open space network including reserves and recreation trails c. landscape planting and restoration and enhancement of waterways and wetlands d. earthworks e. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 3</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 500 allotments for future residential development in the Pookeno West Precinct b. subdivision to create approximately 750 allotments for future residential and rural-residential development, and balance allotments for a future neighbourhood centre and industrial area, in the Pookeno South/Havelock Precinct

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FTAA-2512-1165

Rewa Brown
Chair
Ngāi Tai ki Tāmaki Trust

s 9(2)(a)

Tēnā koe Rewa

Invitation to provide written comments on an application for referral of the Pookeno Housing and Tourism project under the Fast-track Approvals Act 2024

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

CC:

s 9(2)(a) [Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2512-1165
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Applicant name	Pokeno Developments NZ Limited
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FTAA-2512-1165

Kiwi Johnson
Ngāti Koheriki Claims Committee

s 9(2)(a)

Tēnā koe Kiwi

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

CC:

s 9(2)(a)

Appendix A: Project summary details

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FTAA-2512-1165

Waati Ngamane
Chair
Ngāti Maru Rūnanga Trust

office@ngatimaru.iwi.nz

Tēnā koe Waati

Invitation to provide written comments on an application for referral of the Pookeno Housing and Tourism project under the Fast-track Approvals Act 2024

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

CC:

s 9(2)(a)

Appendix A: Project summary details

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Project name	Pookeno Housing and Tourism
Applicant name	Pokeno Developments NZ Limited
Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing an urban and tourism development, and new wastewater infrastructure, on approximately 350 hectares of land in Pookeno in the Waikato District. The project will include works within the Munro Road, Huia Road, Bluff Road, Yashili Drive, Potter Road, Whangarata Road, Pokeno Road and Ewing Road reserves.</p> <p>The project area comprises three precincts being Pookeno West, Pookeno South/Havelock, and Yes Valley Resort. The project will be delivered in four separate stages and will include:</p> <p><u>Stage 1</u></p> <ol style="list-style-type: none"> a. construction of a wastewater treatment plant and associated infrastructure within the Yes Valley Resort precinct <p><u>Stage 2</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 1000 allotments for future residential development, and a balance allotment for a future neighbourhood centre, in the Pookeno West Precinct b. development of an open space network including reserves and recreation trails c. landscape planting and restoration and enhancement of waterways and wetlands d. earthworks e. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 3</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 500 allotments for future residential development in the Pookeno West Precinct b. subdivision to create approximately 750 allotments for future residential and rural-residential development, and balance allotments for a future neighbourhood centre and industrial area, in the Pookeno South/Havelock Precinct

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FTAA-2512-1165

Crystal Katipa
Ngāti Naho

s 9(2)(a)

Tēnā koe Crystal

Invitation to provide written comments on an application for referral of the Pookeno Housing and Tourism project under the Fast-track Approvals Act 2024

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

CC:

s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2512-1165
Project name	Pookeno Housing and Tourism
Applicant name	Pokeno Developments NZ Limited
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FTAA-2512-1165

John Hutton
Chief Executive Officer
Ngāti Pāoa Iwi Trust

ceo@paoa.co.nz

Tēnā koe John

Invitation to provide written comments on an application for referral of the Pookeno Housing and Tourism project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Pokeno Developments NZ Limited (the applicant) for referral of the Pookeno Housing and Tourism project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

CC:

