Appendix M – Owners / Occupiers of the Site and Adjacent Land

Schedule 5(1)(d) of the Fast Track Approvals Act 2024 requires that the full name and address of each owner of the site and of land adjacent to the site and each occupier of the site and of land adjacent to the site whom the applicant is unable to identify after reasonable inquiry.

To both fulfil this requirement, a letter was prepared and sent to all owners and occupiers of the sites and land adjacent to and/or adjoining the Ashbourne site. A copy of the letter is attached to this document as **Appendix MA**

The purpose of the letter was to:

- Share information on the Hub fast track project including the activities proposed;
- Share the date of the community open day if not already aware.
- Confirm owner or occupier addresses.
- Request high-level feedback.

The below table provides the full list of letters sent.

Reference	Legal Description	Property Address	Owners	Occupier Notes	Response Received
	Subject Site				
1	Section 49 SO 457609 [RT 632409]	636 Pencarrow Road, Tamahere, Hamilton	Rosalie Constance Elizabeth Duncan, Finn and Partners Trustees Ltd	Letter dropped on 20th of August.	No response
2	Lot 1 DP 471383 [RT 650205]	592 Pencarrow Road, Tamahere, Hamilton	Rosalie Constance Elizabeth Duncan, Finn and Partners Trustees Ltd	Letter dropped on 20th of August.	No response
3	Lot 2 DP 471383 [RT 650204]	536 Pencarrow Road, Tamahere, Hamilton	Rosalie Constance Elizabeth Duncan, Finn and Partners Trustees Ltd	Letter dropped on 20th of August.	No response
4	Lot 2 DP 16925 [RT SA383/181]	90 Duncan Road, Tamahere, Hamilton	Evelyn Frances Montgomerie, NB Lawyers Trustees 34 Limited	Letter dropped on 20th of August.	No response

5	Section 2 SO 547526 [RT 1027516]	37 Hooker Road, Tamahere, Hamilton and 38 Duncan Road, Tamahere, Hamilton	Evelyn Frances Montgomerie, NB Lawyers Trustees 34 Limited	Letter dropped on 20th of August.	No response
6	Section 46 SO 457609 [RT 632392]	644 Pencarrow Road, Tamahere, Hamilton	Robert Neville Duncan, Rosalie Constance Elizabeth Duncan	Letter dropped on 20th of August.	No response
	Adjacent Land (Pencarrow Road)				
1	Section 41 SO 457609 [RT 794330]	342B Tamahere Drive, Tamahere, Hamilton	Mitchel Booth, Marlene Dorothy Julian, Simon Perry, Karen Nicolette Stevenson	Letter dropped on 20th of August.	Response received from land owners on the 29th of August – Attached as **Appendix MC.**
2	Lot 2 DP 333797 [RT 138490]	637 Pencarrow Road, Tamahere, Hamilton	Jeffrey William De Leeuw, Karyn Marie De Leeuw, NWM Trust Management Limited	Letter dropped on 20th of August.	No response
3	Lot 1 DP 333797 [RT 138489]	643 Pencarrow Road, Tamahere, Hamilton	Adam Michael Wallis, Janine Marie Wallis, Paul Andrew Wallis, Renee Frances Wallis	Letter dropped on 20th of August.	No response
4	Lot 3 DP 362237 [RT 253992]	635B Pencarrow Road, Tamahere, Hamilton	Connie Mary Templeman, Grant Michael Templeman	Letter dropped on 20th of August.	No response
5	Lot 2 DP 362237 [RT 253991]	635A Pencarrow Road, Tamahere, Hamilton	Matthew Raymond William Adams, Tanya Elizabeth Adams	Letter dropped on 20th of August.	No response
6	Lot 1 DP 362237 [RT 253990]	613 Pencarrow Road, Tamahere, Hamilton	Murray Gordon Pearce, Sheryl Raywen Pearce	Letter dropped on 20th of August.	No response
7	Lot 2 DP 389202 [RT 356644]	607 Pencarrow Road, Tamahere, Hamilton	Moira Patricia Haddrell, Richard Graham Haddrell, Peter Stewart Morton	Letter dropped on 20th of August.	No response
8	Lot 1 DP 389202 [RT 356643]	605 Pencarrow Road, Tamahere, Hamilton	Alexander Keith Gordon, Joanna Gordon	Letter dropped on 20th of August.	Response received 13th of September. Attached as **Appendix MD.**
9	Lot 3 DP 389202 [RT 356645]	599 Pencarrow Road, Tamahere, Hamilton	Barbara Naomi McNeill, Leonard Allan McNeill	Letter dropped on 20th of August.	No response
10	Lot 4 DP 318217 [RT 71259]	591 Pencarrow Road, Tamahere, Hamilton and 591A Pencarrow Road, Tamahere, Hamilton	Rex Riley Trustee Company Limited, Rex William Riley	Letter dropped on 20th of August.	No response

11	Lot 3 DP 318217 [RT 71258]	591B Pencarrow Road, Tamahere, Hamilton	Jennifer Kate George, Ryan Richard George, RJG 2024 Trustees Limited	Letter dropped on 20th of August.	No response
12	Lot 5 DP 318217 [RT 71260]	591C Pencarrow Road, Tamahere, Hamilton	Lisa Ann Blackbourn, Alex William Matheson	Letter dropped on 20th of August.	No response
13	Lot 10 DPS 65399 [RT SA5D/510]	587 Pencarrow Road, Tamahere, Hamilton	Karen Sheree Baldwin, Roger Douglas Baldwin, GW Scott Trustees 2016 Limited	Letter dropped on 20th of August.	No response
14	Lot 9 DPS 65399 [RT SA52D/509]	4 Summerfield Lane, Tamahere, Hamilton	Colin Clarke, Ngaire May Clarke	Letter dropped on 20th of August.	No response
15	Lot 1 DP 454601 [RT 583856]	5 Summerfield Lane, Tamahere, Hamilton	Natasha Couzner, Barton John Cowan	Letter dropped on 20th of August.	No response
16	Lot 1 DPS 71375 [RT SA57B/697]	563 Pencarrow Road, Tamahere, Hamilton	Frances Patricia Anderson, Kenneth John Anderson	Letter dropped on 20th of August.	No response
17	Lot 6 DP 318217 [RT 71261]	557A Pencarrow Road, Tamahere, Hamilton	Allan Francis Fitzgerald, Margaret Joy Fitzgerald	Letter dropped on 20th of August.	No response
18	Lot 1 DP 318217 [RT 71256]	535 Pencarrow Road, Tamahere, Hamilton	John Peter Dunn	Letter dropped on 20th of August.	No response
19	Lot 2 DP 318217 [RT 71257]	557 Pencarrow Road, Tamahere, Hamilton	Liselotte Hawkins, Stephen David Hawkins	Letter dropped on 20th of August.	No response
20	Lot 2 DP 507253 [RT 770036]	533 Pencarrow Road, Tamahere, Hamilton	Lewislegal Trustees Limited, Regina Chatarina Jacobsen Smeets	Letter dropped on 20th of August.	No response
21	Lot 1 DP 507253 [RT 770035]	531 Pencarrow Road, Tamahere, Hamilton	Brett Stanley Robertson, Marianne Julia Robertson, Jonathan Harold Tanner	Letter dropped on 20th of August.	No response
22	Lot 3 DP 507253 [RT 770037]	525 Pencarrow Road, Tamahere, Hamilton	Joseph Steven Jaspers, Amanda Jane Pink	Letter dropped on 20th of August.	No response
23	Lot 2 DP 329565 [RT 120953]	511C Pencarrow Road, Tamahere, Hamilton	William Adam Fletcher, Nielsen Law Trustee (2010) Limited, Bronwyn Ann Peden-Fletcher	Letter dropped on 20th of August.	No response
24	Lot 1 DP 327237 [RT 110702]	516 Pencarrow Road, Tamahere, Hamilton	Roger Robert John Duncan, Karen Marie Higinbottom	Letter dropped on 20th of August.	No response

