WAIKATO THOROUGHBRED RACING

GREENFIELDS RACING & TRAINING PRECINCT — TAMAHERE

DAILY TRAINING & TRACK MAINTENANCE OPERATING PLAN

A typical training day — for planning assessment purposes

DRAFT 1— 31 July 2026 | Prepared for BCD Group / Project Planning Team

1. Purpose and Status

This document describes the anticipated day-to-day training and track maintenance operations at the WTR Greenfields Racing & Training Precinct on a typical, non-raceday. It has been prepared at the request of the project planning team to sit alongside the WTR Raceday Operations Plan and provide context for the assessment of environmental effects — in particular hours of operation, vehicle movements, staffing, lighting, noise, and water use associated with routine daily activity.

Training days will represent the overwhelming majority of the facility's operating calendar — approximately 350 days per year, compared with a projected 40 racedays and 20 trials days. The routine daily pattern described here, rather than raceday activity, therefore defines the facility's ordinary operating character and its typical effects on the surrounding environment.

All figures are indicative and based on established operating practice at comparable New Zealand and Australian training centres (Cambridge, Matamata, Cranbourne, Pakenham) scaled to the projected Greenfields horse population. Final operating protocols will be settled by facility management prior to commissioning.

2. Facility Context and Operating Assumptions

- Projected training population at maturity: 900 horses training per day on the training tracks.
- Training infrastructure: course proper (grass), synthetic all-weather track, sand track(s), back/trotting-up track, warm-up areas, horse walkers, swimming pool/water walker, and trainer stabling precincts.
- Training operates 7 days per week, 52 weeks per year. Sunday and public holiday activity is typically lighter (roughly 40–60% of weekday volume).
- The dominant activity window is early morning: approximately 04:30–10:30. Afternoon activity is limited to stable routines, light exercise (walkers, swimming), and track maintenance.
- Surface allocation is rotated daily by the Track Manager to manage wear, with the grass surfaces used selectively and the synthetic and sand surfaces carrying the bulk of daily work.

3. Typical Training Day Timeline

The table below sets out the indicative sequence of a standard weekday. Times shift seasonally (earlier starts in summer heat; later light in winter).

3.1 Early Morning — Track Preparation and Opening

Time	Activity	Responsibility	Notes
04:00	Track staff arrive; site security disarmed; plant started	Track Manager	First staff vehicle movements (5–8 vehicles)
04:10	Track inspection — all surfaces walked/driven; overnight irrigation checked; rail positions confirmed	Track Manager	Surface allocation for the day confirmed and posted
04:30	Tracks open for training; stable lights on in trainer precincts; first horses onto surfaces	Track Manager	Track lighting operates until daylight (seasonal)
04:30–05:30	First wave of trackwork — predominantly on-site stabled horses; float-in trainers begin arriving	Trainers	Float arrivals build from ~04:45

3.2 Peak Training Window

Time	Activity	Responsibility	Notes
05:30–08:30	Peak trackwork period — highest horse numbers on all surfaces; fast work on allocated gallop days	Trainers / Track Manager	Peak on-site population and vehicle presence
06:00	Course proper / grass gallop sessions (allocated days only, typically 2–3 mornings per week)	Track Manager	Grass use rotated and rationed to protect surface
06:30	Uphill training rise sessions — booked slots to manage flow	Track Manager	One-way flow; horses return via access lane
07:00	Vet, farrier and equine service providers on site attending stables	Trainers	Light commercial vehicle arrivals
08:30–10:30	Second wave — slower work, education of young horses, trotting-up, water walker and pool sessions	Trainers	Horse numbers taper steadily

3.3 Late Morning — Track Close and Midday Maintenance

Time	Activity	Responsibility	Notes
10:30	Tracks closed to horses; final float departures	Track Manager	Outbound float movements largely complete by 11:00
11:00–13:00	Primary daily maintenance: synthetic track power-harrowed and rolled; sand tracks graded; crossings repaired; divot repair on grass surfaces	Track staff	Tractor and light plant operations
11:00–13:00	Irrigation cycles on grass surfaces as required (weather dependent); moisture readings logged	Track Manager	Water drawn from on-site storage/consented take
12:00	Manure and soiled bedding collection from trainer precincts to central composting/removal facility	Facilities	1–2 truck movements daily

3.4 Afternoon and Evening

Time	Activity	Responsibility	Notes
13:00–16:00	Stable routines only — feeding, grooming, walkers, paddock turnout; no fast work	Trainers	Low activity; ambient noise minimal

Time	Activity	Responsibility	Notes
14:00–16:00	Scheduled maintenance: mowing (rotational), rail moves, fence/irrigation repairs, machinery servicing	Track staff	Mowing typically 2–3 afternoons per week per surface
16:00–17:00	Evening stable round; feed deliveries received (scheduled)	Trainers / Facilities	Bulk feed/bedding deliveries 3–5 per week, daytime only
17:30	Site secured; track staff depart; security patrols/CCTV overnight	Facilities	Overnight irrigation programs run automatically
Overnight	Automated irrigation on programmed cycles; no personnel activity other than security and overnight stable checks	Automated / Security	Silent operation

4. Track and Surface Maintenance Program

Track maintenance follows a layered cycle — daily, weekly, and seasonal — designed to protect surface integrity, horse welfare, and racing quality. The indicative program below reflects standard practice for a multi-surface training centre.

