

From: [Infrastructure Portfolio](#)
To: [Nicola Willis \(MIN\)](#); [Shane Jones \(MIN\)](#); [Nicola Grigg \(MIN\)](#); [Tama Potaka \(MIN\)](#); [Winston Peters \(MIN\)](#); [Paul Goldsmith \(MIN\)](#); [Casey Costello \(MIN\)](#)
Cc: [FTAreferrals](#)
Subject: Invitation to comment on Fast-track referral application for the Waikato Thoroughbred Racing Greenfield Racing Hub under the Fast-track Approvals Act 2024 – FTAA-2604-1215
Date: Wednesday, 13 May 2026 7:39:25 am
Attachments: [Comments Form for Invited Ministers.docx](#)

To:

- Minister for Economic Growth
- Minister for Regional Development
- Minister for the Environment
- Minister for Māori Crown Relations: Te Arawhiti
- Minister for Māori Development
- Minister of Conservation
- Associate Minister of Housing
- Minister for Racing
- Minister for Arts, Culture and Heritage
- Minister for Seniors

NOTE - This project lodged an application after 31 March 2026, therefore a 15-day comment period applies.

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 Waikato Thoroughbred Racing Incorporated for referral of Waikato Thoroughbred Racing Greenfield Racing Hub project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2604-1215).

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 **15 working days** of receipt of this email, being **4 June 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 ftareferrals@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	Waikato Thoroughbred Racing Greenfield Racing Hub
Applicant	Waikato Thoroughbred Racing Incorporated
Location	Tamahere, Waikato
Project description	<p>The project is a greenfield racing hub and residential development across approximately 164 hectares in the Waikato District. This project would consolidate existing thoroughbred racing facilities at Te Rapa racecourse, Cambridge racecourse and Waipā racecourse, along with the Cambridge harness raceway, with a single 'state-of-the-art' Hub. The project includes:</p> <ul style="list-style-type: none"> a. thoroughbred racing and associated activities, including: <ul style="list-style-type: none"> i. a racing facility with a main track and 1200m starting chute ii. facilities for race days, industry functions and events iii. a 1400m thoroughbred training track iv. a 500m warmup track v. on-site stables and yards for trainers' allotments vi. a bloodstock office and sales business across approximately 63,200m² with barns, yarding, sales pavilion and administration vii. an operations and events building across approximately 2,041m² with a parade ring and tie up b. harness racing, including: <ul style="list-style-type: none"> i. a 1000m harness racing and training track ii. facilities for race days, industry functions and events iii. on site stables and yard for trainers' allotments c. other land uses, including: <ul style="list-style-type: none"> i. a retirement residential development with approximately 70-80 single storey villas, approximately 200 attached units and a community centre ii. a residential precinct with approximately 40-50 lots iii. an equestrian events ring iv. facilities to host temporary events

- v. a village centre including a bar, café and other small scale commercial activity
- vi. three parking areas for up to 2,030 vehicles
- vii. commercial equine support services
- viii. rehabilitation of the existing Kahikatea stand within the project site
- ix. all associated infrastructure and earthworks including roading upgrades.

Kind regards,



Office of Hon Chris Bishop

Attorney-General | Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | MP for Hutt South

Office: 04 817 6802 | EW 6.3
Email: c.bishop@ministers.govt.nz Website: www.Beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

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13 May 2025

FTAA-2604-1215

Brett Gliddon
Chief Executive
NZ Transport Agency Waka Kotahi

s 9(2)(a)

Dear Brett

Invitation to provide written comments on the referral application for the Waikato Thoroughbred Racing Greenfield Racing Hub project under the Fast-track Approvals Act 2024

Note: Comments must be received by **4 June 2025 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from Waikato Thoroughbred Racing Incorporated (the applicant) for the Waikato Thoroughbred Racing Greenfield Racing Hub project (the project) under the Fast-track Approvals Act 2024 (the Act). 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.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. You have been identified as an “any other person” for the purposes of this section, as the project is adjacent to the Waikato Expressway. Accordingly, I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

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

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister’s decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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 – Helen Willis.

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

A handwritten signature in black ink, appearing to read 'S. Frame', is positioned above the typed name.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: s 9(2)(a) [redacted]
[redacted]
[redacted]

Appendix A – Project summary details

Application number	FTAA-2604-1215
Project name	Waikato Thoroughbred Racing Greenfield Racing Hub
Applicant name	Waikato Thoroughbred Racing Incorporated
Project summary details	<p>The project is a greenfield racing hub and residential development across approximately 164 hectares in the Waikato District, intended to replace (consolidate) existing thoroughbred racing facilities at Te Rapa racecourse, Cambridge racecourse and Waipā racecourse, along with the Cambridge harness raceway, with a single ‘state-of-the-art’ Hub.</p> <p>The project includes:</p> <ul style="list-style-type: none"> a. thoroughbred racing and associated activities, including: <ul style="list-style-type: none"> i. a racing facility with a main track and 1200m starting chute ii. facilities for race days, industry functions and events iii. a 1400m thoroughbred training track iv. a 500m warmup track v. on-site stables and yards for trainers’ allotments vi. a bloodstock office and sales business across approximately 63,200m² with barns, yarding, sales pavilion and administration vii. an operations and events building across approximately 2,041m² with a parade ring and tie up b. harness racing, including: <ul style="list-style-type: none"> i. a 1000m harness racing and training track ii. facilities for race days, industry functions and events iii. on site stables and yard for trainers’ allotments c. other land uses, including: <ul style="list-style-type: none"> i. a retirement residential development with approximately 70-80 single-storey villas, approximately 200 attached units and a community centre ii. a residential precinct with approximately 40-50