25	Lot 1 DP 329565 [RT 120952]	511B Pencarrow Road, Tamahere, Hamilton	Duncan Roger Pipe	Letter dropped on 20th of August.	No response
26	Lot 3 DP 329565 [RT 120954]	511A Pencarrow Road, Tamahere, Hamilton	Bryan Evan James, Magdalena James	Letter dropped on 20th of August.	No response
27	Lot 3 DP 440588 [RT 547616]	431 Pencarrow Road, Tamahere, Hamilton and 441 Pencarrow Road, Tamahere, Hamilton and 387 Pencarrow Road, Tamahere, Hamilton	Flat Acres Limited	Letter dropped on 20th of August.	No response
28	Lot 3 DP 471383 [RT 650203]	502 Pencarrow Road, Tamahere, Hamilton	Rosalie Constance Elizabeth Duncan, Finn & Partners Trustees Limited	Letter dropped on 20th of August.	No response
	Adjacent Land (Hooker Road)				
29	Lot 3 DP 349601 [RT 203203]	14 Hooker Road, Tamahere, Hamilton	Jacqueline Johnson, Robin Urwin Johnson	Letter dropped on 20th of August.	No response
30	Lot 3 DP 376943 [RT 309321]	18 Hooker Road, Tamahere, Hamilton	William Andrew Sterndale Pickford, Ross Geoffrey Taylor	Letter dropped on 20th of August.	No response
31	Lot 1 DP 376943 [RT 309319]	20 Hooker Road, Tamahere, Hamilton	David Noel Thompson, Pamela Gaye Thompson	Letter dropped on 20th of August.	No response
32	Lot 2 DP 376943 [RT 309320]	34 Hooker Road, Tamahere, Hamilton	Ramona Kahureremoa Taare, Sydney Te Kani Taare	Letter dropped on 20th of August.	No response
33	Lot 5 DP 331688 [RT 130234]	48E Hooker Road, Tamahere, Hamilton	Evelyn Frances Montgomerie, NB Lawyers Trustees 34 Limited	Letter dropped on 20th of August.	No response
34	Lot 4 DP 331688 [RT 130232]	48B Hooker Road, Tamahere, Hamilton	Bailey Ingham Trustees Limited, Andrea Joyce Butcher, Peter Charles Gray	Letter dropped on 20th of August.	No response
35	Lot 2 DP 331688 [RT 130231]	48C Hooker Road, Tamahere, Hamilton	Joanne Margaret George, Peter John George, Lewislegal Trustees 2026 Limited	Letter dropped on 20th of August.	Response received from land owners on the 10th of August – Attached as **Appendix ME.**
36	Lot 1 DP 331688 [RT 130230]	48D Hooker Road, Tamahere, Hamilton	Louise Ann Beach, Michael Seymour Dray	Letter dropped on 20th of August.	No response

37	Lot 3 DP 434013 [RT 529049]	66A Hooker Road, Tamahere, Hamilton	ETH Trustees 2018 Limited, Angela Lee Finnigan, John Gunn Leckie	Letter dropped on 20th of August.	No response
38	Lot 3 DP 523185 [RT 990848]	58A Hooker Road, Tamahere, Hamilton	Perry William Empson, Diane Palmer	Letter dropped on 20th of August.	Met with separately – No response
39	Lot 2 DP 434013 [RT 529048]	66B Hooker Road, Tamahere, Hamilton	Anna Jane Mowbray, Blake Rice Kamelamela Wong	Letter dropped on 20th of August.	No response
40	Lot 1 DP 434013 [RT 529047]	66 Hooker Road, Tamahere, Hamilton	Kenneth Graham Thomas, Marie Susan Thomas	Letter dropped on 20th of August.	No response
41	Lot 2 DP 523185 [RT 990847]	58 Hooker Road, Tamahere, Hamilton	Perry William Empson, Diane Palmer	Letter dropped on 20th of August.	No response
42	Lot 3 DP 331688 [RT 6692991]	68A Hooker Road, Tamahere, Hamilton	Donna Maree Donald, Michael Lawrence Donald, ETH Trustees 2017 Limited	Letter dropped on 20th of August.	No response
43	Lot 1 DP 523185 [RT 990846]	562 Hooker Road, Tamahere, Hamilton	Perry William Empson, Diane Palmer	Letter dropped on 20th of August.	No response
44	Lot 3 DP 471910 [RT 941769]	68 Hooker Road, Tamahere, Hamilton	Timothy Warren Cranston Fraser, Helen Margaret McKenzie	Letter dropped on 20th of August.	No response
45	Lot 1 DP 471910 [RT 641767]	70 Hooker Road, Tamahere, Hamilton	Andrew James MacDonald, Sarah Elizabeth MacDonald	Letter dropped on 20th of August.	No response
46	Lot 2 DP 471910 [RT 641768]	72 Hooker Road, Tamahere, Hamilton	Deborah Maree Barham, Michael Lawrence Barham	Letter dropped on 20th of August.	No response
47	Lot 7 DP 315163 [RT 59845]	82 Hooker Road, Tamahere, Hamilton and 74 Hooker Road, Tamahere, Hamilton	Kararaina Rangiarahina Kaa, Nicholas Paul Kaa	Letter dropped on 20th of August.	No response
48	Lot 6 DP 315163 [RT 59844]	100 Hooker Road, Tamahere, Hamilton	Jane Nicola Maullin, Tyrone Brock Maullin, Graydon Dudley Sharratt	Letter dropped on 20th of August.	No response
49	Lot 4 DP 625650 [RT 1273357]	102 Hooker Road, Tamahere, Hamilton	Riverdale Group Limited	Letter dropped on 20th of August.	No response