[s 9\(2\)\(a\)](#)
info@paoa.co.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2512-1165
Project name	Pookeno Housing and Tourism
Applicant name	Pokeno Developments NZ Limited
Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing an urban and tourism development, and new wastewater infrastructure, on approximately 350 hectares of land in Pookeno in the Waikato District. The project will include works within the Munro Road, Huia Road, Bluff Road, Yashili Drive, Potter Road, Whangarata Road, Pokeno Road and Ewing Road reserves.</p> <p>The project area comprises three precincts being Pookeno West, Pookeno South/Havelock, and Yes Valley Resort. The project will be delivered in four separate stages and will include:</p> <p><u>Stage 1</u></p> <ol style="list-style-type: none"> a. construction of a wastewater treatment plant and associated infrastructure within the Yes Valley Resort precinct <p><u>Stage 2</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 1000 allotments for future residential development, and a balance allotment for a future neighbourhood centre, in the Pookeno West Precinct b. development of an open space network including reserves and recreation trails c. landscape planting and restoration and enhancement of waterways and wetlands d. earthworks e. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 3</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 500 allotments for future residential development in the Pookeno West Precinct b. subdivision to create approximately 750 allotments for future residential and rural-residential development, and balance allotments for a future neighbourhood centre and industrial area, in the Pookeno South/Havelock Precinct

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FTAA-2512-1165

Karleen Puriri
Chief Executive Officer
Ngāti Tamaoho Settlement Trust

s 9(2)(a)

Tēnā koe Karleen

Invitation to provide written comments on an application for referral of the Pookeno Housing and Tourism project under the Fast-track Approvals Act 2024

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

CC:

s 9(2)(a)

[Redacted]
[Redacted]
[Redacted]
[Redacted]

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2512-1165
Project name	Pookeno Housing and Tourism
Applicant name	Pokeno Developments NZ Limited
Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing an urban and tourism development, and new wastewater infrastructure, on approximately 350 hectares of land in Pookeno in the Waikato District. The project will include works within the Munro Road, Huia Road, Bluff Road, Yashili Drive, Potter Road, Whangarata Road, Pokeno Road and Ewing Road reserves.</p> <p>The project area comprises three precincts being Pookeno West, Pookeno South/Havelock, and Yes Valley Resort. The project will be delivered in four separate stages and will include:</p> <p><u>Stage 1</u></p> <ol style="list-style-type: none"> a. construction of a wastewater treatment plant and associated infrastructure within the Yes Valley Resort precinct <p><u>Stage 2</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 1000 allotments for future residential development, and a balance allotment for a future neighbourhood centre, in the Pookeno West Precinct b. development of an open space network including reserves and recreation trails c. landscape planting and restoration and enhancement of waterways and wetlands d. earthworks e. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 3</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 500 allotments for future residential development in the Pookeno West Precinct b. subdivision to create approximately 750 allotments for future residential and rural-residential development, and balance allotments for a future neighbourhood centre and industrial area, in the Pookeno South/Havelock Precinct

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FTAA-2512-1165

Michelle Wilson
Chief Executive
Ngāti Tamaterā Treaty Settlement Trust

s 9(2)(a)

Tēnā koe Michelle

Invitation to provide written comments on an application for referral of the Pookeno Housing and Tourism project under the Fast-track Approvals Act 2024

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

CC:

s 9(2)(a)
admin@tamatera.iwi.nz
rma@tamatera.iwi.nz
chair@tamatera.iwi.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2512-1165
Project name	Pookeno Housing and Tourism
Applicant name	Pokeno Developments NZ Limited
Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing an urban and tourism development, and new wastewater infrastructure, on approximately 350 hectares of land in Pookeno in the Waikato District. The project will include works within the Munro Road, Huia Road, Bluff Road, Yashili Drive, Potter Road, Whangarata Road, Pokeno Road and Ewing Road reserves.</p> <p>The project area comprises three precincts being Pookeno West, Pookeno South/Havelock, and Yes Valley Resort. The project will be delivered in four separate stages and will include:</p> <p><u>Stage 1</u></p> <ol style="list-style-type: none"> a. construction of a wastewater treatment plant and associated infrastructure within the Yes Valley Resort precinct <p><u>Stage 2</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 1000 allotments for future residential development, and a balance allotment for a future neighbourhood centre, in the Pookeno West Precinct b. development of an open space network including reserves and recreation trails c. landscape planting and restoration and enhancement of waterways and wetlands d. earthworks e. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 3</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 500 allotments for future residential development in the Pookeno West Precinct b. subdivision to create approximately 750 allotments for future residential and rural-residential development, and balance allotments for a future neighbourhood centre and industrial area, in the Pookeno South/Havelock Precinct