4.1 Daily

Surface / Asset	Activity	Timing
Synthetic track	Power harrow, roll, and moisture conditioning after morning training	11:00–13:00
Sand tracks	Grade and level; depth checks at wear points	11:00–13:00
Grass surfaces	Divot repair after use; visual inspection; penetrometer readings	Post-training
Crossings & access lanes	Sweep, repair, re-sand as required	Midday
Irrigation system	Programmed overnight cycles; daily moisture monitoring	Overnight / 04:00

4.2 Weekly

Surface / Asset	Activity	Timing
Grass surfaces	Rotational mowing (2–3 cuts/week in growing season); fertiliser and treatment applications as scheduled	Weekday afternoons
Course proper	Rail movements to distribute wear; verti-drain/aeration on rotation	Non-gallop days
Plant & machinery	Servicing, washdown at bunded washpad	Afternoons
Stable precinct roads	Sweeping; stormwater inlet checks	Weekly

4.3 Seasonal / Periodic

Surface / Asset	Activity	Timing
Grass surfaces	Annual renovation — scarify, oversow, topdress; staged closures of individual surfaces (2–6 weeks each)	Spring / early summer
Synthetic track	Deep decompaction and fibre redistribution; periodic top-up of surface mix	Quarterly / annual
Sand tracks	Sand replenishment (bulk delivery campaigns, ~2–4 per year)	As required
Irrigation & drainage	Winterisation, pump servicing, drainage jetting	Autumn

Surface / Asset	Activity	Timing
Trees & landscaping	Pruning, planting maintenance per landscape management plan	Seasonal

5. Indicative Daily Vehicle Movements

The profile below indicates typical weekday movement volumes at facility maturity. Movements are heavily concentrated in the 04:30–09:00 window and are predominantly light vehicles.

Vehicle Type	Movements/Day	Pattern
Track staff, trainers, jockeys & stablehand light vehicles	100–250	Inbound 04:00–06:00; outbound 09:00–12:00; smaller afternoon shift
Horse floats / trucks (float-in trainers)	40-50	Inbound 04:45–07:30; outbound 08:30–11:30
Service providers (vets, farriers, physio)	10–20	06:30–12:00
Feed, bedding & bulk deliveries	3–6	Scheduled, 09:00–16:00 only
Waste / manure removal	1–2	Midday

Note: at maturity the majority of the training population is expected to be stabled on-site, materially reducing float movements compared with the current dispersed Cambridge model, where horses are floated daily between private properties and the training centre. Consolidation on a single site is a net traffic benefit for the wider road network.

6. Staffing on a Typical Day

- Track & grounds staff: 8–12 (04:00 start; finish ~14:00–17:30 staggered).
- Facility operations, administration & security: 6–10 across the day.
- Trainer employees (stablehands, riders): indicatively 150–250 on site during the morning window, employed by individual training businesses.
- Visiting service providers (vets, farriers, dentists, physiotherapists): 10–20 per day.

7. Environmental and Amenity Considerations

7.1 Hours and Noise

The principal noise-generating activities are early-morning track preparation plant (from ~04:00) and midday/afternoon maintenance machinery. Trackwork itself is inherently quiet — hoofbeats, low-volume PA is not used on training days, and no crowds are present. Mowing and heavier maintenance are confined to daytime hours. Evening and overnight activity is limited to automated irrigation and security.

7.2 Lighting

Track and stable precinct lighting operates from ~04:15 until daylight during autumn–spring months. Lighting design will be directional and shielded to training surfaces and working areas, with spill managed at boundaries in accordance with the lighting assessment. No night racing or evening floodlit training is proposed.

7.3 Water and Irrigation

Grass surfaces are irrigated on programmed overnight cycles supplemented by daytime cycles in dry periods, drawing on on-site storage and the consented water take. Moisture is managed to targets logged daily by the Track Manager, and irrigation demand is highest November–March.

7.4 Manure, Bedding and Waste

The stables have a rubber mat floor that ensures that any horse effluent and manure is collected in the bedding and removed daily. Manure and soiled bedding are collected daily from stable precincts to a central covered facility for composting and/or off-site removal (1–2 truck movements daily). Washdown areas are bunded and drained to the site's treatment systems in accordance with the stormwater and wastewater design.

7.5 Biosecurity and Horse Welfare

Standard training-centre biosecurity protocols apply: horse identification on entry, isolation capability for suspect cases, and vet oversight. Continuous health-monitoring technology is expected to be progressively adopted across the training population, supporting early detection of illness and heat stress.

8. Weekly and Seasonal Variation

- Jump-outs / trials: approximately fortnightly–monthly, run within the normal morning window (05:00–11:00) with modestly higher float movements; no public attendance of scale.
- Gallop mornings: grass fast-work typically concentrated on 2–3 allocated mornings per week; other mornings are synthetic/sand dominant.
- Sundays and public holidays: reduced volumes (~40–60% of weekday), later starts, no scheduled maintenance plant beyond essential work.
- Winter: later daylight extends lighting operation; wet-weather protocols may close grass surfaces, concentrating work on all-weather tracks.
- Renovation periods: individual surfaces closed in staged rotation (spring/summer) with training redistributed across remaining tracks — the multi-surface design ensures the facility never closes entirely.

Prepared for the WTR Design Working Group — draft for review by the project planning team (BCD Group). Figures indicative; to be refined with facility management protocols prior to commissioning.