50	Lot 2 DP 404891 [RT 417116]	101 Hooker Road, Tamahere, Hamilton	Jacqueline Mary Harris, Philip George Harris, McCaw Lewis Chapman Trustees (No.1) Limited	Letter dropped on 20th of August.	Response received from land owners on the 1st of October – Attached as **Appendix MF.**
51	Lot 2 DP 625650 [RT 1273355]	124 Hooker Road, Tamahere, Hamilton	Kevin John Burgess, Robert Norman Waddell, Sonia Carol Waddell	Letter dropped on 20th of August.	No response
52	Lot 3 DP 625650	126A Hooker Road, Tamahere, Hamilton	Kevin John Burgess, Robert Norman Waddell, Sonia Carol Waddell	Letter dropped on 20th of August.	No response
53	Lot 1 DP 625650 [RT 1273354]	126 Hooker Road, Tamahere, Hamilton	Kevin John Burgess, Robert Norman Waddell, Sonia Carol Waddell	Letter dropped on 20th of August.	No response
54	Lot 1 DP 315163 [RT 59839]	136 Hooker Road, Tamahere, Hamilton	Katarina Dale, Breda Marie Plant, Shaun Plant	Letter dropped on 20th of August.	No response
	Adjacent Land (Duncan Road)				
55	Allot 130 Hautapu PSH [RT SA536/174]	165 Hooker Road, Tamahere, Hamilton	Simon Redding Makgill, Carolyn Ann Smith, Robert Ernest Wait, Wendy Therese Wait	Letter dropped on 20th of August.	No response
56	Lot 1 DPS 67231 [RT SA54A/311]	18 Duncan Road, Tamahere, Hamilton	Evelyn Frances Montgomerie, NB Lawyers Trustees 34 Limited	Letter dropped on 20th of August.	No response
57	Lot 9 DPS 10017 [RT SA5B/492]	47 Duncan Road, Tamahere, Hamilton	Lynne Eason Parker, Michael David Parker	Letter dropped on 20th of August.	No response
58	Lot 8 DPS 10017 [RT SA5B/491]	N/A	John Francis Parker	Letter dropped on 20th of August.	No response
59	Lot 2 DP 517150 [RT 807653]	70 Duncan Road, Tamahere, Hamilton	Homebase Family Trustee Limited, Lewislegal Trustees 2022 Limited	Letter dropped on 20th of August.	No response
60	Lot 1 DP 413521 [RT 450398]	71B Duncan Road, Tamahere, Hamilton	Robert James Dragten, Penelope Anne Wilkinson	Letter dropped on 20th of August.	No response
61	Lot 2 DP 332224 [RT 132157	71A Duncan Road, Tamahere, Hamilton	Andrew Alexander Henderson, Karlene Rae Henderson	Letter dropped on 20th of August.	No response
62	Lot 2 DP 413521 [RT 450397]	77 Duncan Road, Tamahere, Hamilton	Paul Steven Dolley, Tina Dolley	Letter dropped on 20th of August.	No response
63	Lot 6 DPS 10017 [RT SA5B/489]	93 Duncan Road, Tamahere, Hamilton	Paul Taylor, Shannon Jane Taylor	Letter dropped on 20th of August.	No response

64	Lot 1 DP 391434 [RT 367018]	107 Duncan Road, Tamahere, Hamilton	Dianne Jodi Dawson, Sarah Yvonne Dawson, Bruce Geoffrey Marshall, Sarah Emma Marshall	Letter dropped on 20th of August.	No response
65	Lot 3 DP 400223 [RT 399449]	110 Duncan Road, Tamahere, Hamilton	Glenice Muir, Stephen Thomas Muir, Gary Edward Thomas	Letter dropped on 20th of August.	No response
66	Lot 2 DP 400223 [RT 399448]	112 Duncan Road, Tamahere, Hamilton	Shannon Leigh Sentch, Lynette Maxine Elsie Wise	Letter dropped on 20th of August.	No response
67	Lot 1 DP 400223 [RT 399447]	114 Duncan Road, Tamahere, Hamilton	Edsel John Forde, Margaret Pauline Forde	Letter dropped on 20th of August.	No response
68	Lot 2 DP 408897 [RT 432592]	104D Duncan Road, Tamahere, Hamilton	Nga Kau Tapatahi Trust	Letter dropped on 20th of August.	No response – Summary of consultation attached as **Appendix MG**
69	Lot 1 DP 408897 [RT 432591]	104C Duncan Road, Tamahere, Hamilton	Nicola Maree Sinton, Wallace Stuart Sinton	Letter dropped on 20th of August.	No response
70	Lot 3 DP 408897 [RT 432593]	104B Duncan Road, Tamahere, Hamilton	Patricia Linda Johansen, Loryn Anne Sinton, Campbell Fraser Watts	Letter dropped on 20th of August.	No response
71	Section 55 SO 457609 [RT 933621]	104A Duncan Road, Tamahere, Hamilton	Nga Kau Tapatahi Trust	Letter dropped on 20th of August.	No response

Appendix MA – Owners / Occupiers Letter

20 August 2026

Owner / Occupier

Tamahere, Hamilton

Dear Occupier,

Fast-Track Approvals Act 2024 (FTAA) for the Waikato Thoroughbred Racing Greenfield Hub (Project)

On behalf of the applicant Waikato Thoroughbred Racing Incorporated (WTR) we wish to notify you that a substantiative application will be lodged under the FTAA in October 2026 for the Waikato Thoroughbred Racing Greenfield Racing Hub (the Hub).

The application includes all the required consents and approvals to enable the full development of the Project.

The Site is located across approximately 164 hectares at 636, 592 and 536 Pencarrow Road, 37 Hooker Road and 38 and 90 Duncan Road, Tamahere as shown in Figure 1 below.