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FTAA-2512-1165

Josy Peita
Chair
Ngāti Te Ata Claims Support Whānau Trust

s 9(2)(a)

Tēnā koe Josy

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

CC:

taiao@ngatiteata.iwi.nz

s 9(2)(a)

s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

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Project name	Pookeno Housing and Tourism
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FTAA-2512-1165

Paul Majurey
Pare Hauraki Cultural Redress Trust /
Pare Hauraki Whenua Limited Partnership /
Pare Hauraki Ngahere Limited Partnership

s 9(2)(a)

Tēnā koe Paul

Invitation to provide written comments on an application for referral of the Pookeno Housing and Tourism project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Pokeno Developments NZ Limited (the applicant) for referral of the Pookeno Housing and Tourism project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2512-1165
Project name	Pookeno Housing and Tourism
Applicant name	Pokeno Developments NZ Limited
Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing an urban and tourism development, and new wastewater infrastructure, on approximately 350 hectares of land in Pookeno in the Waikato District. The project will include works within the Munro Road, Huia Road, Bluff Road, Yashili Drive, Potter Road, Whangarata Road, Pokeno Road and Ewing Road reserves.</p> <p>The project area comprises three precincts being Pookeno West, Pookeno South/Havelock, and Yes Valley Resort. The project will be delivered in four separate stages and will include:</p> <p><u>Stage 1</u></p> <ol style="list-style-type: none"> a. construction of a wastewater treatment plant and associated infrastructure within the Yes Valley Resort precinct <p><u>Stage 2</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 1000 allotments for future residential development, and a balance allotment for a future neighbourhood centre, in the Pookeno West Precinct b. development of an open space network including reserves and recreation trails c. landscape planting and restoration and enhancement of waterways and wetlands d. earthworks e. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 3</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 500 allotments for future residential development in the Pookeno West Precinct b. subdivision to create approximately 750 allotments for future residential and rural-residential development, and balance allotments for a future neighbourhood centre and industrial area, in the Pookeno South/Havelock Precinct

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FTAA-2512-1165

Paul Majurey

Taonga o Marutūāhu Trustee Limited / Marutūāhu Rōpū Limited Partnership

s 9(2)(a)

Tēnā koe Paul

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

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FTAA-2512-1165

Nigel Denny
Te Ākitai Waiohua Settlement Trust

Akitai.waka.taua@gmail.com

Tēnā koe Nigel

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

CC:
kaitiaki@tekitai.com

Appendix A: Project summary details

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FTAA-2512-1165

Nigel Denny Snr
Chair
Te Ākitai Waiohua Waka Taua Inc

Akitai.waka.taua@gmail.com

Tēnā koe Nigel

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

CC:

s 9(2)(a)

Appendix A: Project summary details

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FTAA-2512-1165

Jaedyn Falwasser
Te Whakakitenga o Waikato

s 9(2)(a)

Tēnā koe Jaedyn

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

CC:

secretariat@tainui.co.nz

s 9(2)(a)

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FTAA-2512-1165

Paul Majurey
Chair
Tūpuna Taonga o Tāmaki Makaurau Trust /
Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership

s 9(2)(a)

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Project name	Pookeno Housing and Tourism
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Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing an urban and tourism development, and new wastewater infrastructure, on approximately 350 hectares of land in Pookeno in the Waikato District. The project will include works within the Munro Road, Huia Road, Bluff Road, Yashili Drive, Potter Road, Whangarata Road, Pokeno Road and Ewing Road reserves.</p> <p>The project area comprises three precincts being Pookeno West, Pookeno South/Havelock, and Yes Valley Resort. The project will be delivered in four separate stages and will include:</p> <p><u>Stage 1</u></p> <ol style="list-style-type: none"> a. construction of a wastewater treatment plant and associated infrastructure within the Yes Valley Resort precinct <p><u>Stage 2</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 1000 allotments for future residential development, and a balance allotment for a future neighbourhood centre, in the Pookeno West Precinct b. development of an open space network including reserves and recreation trails c. landscape planting and restoration and enhancement of waterways and wetlands d. earthworks e. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 3</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 500 allotments for future residential development in the Pookeno West Precinct b. subdivision to create approximately 750 allotments for future residential and rural-residential development, and balance allotments for a future neighbourhood centre and industrial area, in the Pookeno South/Havelock Precinct