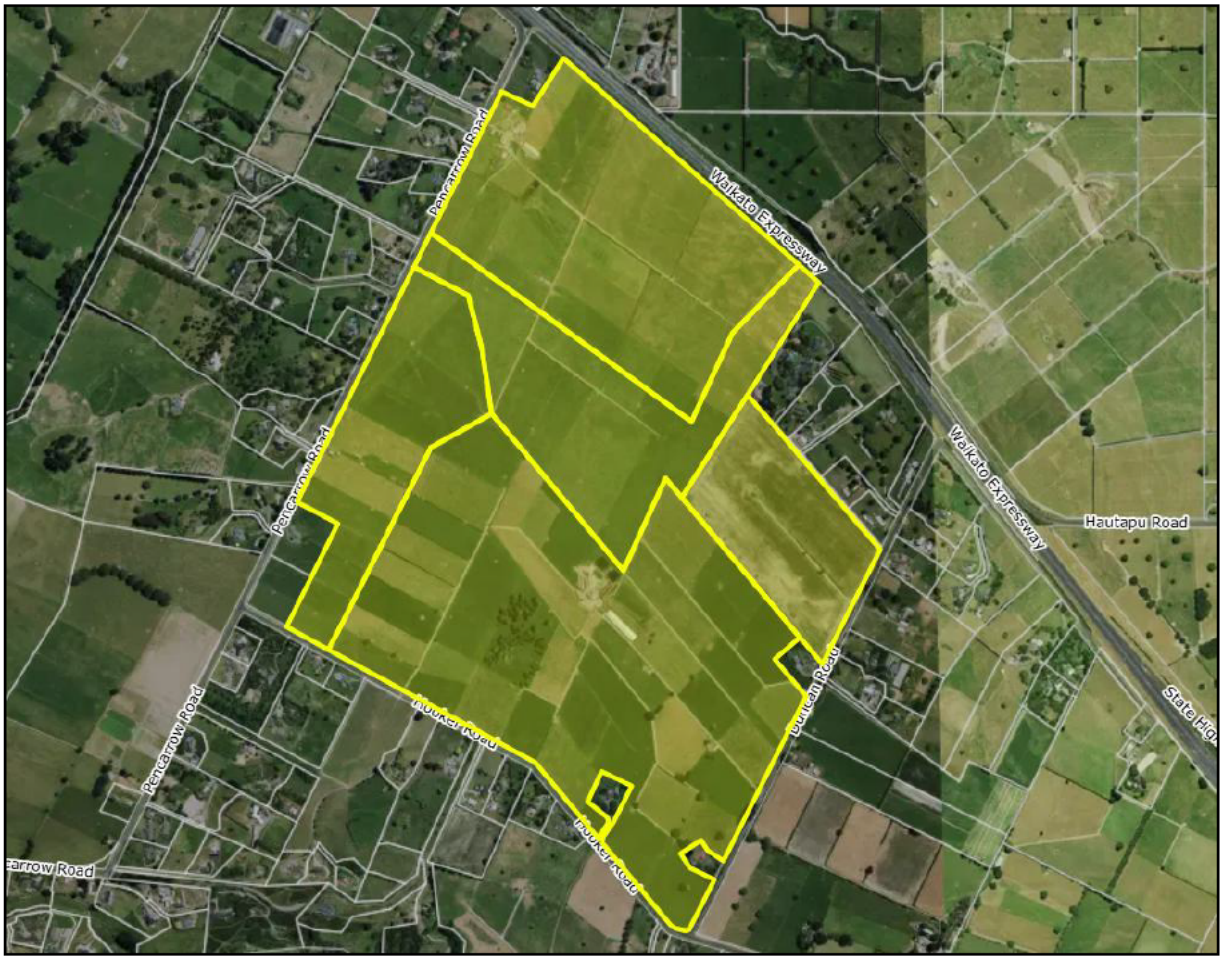


Figure 1: Project Site Location

In summary, the project seeks to establish a unique, world-class greenfield racing hub for horse training, racing and associated equine activities. It will bring together the expertise, capability and heritage of the Waikato racing community in a single, purpose-built location for both thoroughbred and harness racing.

The Hub will create a more streamlined, competitive, sustainable and future-focused racing industry for the region. It will also strengthen New Zealand's position as a premier racing destination, attract potential international investment and enhance tourism opportunities across the wider Waikato.

A key driver for the project is the consolidation of four existing racecourse facilities: Te Rapa, Waipā and Cambridge thoroughbred racecourses and the Cambridge harness track operated by Waikato-Bay of Plenty Harness.

These facilities currently duplicate infrastructure and resources and require significant investment to meet modern racing standards and customer expectations. Consolidating them into a single fit-for-purpose hub will improve operational efficiency, enhance the racing experience and support the long-term sustainability of the industry.

To support the project's financial viability and ensure the site remains vibrant and sustainable over the long term, the proposal also includes a range of complementary activities across the balance of the site. These include equine support services, rural residential housing, a retirement living community, a village centre and a bloodstock sales precinct.

Together, these elements will create a high-quality, multi-use precinct that supports racing, recreation, business and community life.

The project includes:

Thoroughbred racing and associated activities, including:

- A racing facility with a main track and 1200m starting chutes
- Facilities for race days, industry functions, and events
- A thoroughbred training track
- A warmup track
- On-site stables and yards for trainers' allotments
- A bloodstock office and sales business with stables, yarding, sales pavilion and administration
- An operations and events building with a parade ring and tie ups

Harness racing, including:

- A harness racing and training track
- Facilities for race days, industry functions and events
- On-site stables and yard for trainers' allotments

Other land uses, including:

A retirement residential development with approximately 80-90 single storey villas, approximately 200 attached units, and a community centre

- A residential precinct with approximately 34 lots
- Provision to host temporary events
- A village centre including a bar, café and other small scale commercial activity
- Parking areas for up to approximately 2,030 vehicles
- Commercial equine support services (Vet, farrier etc)
- Rehabilitation of the existing Kahikatea stand within the project site
- All associated infrastructure, construction, subdivision and earthworks including potential roading upgrades

The Hub is a referred project under the FTAA which means that a substantive application may now be lodged with the Environmental Protection Agency (EPA).

One of the steps in preparing a substantive application is to identify the owners and occupiers of adjacent land under Section 5(1)(d) of the FTAA.

This is so that the independent expert panel or the EPA can contact you and invite you to comment on the application.

We are writing to you because:

- You have been identified as an owner or occupier of land adjacent to the Hub fast-track project
- We need to provide your details to the EPA, so that they can contact you about this project if needed
- We want to hear your feedback regarding the proposal

If you are both the owner and occupier of this property, then please ignore this request for details. We will provide your publicly available details to the EPA as part of the application package.

If you are an occupier of this property, can you please provide your contact details if you would like to be included in any invitation to comment on the application from the independent panel.

If you would like to be included, please provide your name and postal address, along with any project feedback to Taylor Duff by Friday 28th of August 2026 via email – taylord@bcdgroup.nz

The information you provide will only be shared with the EPA, who may contact you regarding the Project.

Further to the above, a wider community open day will be held on Sunday the 23rd of August at the Tamahere Hall from 2-5pm if you wish to attend.

Please contact us should you require any clarification or further information.

Regards,



Josh Caddigan
Senior Planner
BCD Group Ltd

Appendix MB – Owners / Occupiers Property Map



Map Prepared	N	DISCLAIMER: This map/plan is illustrative only and all information should be independently verified on site before taking any action. Whilst due care has been taken, Grip gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. SOURCES: Property & Imagery: LINZ CC BY 4.0 Copyright © Grip Limited

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Map Prepared



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1:5000 @ A3

July 9, 2026



Map Prepared	N	DISCLAIMER: This map/plan is illustrative only and all information should be independently verified on site before taking any action. Whilst due care has been taken, Grip gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. SOURCES: Property & Imagery: LINZ CC BY 4.0 Copyright © Grip Limited

1:5000 @ A3

July 9, 2026

GRIP

Appendix MC – Owner Feedback – 605 Pencarrow Road

WTR Hub - 605 Pencarrow Road - concerns

[redacted]

Reply | Reply All | Forward | ...

Sun 13/09/2026 7:55 am

With the deadline for WTR to submit their application fast approaching, I'd like to highlight to you my major concerns regarding the development.

I hope you have already been made aware of these concerns, but I'd like to have a personal record that these potential issues have been noted.

The concerns are rising water table and flood risk.
I worry that such a big and dense development, with many heavy concrete buildings and roads will cause water table in our area to rise.
Our land sits very low in comparison to the surrounding properties, and our garden gets water-logged every winter. Higher water table would increase the risk of flooding not just to our garden, but also to our house.

It also worries me that putting so many concrete buildings and additional road opposite our house will increase the risk to our property during heavy downpours, with excess water from the proposed village centre and the new road flowing onto our property.

Please could you respond to this email to acknowledge the receipt.
Thank you.

[redacted]

Appendix MD – Owner Feedback – 342B Tamahere Drive

SUBMISSION BY SIMON PERRY AND MARLENE JULIAN REGARDING THE WAIKATO THOROUGHBRED RACING FAST TRACK APPLICATION

Property: 342B Tamahere Drive, Tamahere

Executive Summary

We support the WTR proposal in principle and recognise its potential economic and industry benefits. However, as owners of 342B Tamahere Drive, located directly opposite the proposed northern entry, commercial precinct and bloodstock hub, we are likely to experience some of the most direct effects of the development. This submission seeks appropriate mitigation of those effects and preservation of future planning opportunities for directly affected neighbouring landowners.

Background

We are the owners of 342B Tamahere Drive. While it is no longer our principal place of residence, we continue to own the property and retain a significant interest in its future use and long-term planning opportunities. We have relocated to a property closer to Cambridge. The property comprises approximately 6.4 hectares and occupies a strategic position opposite the proposed northern entrance, bloodstock precinct and commercial development area.

Support in Principle

We support the objective of consolidating racing, training, bloodstock and associated activities into a modern regional hub. We recognise the potential benefits to the Waikato and the wider New Zealand thoroughbred industry.

Effects on 342B Tamahere Drive

The project has the potential to generate significant traffic, event activity, commercial activity and associated effects. We seek detailed assessment and mitigation of race-day traffic, vehicle queuing, road safety, cycleway interactions, noise, lighting, dust and visual impacts. We also request robust groundwater assessment and monitoring to safeguard neighbouring private bores, groundwater quality and water availability.

Future Planning Context

The WTR proposal introduces a combination of racing, bloodstock, commercial, residential and senior-living activities into what has traditionally been a rural environment. As a result, the proposal materially alters the planning context of the locality. While we are not seeking immediate subdivision rights through this process, we consider it important that neighbouring landowners are not prejudiced by the planning flexibility afforded to WTR.

Simon Perry | simon.perry@perry.co.nz | 021 323 333

We are actively considering future land-use options for the property and may evaluate subdivision or other land-use change opportunities following completion of the Fast Track process and implementation of the approved development. Any future proposal would be subject to its own planning assessment and could potentially be supported by dedicated on-site wastewater, stormwater and water infrastructure.

Relief Sought

1. Recognition that the WTR proposal materially alters the planning context of the locality.

2. Confirmation that nothing within the approval framework, consent conditions or management plans is intended to prevent, restrict or prejudice future consideration of subdivision, lifestyle development, rural-residential development, equine activities, bloodstock activities or other compatible land uses on neighbouring properties.

3. Protection from future reverse-sensitivity constraints arising from activities authorised by the WTR development.

4. Confirmation that future applications affecting neighbouring land should be assessed on their merits having regard to the environment that exists following implementation of the WTR project.

5. Recognition that future infrastructure planning should not unnecessarily constrain neighbouring landowners from pursuing future land-use change supported by public or private servicing solutions.

6. Comprehensive groundwater monitoring, bore protection measures and remediation mechanisms where adverse effects occur.

7. Appropriate mitigation of traffic, dust, noise, lighting and amenity effects.

8. Recognition of Simon Perry and Marlene Julian as directly affected neighbouring landowners and inclusion in future consultation processes.

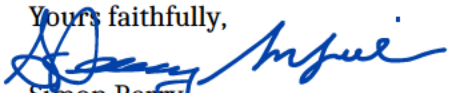
9. A request that the EPA and/or Expert Panel contact us directly regarding future opportunities to participate in the Fast Track process, make submissions, provide evidence, answer questions or attend hearings.

Conclusion

Our objective is not to oppose the development. Rather, we seek to ensure that its effects are appropriately managed and that neighbouring landowners retain the ability to participate fairly in the future opportunities created through the transformation of the locality.

Simon Perry | simon.perry@perry.co.nz | 021 323 333

Yours faithfully,



Simon Perry
Marlene Julian

Simon Perry | simon.perry@perry.co.nz | 021 323 333

APPENDIX A - LOCATION PLANS

The plans below illustrate the location of 342B Tamahere Drive (highlighted) relative to the proposed northern entry, bloodstock precinct and commercial hub, demonstrating the property's proximity to the most intensive northern activities within the WTR development.