	<ul style="list-style-type: none"> c. development of an open space network including reserves and recreation trails d. landscape planting and restoration and enhancement of waterways and wetlands e. earthworks f. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 4</u></p> <ul style="list-style-type: none"> a. establishment and operation of tourism-related activities within the Yes Valley Resort Precinct, including: <ul style="list-style-type: none"> i. an approximately 200-room hotel with conference centre, spa and restaurant facilities ii. glamping and motorhome facilities iii. a 'NZ-Made Hub' comprising a farm showground, café and other commercial activities iv. development of outdoor recreation activities and trails b. upgrading a private stop bank within the Yes Valley Resort Precinct c. landscape planting and restoration and enhancement of waterways and wetlands d. earthworks e. associated infrastructure, including for three waters services and transport (including external road upgrade works). <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 b. approvals under the Wildlife Act 1953 c. authorisation under the Heritage New Zealand Pouhere Taonga Act 2014.
--	---

FTAA-2512-1165

Craig Hobbs
Chief Executive Officer
Waikato District Council

s 9(2)(a)

Dear Craig

Invitation to provide written comments on an application for referral of the Pookeno Housing and Tourism project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Pokeno Developments NZ Limited (the applicant) for referral of the Pookeno Housing and Tourism project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Waikato District Council to provide written comments on the referral application.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Waikato District Council **must** provide comments advising on the following matters:

1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.
2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Written comments must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister’s considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Jess Hollis.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc:	Ella Makin	s 9(2)(a) [redacted]
	Summer Salmon	s 9(2)(a) [redacted]
	Donna Tracey	s 9(2)(a) [redacted]
	Megan May	s 9(2)(a) [redacted]

Appendix A – Project summary details

Application number	FTAA-2512-1165
Project name	Pookeno Housing and Tourism
Applicant name	Pokeno Developments NZ Limited
Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing an urban and tourism development, and new wastewater infrastructure, on approximately 350 hectares of land in Pookeno in the Waikato District. The project will include works within the Munro Road, Huia Road, Bluff Road, Yashili Drive, Potter Road, Whangarata Road, Pokeno Road and Ewing Road reserves.</p> <p>The project area comprises three precincts being Pookeno West, Pookeno South/Havelock, and Yes Valley Resort. The project will be delivered in four separate stages and will include:</p> <p><u>Stage 1</u></p> <ol style="list-style-type: none"> a. construction of a wastewater treatment plant and associated infrastructure within the Yes Valley Resort precinct <p><u>Stage 2</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 1000 allotments for future residential development, and a balance allotment for a future neighbourhood centre, in the Pookeno West Precinct b. development of an open space network including reserves and recreation trails c. landscape planting and restoration and enhancement of waterways and wetlands d. earthworks e. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 3</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 500 allotments for future residential development in the Pookeno West Precinct b. subdivision to create approximately 750 allotments for future residential and rural-residential development, and balance allotments for a future neighbourhood centre and industrial area, in the Pookeno South/Havelock Precinct c. development of an open space network including reserves and recreation trails

- d. landscape planting and restoration and enhancement of waterways and wetlands
- e. earthworks
- f. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works).