Figure 1: Aerial location plan

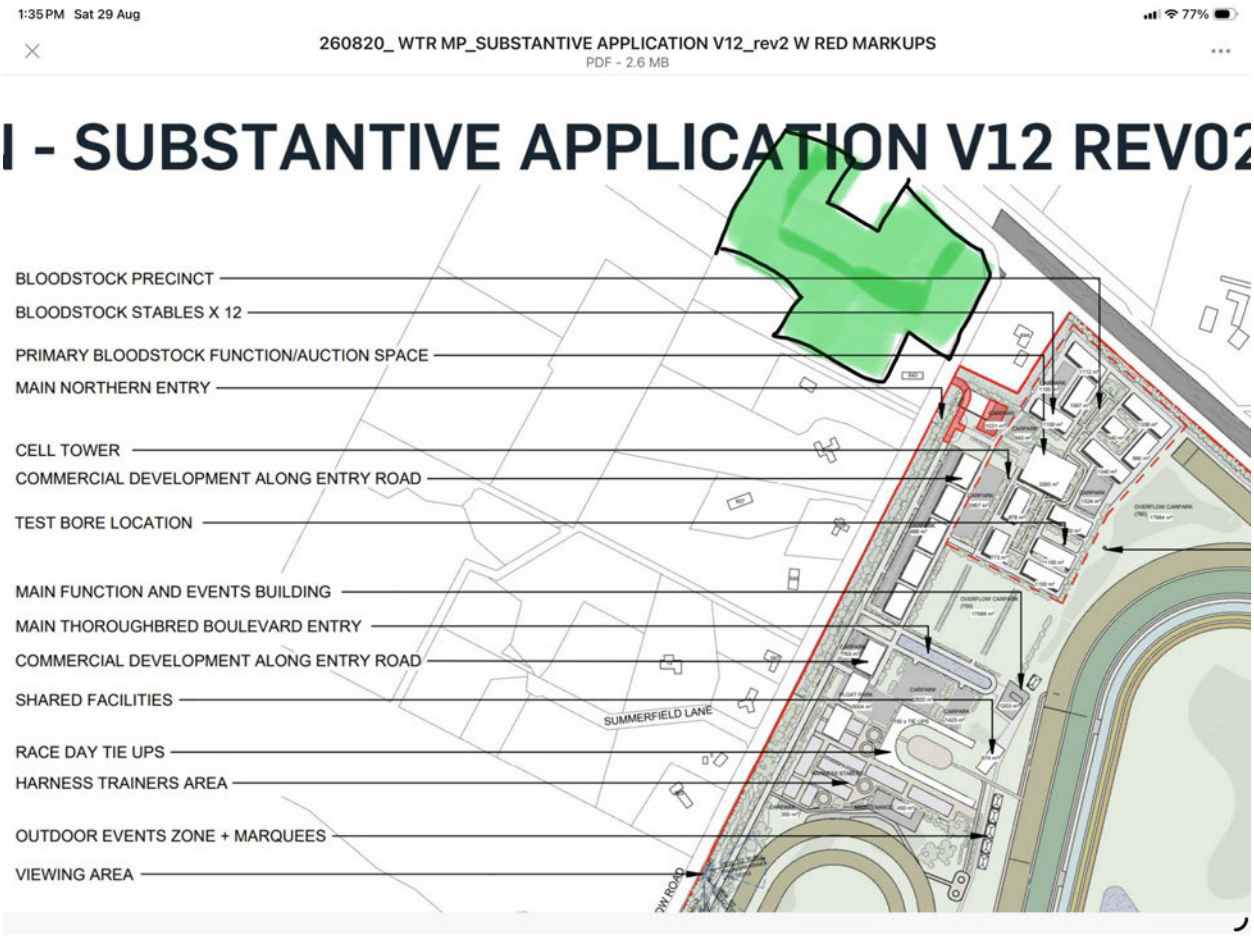
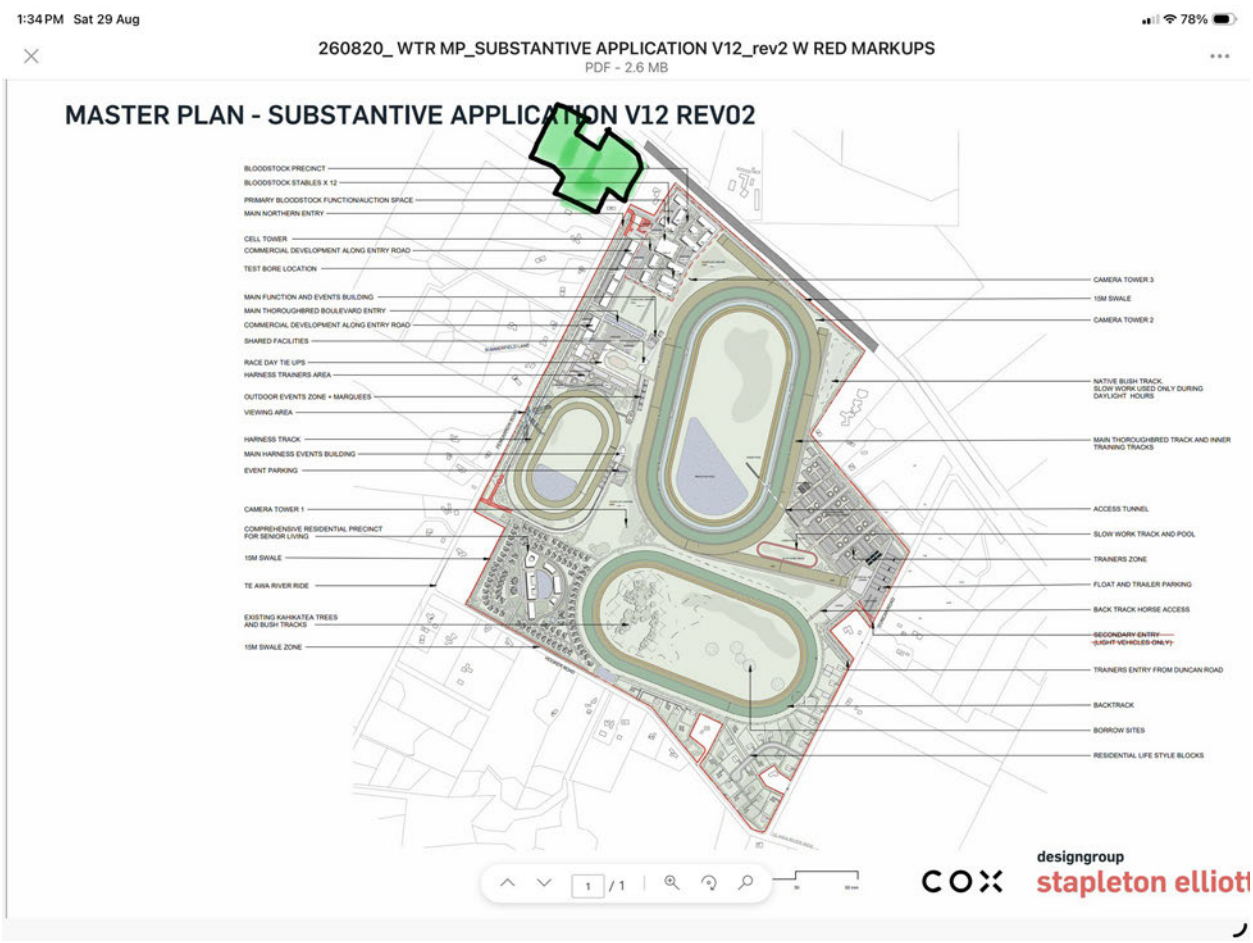