Stage 4

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

The project will require the proposed approvals:

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

FTAA-2512-1165

Jaedyn Falwasser
Waikato Raupatu River Trust

s 9(2)(a)

Tēnā koe Jaedyn

Invitation to provide written comments on an application for referral of the Pookeno Housing and Tourism project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Pokeno Developments NZ Limited (the applicant) for referral of the Pookeno Housing and Tourism project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

CC:

s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2512-1165
Project name	Pookeno Housing and Tourism
Applicant name	Pokeno Developments NZ Limited
Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing an urban and tourism development, and new wastewater infrastructure, on approximately 350 hectares of land in Pookeno in the Waikato District. The project will include works within the Munro Road, Huia Road, Bluff Road, Yashili Drive, Potter Road, Whangarata Road, Pokeno Road and Ewing Road reserves.</p> <p>The project area comprises three precincts being Pookeno West, Pookeno South/Havelock, and Yes Valley Resort. The project will be delivered in four separate stages and will include:</p> <p><u>Stage 1</u></p> <ol style="list-style-type: none"> a. construction of a wastewater treatment plant and associated infrastructure within the Yes Valley Resort precinct <p><u>Stage 2</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 1000 allotments for future residential development, and a balance allotment for a future neighbourhood centre, in the Pookeno West Precinct b. development of an open space network including reserves and recreation trails c. landscape planting and restoration and enhancement of waterways and wetlands d. earthworks e. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 3</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 500 allotments for future residential development in the Pookeno West Precinct b. subdivision to create approximately 750 allotments for future residential and rural-residential development, and balance allotments for a future neighbourhood centre and industrial area, in the Pookeno South/Havelock Precinct

	<p>c. development of an open space network including reserves and recreation trails</p> <p>d. landscape planting and restoration and enhancement of waterways and wetlands</p> <p>e. earthworks</p> <p>f. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works).</p> <p><u>Stage 4</u></p> <p>a. establishment and operation of tourism-related activities within the Yes Valley Resort Precinct, including:</p> <ul style="list-style-type: none"> i. an approximately 200-room hotel with conference centre, spa and restaurant facilities ii. glamping and motorhome facilities iii. a 'NZ-Made Hub' comprising a farm showground, café and other commercial activities iv. development of outdoor recreation activities and trails <p>b. upgrading a private stop bank within the Yes Valley Resort Precinct</p> <p>c. landscape planting and restoration and enhancement of waterways and wetlands</p> <p>d. earthworks</p> <p>e. associated infrastructure, including for three waters services and transport (including external road upgrade works).</p> <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 b. approvals under the Wildlife Act 1953 c. authorisation under the Heritage New Zealand Pouhere Taonga Act 2014.
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FTAA-2512-1165

Chris McLay
Chief Executive Officer
Waikato Regional Council

s 9(2)(a)

Dear Chris

Invitation to provide written comments on an application for referral of the Pookeno Housing and Tourism project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Pokeno Developments NZ Limited (the applicant) for referral of the Pookeno Housing and Tourism project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Waikato Regional Council to provide written comments on the referral application.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Waikato Regional Council **must** provide comments advising on the following matters:

1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.
2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.

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Yours sincerely



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

- cc: Tracey Mays s 9(2)(a) [redacted]
Brent Sinclair s 9(2)(a) [redacted]
Miffy Foleys s 9(2)(a) [redacted]
Hugh Keane s 9(2)(a) [redacted]
Teresa Gibbison s 9(2)(a) [redacted]
Sheryl Roa s 9(2)(a) [redacted]
Brent Vyle s 9(2)(a) [redacted]
Stephen Howard s 9(2)(a) [redacted]
Brian Richmond s 9(2)(a) [redacted]
AnaMaria d'Aubert s 9(2)(a) [redacted]
Tina Warnocks s 9(2)(a) [redacted]