Figure 2: Aerial location plan



Simon Perry | simon.perry@perry.co.nz | 021 323 333

Appendix ME – Owner Feedback 48C Hooker Road

From: Peter George <pjgjmg42@gmail.com>
Sent: Monday, 10 August 2026 2:04 pm
To: WTRNeighbourhoodLiason@gmail.com
Cc: development@waikatoracing.co.nz
Subject: Neighbourhood Feedback

To: NLGroup;

I'm pleased to provide feedback on the WTR proposal as follows;

- Firstly, Yes we would like a copy of the proposed perimeter planting plan please
- I believe there should be two distinct proposals, if they can be separated, which WTR may feel is impossible due to funding constraints. The Racecourse proposal and directly associated amenities and infrastructure I believe have wider endorsement and so this would be, with appropriate caveats, be largely accepted, albeit not what anyone was expecting when they purchased in a rural environment. The second proposal, basically to subdivide both for larger sections and a Retirement Village, will meet strong resistance due to the simple reasons of Urban Sprawl, Incorrect Zoning and the refusal of existing land occupiers to be permitted this by council historically. To grant an exception to WTR is in my opinion demonstrably hypocritical and will alienate the community.
- While further Retirement Villages are (apparently) required in our communities this location is not where expansion should occur. My reasoning for this is the lack of proximity to services that would be required such as Health Care, transport and Supermarkets to list some obvious ones. Surely this is why we have Council planning and having such plans surely should be followed rather than random exceptions being made to support a commercial entity's funding requirements?
- Yes if Council concedes to a mixed use proposal as suggested currently then they would be opening the door to proposals far and wide (is there not already speculation about Hotel developments; would this be located in our rural area as well? How could they say No?)
- My suggestion which I'm sure has been considered would be for WTR to retain some of each of their Waipa, Cambridge and Te Rapa sites and develop Retirement villages there. Surely the supportive wider infrastructure in those locations is far superior? This would also generate a vastly superior scale of a Village('s) without a busy Racecourse as a neighbour. (Is there a demand from Retirees to live beside a racecourse? Survey data?)
- Another development option which I consider a better fit for the facility is a Hampton Downs model, where accommodation (apartment style) has been built above commercial premises track side. I would endorse this model.
- Yes WTR should make a distinction between essential racecourse related infrastructure, those facilities that would be desirable and complementing facilities and those that would simply help support the proposal financially. They have indicated from the outset they wish to be transparent around the process and engage with the community so this would demonstrably support that intention.
- One of the reasons I purchased our property was its rural aspect and location on the Te Awa cycle path. I'm already concerned with traffic flows demonstrated by current expressway maintenance. Placing another ~150 residences in a small area plus associated support staff, plus race day traffic, trainers, etc, significantly and permanently quickly changes the safety and ambience of the community. I would be deeply invested as to how WTR are going to incorporate a safe cycling route into the plans given that 60% of current NZ drivers do not correctly answer the Road code question on "how to safely pass a cyclist" (source AA Research 2026). I would support an 80km/hr speed limit, including the construction period.
- I do believe the best main entrance to the proposed facility is as close to the Tamahere interchange as possible, and this is where a roundabout would be best located. My Reasoning is that why should traffic travel any further than necessary, both for environmental reasons and the fact that even more neighbours and road users further along the road are engaged with this extra traffic. I believe the current plan regarding a main entrance is superior to the earlier one on Hooker road. At least this way people have the option of travelling from Airport rd / Pencarrow / Hooker road and avoiding the racecourse main entrance if they wish to.
- I look forward to the release of technical documents on traffic flows and volumes. More informed comments will be available at this time.
- Regarding restrictions mentioned such as lighting, noise, water treatment etc I would expect the council to be rigorous in imposing first rate comprehensive fail safe systems for any proposal. This is their job and I feel this will be better addressed once a more final proposal has been presented and council submissions requested. Current legislation surely is the starting point, with urban development setting the benchmark to a degree.
- Existing farming practices are always under threat by urban development (e.g. Dairy effluent disposal). This is not new and will undoubtedly be an issue if e..g. a retirement village is built. The only mitigation for this is to build in an urban environment, not a rural one. I'm a retired farmer and have seen this many times in many locations from my peers subdividing their properties and town folk moving to the country. I therefore foresee a community that will be less tolerant of existing rural practices to the detriment of existing land owners.
- I am steadfastly against the loss of highly productive land to urban development. In the case of a Racing facility, a transfer of land use is occurring but the same cannot be said for the Retirement and subdivision proposal. I'm an advocate for intensification of housing density.
- Further to my comment immediately above, then, I am in favour of decreasing the minimum lot size to 2500m2, however not specifically for the WTR, but the community as a whole. This is a sensible tool in resisting urban sprawl and loss of productive land.
- A roundabout at Duncan Rd intersection would be desirable if the subdivision into retirement village and the 2500m2 lots was given approval. Conversely if the development was for the Racing associated traffic only I doubt if this would be necessary or appreciated by the wider community as it would slow traffic flows unnecessarily.
- Yes we support the suggestion of engaging a planner and would contribute financially towards the cost, subject to the proposal from the planner being acceptable. Note I would expect this planner to be held in very high regard by their peers and our local community. Anything less would be a waste of time, resources and be counter productive,

Thankyou for the opportunity to provide feedback.
Regards,

Peter and Joanne George
48C Hooker Rd
Ph 0274 301733

Appendix MF – Owner Feedback – 101 Hooker Road

From: Phil & Jacqui Harris on behalf of the Tairua Trust as the owner of 101 Hooker Road, RD3, Tamahere, Hamilton 3283.