Appendix A – Project summary details

Application number	FTAA-2512-1165
Project name	Pookeno Housing and Tourism
Applicant name	Pokeno Developments NZ Limited
Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing an urban and tourism development, and new wastewater infrastructure, on approximately 350 hectares of land in Pookeno in the Waikato District. The project will include works within the Munro Road, Huia Road, Bluff Road, Yashili Drive, Potter Road, Whangarata Road, Pokeno Road and Ewing Road reserves.</p> <p>The project area comprises three precincts being Pookeno West, Pookeno South/Havelock, and Yes Valley Resort. The project will be delivered in four separate stages and will include:</p> <p><u>Stage 1</u></p> <ol style="list-style-type: none"> a. construction of a wastewater treatment plant and associated infrastructure within the Yes Valley Resort precinct <p><u>Stage 2</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 1000 allotments for future residential development, and a balance allotment for a future neighbourhood centre, in the Pookeno West Precinct b. development of an open space network including reserves and recreation trails c. landscape planting and restoration and enhancement of waterways and wetlands d. earthworks e. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 3</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 500 allotments for future residential development in the Pookeno West Precinct b. subdivision to create approximately 750 allotments for future residential and rural-residential development, and balance allotments for a future neighbourhood centre and industrial area, in the Pookeno South/Havelock Precinct c. development of an open space network including reserves and recreation trails

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Stage 4

- a. establishment and operation of tourism-related activities within the Yes Valley Resort Precinct, including:
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- c. authorisation under the Heritage New Zealand Pouhere Taonga Act 2014.

FTAA-2512-1165

Justine Young
Senior Policy Advisor
Waikato River Authority

s 9(2)(a)

Tēnā koe Jusine

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a large loop at the start and a long horizontal stroke.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2512-1165
Project name	Pookeno Housing and Tourism
Applicant name	Pokeno Developments NZ Limited
Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing an urban and tourism development, and new wastewater infrastructure, on approximately 350 hectares of land in Pookeno in the Waikato District. The project will include works within the Munro Road, Huia Road, Bluff Road, Yashili Drive, Potter Road, Whangarata Road, Pokeno Road and Ewing Road reserves.</p> <p>The project area comprises three precincts being Pookeno West, Pookeno South/Havelock, and Yes Valley Resort. The project will be delivered in four separate stages and will include:</p> <p><u>Stage 1</u></p> <ol style="list-style-type: none"> a. construction of a wastewater treatment plant and associated infrastructure within the Yes Valley Resort precinct <p><u>Stage 2</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 1000 allotments for future residential development, and a balance allotment for a future neighbourhood centre, in the Pookeno West Precinct b. development of an open space network including reserves and recreation trails c. landscape planting and restoration and enhancement of waterways and wetlands d. earthworks e. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works). <p><u>Stage 3</u></p> <ol style="list-style-type: none"> a. subdivision to create approximately 500 allotments for future residential development in the Pookeno West Precinct b. subdivision to create approximately 750 allotments for future residential and rural-residential development, and balance allotments for a future neighbourhood centre and industrial area, in the Pookeno South/Havelock Precinct

	<p>c. development of an open space network including reserves and recreation trails</p> <p>d. landscape planting and restoration and enhancement of waterways and wetlands</p> <p>e. earthworks</p> <p>f. associated infrastructure, including for three waters services and transport (including a bulk wastewater main connection to the new wastewater treatment plant, and external road upgrade works).</p> <p><u>Stage 4</u></p> <p>a. establishment and operation of tourism-related activities within the Yes Valley Resort Precinct, including:</p> <ul style="list-style-type: none"> i. an approximately 200-room hotel with conference centre, spa and restaurant facilities ii. glamping and motorhome facilities iii. a 'NZ-Made Hub' comprising a farm showground, café and other commercial activities iv. development of outdoor recreation activities and trails <p>b. upgrading a private stop bank within the Yes Valley Resort Precinct</p> <p>c. landscape planting and restoration and enhancement of waterways and wetlands</p> <p>d. earthworks</p> <p>e. associated infrastructure, including for three waters services and transport (including external road upgrade works).</p> <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 b. approvals under the Wildlife Act 1953 c. authorisation under the Heritage New Zealand Pouhere Taonga Act 2014.
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