Subject: **Proposed Mitigation – WTR Greenfield Hub Proposed Racing Hub Development (the *Development*) – Application [^] Master Plan Version [^]**

We write this letter to the Panellists in respect of the application by Waikato Thoroughbred Racing Incorporated (***WTR***) to the Development under the Fast-track Approvals Act 2024 including the resulting immediate effects on our property at 101 Hooker Road, Tamahere (the ***Harris Property***) if consent to the Development is granted.

For us, personally, and our property (as opposed to the wider neighbourhood group), as the only third-party owners of a property within the overall Development, we have chosen from an early point in the process to work collaboratively with WTR to arrive at mitigation measures which address the immediate impacts of the Development on our property.

The discussions between us and WTR and their Project Team have been conducted in a constructive and collaborative way.

At the time of WTR lodging its application for consent to the Development we are in the process of finalising an agreement with WTR for agreed mitigation measures in respect of the Harris Property.

The key points (which we understand are reflected in the WTR application) will be:

- Defined landscape buffers with agreed planting between the boundaries of the Harris Property and the adjacent land to be owned by WTR, which will be protected by land covenants; and
- The acquisition by us, by way of amalgamation, of what is referred to as the "front paddock" area between the Harris Property and Hooker Road, to be planted by us as a landscaped buffer area and protected by a no build covenant.

Subject to reaching final agreement with WTR, we will then be able to confirm to the Panel that we have reached agreement with WTR over these mitigation measures.

Yours faithfully,

_____

Phil Harris for the Tairua Trust

Date: 01 October 2026

DRAFT

Appendix MG – Owner Consultation – 104A Duncan Road

WTR Waikato Racing Hub - Substantive Application - Masterplan - 17 Sep 2026

Reply | Reply All | Forward

Wed 23/09/2026 9:25 am

Steve Pittman <steve@pmsolutions.nz>
To Aaron Keelty
Cc Steve Bramley (sbramley@sglfunding.co.nz)

260917_ WRH_Master Plan .pdf
3 MB

2026-09-22 T1035 WTR_ Tamahere Healing Centre - Landscape Plan and Sections.pdf
2 MB

Hi Aaron

Please find attached the final Masterplan, along with the landscaping edge conditions drawings for the adjacent boundary for the trusts review and comment

Have you been able to confirm at time to meet.

If not, is the trust willing to share their feedback with me?

Any queries please contact me

Regards
Steve Pittman | 027 66 33 000 | steve@pmsolutions.nz

From: Steve Pittman
Sent: Tuesday, 25 August 2026 10:48 am
To: 'Aaron Keelty' <aaron.keelty@ngaaringaawhina.org.nz>
Cc: Steve Bramley (sbramley@sglfunding.co.nz) <sbramley@sglfunding.co.nz>
Subject: WTR Greenfields - Masterplan (V12 Rev 02) with red pen markup

Hi Aaron

Further to the email below we met with the Neighbourhood Liaison Group last week and made the changes in the attached marked up plan, as follows

1. Pencarrow Rd north entry – moved as far north as possible within the current site
2. Pencarrow Rd south entry – moved as far south as possible within the current site
3. Duncan Rd – deleted the secondary entrance

Have you made any progress on confirming a date and time for our next hui?

Happy to take a call to discuss

Regards
Steve Pittman | 027 66 33 000 | steve@pmsolutions.nz

WTR Waikato Racing Hub

Hauora Waikato - Tamahere Hospital and Wellness Centre

Consultation Update - Notes

2.30pm on 29 July 2026

Location - Tamahere Hospital and Wellness Centre

Attendance

Wayne McLean- Chairman of Board
Brian Harcourt - Board member
Syd Taare - Kaumatua and Executive Officer
Aaron Keelty - Nurse manager Executive officer
Peter Bullen - CFO
Steve Bramley – Project Director and Chair of PCG for WTR Greenfields Racing Hub
Steve Pittman – Project Manager for WTR Greenfields Racing Hub

1. Introductions
   a) Everyone introduced themselves
   b) [redacted] disappointed that other WTR Rangatira were not present
   c) Whenua is significant to Ngāti Haua and Tainui
2. WTR Waikato Racing Hub – Update
   a) Fast Track Approval process overview. Referral Application has been accepted. Consultants are preparing the Substantive Application for lodging on 1 October 2026. WTR are seeking feedback on the revised Masterplan. Draft Masterplan V08 was presented at the meeting and a revised version will be shared as soon as possible. The Masterplan has changed from the Referral Application due to the location and size of the tracks changing due to operational requirements
   b) A Private Plan Change would also be required following approval of the Fast Track consent (approx. 2 years)
   c) Construction would take approx. 3 years resulting in racing starting in mid-2032, if all consents, plan change and funding are received
   d) Community consultation has been ongoing since Jan 2026, with 2 community meetings (another booked for 23 Aug 2026) and 3 Neighbours Liaison Group meetings coordinated by [redacted] (101 Hooker Rd) (another 3 booked)
   e) Meetings have been held with Ngāti Haua and Ngāti Korokī Kahukura and there is an upcoming meeting with Tainui
   f) Cultural Impact Assessments have been received from the following and will be shared after this meeting
      - Ngāti Haua Iwi Trust
      - Ngāti Korokī Kahukura
   g) Project Stamina was released yesterday (28 July), which is a strategic review of thoroughbred and harness racing (equine racing) across NZ with goal of establishing a masterplan for NZ equine racing to guide long term development and consolidation. Project Stamina builds on the Messara

Report that recommended consolidation of the thoroughbred racing industry and the Waikato Racing Hub project is in line with these reports and releases 4 existing racecourse in urban areas for future

h) Matamata will remain as a training facility and is not part of this development
i) The project will provide a quality experience with 3 big racedays per year (WTR 2 x 5,000 people and Harness 1x 3,000 people)

3. Presentation as show (refer attached)

4. General discussion and comments from
    a) The trust has prepared a Cultural and Health Assessment (currently 35 pages) and will share in the future
    b) The trust representatives at the meeting are responsible for the whanau in the facility including cultural and mental wellness
    c) Noise would affect the whanau and currently appreciated the quietness
    d) WTR to issue
        - Masterplan
        - Cultural Impact Assessments x2