	<p>lots</p> <ul style="list-style-type: none">iii. an equestrian events ringiv. facilities to host temporary eventsv. a village centre including a bar, café and other small scale commercial activityvi. three parking areas for up to 2,030 vehiclesvii. commercial equine support servicesviii. rehabilitation of the existing Kahikatea stand within the project siteix. all associated infrastructure and earthworks including roading upgrades. <p>The applicant seeks the following approvals through the fast-track approvals process to authorise the project:</p> <ul style="list-style-type: none">a. resource consents under the Resource Management Act 1991b. approval under the Wildlife Act 1953c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013.
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13 May 2025

FTAA-2604-1215

Penny Nelson
Department of Conservation
s 9(2)(a)

Dear Penny

Invitation to provide written comments on the referral application for the Waikato Thoroughbred Racing Greenfield Racing Hub project under the Fast-track Approvals Act 2024

Note: Comments must be received by **4 June 2025, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Waikato Thoroughbred Racing Incorporated (the applicant) for the Waikato Thoroughbred Racing Greenfield Racing Hub project (the project) under the Fast-track Approvals Act 2024 (the Act). 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 invite written comments on a referral application from the relevant administering agencies). I invite the Department of Conservation as the administering agency for the Wildlife Act 1953 to provide written comments on the referral application, a copy of which is available to you via the portal.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to due date above). The Minister is not required to consider information received outside of the specified time frame.

Under section 17(3A) of the Act, any comments made by an administering agency must be **relevant** to the application and the decision on the application that the Minister is required to make under section 21.

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision, or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or taxpayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

1. *whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
2. *whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

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

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

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 – Helen Willis.

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

A handwritten signature in black ink, appearing to read 'S. Frame', is centered within a light gray rectangular box.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: s 9(2)(a) [redacted]
[redacted]
[redacted]
[redacted]

Appendix A – Project summary details

Application number	FTAA-2604-1215
Project name	Waikato Thoroughbred Racing Greenfield Racing Hub
Applicant name	Waikato Thoroughbred Racing Incorporated
Project summary details	<p>The project is a greenfield racing hub and residential development across approximately 164 hectares in the Waikato District, intended to replace (consolidate) existing thoroughbred racing facilities at Te Rapa racecourse, Cambridge racecourse and Waipā racecourse, along with the Cambridge harness raceway, with a single ‘state-of-the-art’ Hub.</p> <p>The project includes:</p> <ul style="list-style-type: none"> a. thoroughbred racing and associated activities, including: <ul style="list-style-type: none"> i. a racing facility with a main track and 1200m starting chute ii. facilities for race days, industry functions and events iii. a 1400m thoroughbred training track iv. a 500m warmup track v. on-site stables and yards for trainers’ allotments vi. a bloodstock office and sales business across approximately 63,200m² with barns, yarding, sales pavilion and administration vii. an operations and events building across approximately 2,041m² with a parade ring and tie up b. harness racing, including: <ul style="list-style-type: none"> i. a 1000m harness racing and training track ii. facilities for race days, industry functions and events iii. on site stables and yard for trainers’ allotments c. other land uses, including: <ul style="list-style-type: none"> i. a retirement residential development with approximately 70-80 single-storey villas, approximately 200 attached units and a community centre ii. a residential precinct with approximately 40-50

lots

- iii. an equestrian events ring
- iv. facilities to host temporary events
- v. a village centre including a bar, café and other small scale commercial activity
- vi. three parking areas for up to 2,030 vehicles
- vii. commercial equine support services
- viii. rehabilitation of the existing Kahikatea stand within the project site
- ix. all associated infrastructure and earthworks including roading upgrades.

The applicant seeks the following approvals through the fast-track approvals process to authorise the project:

- a. resource consents under the Resource Management Act 1991
- b. approval under the Wildlife Act 1953
- c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013.

13 May 2025

FTAA-2604-1215

Lance Vervoort
Chief Executive
Hamilton City Council

s 9(2)(a)

Dear Lance

Invitation to provide written comments on the referral application for the Waikato Thoroughbred Racing Greenfield Racing Hub project under the Fast-track Approvals Act 2024

Note: Comments must be received by **4 June 2025, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Waikato Thoroughbred Racing Incorporated (the applicant) for the Waikato Thoroughbred Racing Greenfield Racing Hub project (the project) under the Fast-track Approvals Act 2024 (the Act). 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.

I write under delegation from the Minister and in accordance with section 17(5) of the Act.

The application falls within the Waikato District, so the Waikato District Council has been invited separately under section 17(1) as a relevant local authority (with the ability to recover its costs). In addition, Hamilton City Council has been identified as an “other person” for the purposes of section 17(5), as the project is located in the Future Proof subregional growth partnership area, in close proximity to the Hamilton City boundary. Accordingly, I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

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

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

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PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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 – Helen Willis.

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

A handwritten signature in black ink, appearing to read 'S. Frame', written over a light grey rectangular background.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: [s 9\(2\)\(a\)](#)
[\[redacted\]](#)
fasttrack@hcc.govt.nz

Appendix A – Project summary details

Application number	FTAA-2604-1215
Project name	Waikato Thoroughbred Racing Greenfield Racing Hub
Applicant name	Waikato Thoroughbred Racing Incorporated
Project summary details	<p>The project is a greenfield racing hub and residential development across approximately 164 hectares in the Waikato District, intended to replace (consolidate) existing thoroughbred racing facilities at Te Rapa racecourse, Cambridge racecourse and Waipā racecourse, along with the Cambridge harness raceway, with a single ‘state-of-the-art’ Hub.</p> <p>The project includes:</p> <ul style="list-style-type: none"> a. thoroughbred racing and associated activities, including: <ul style="list-style-type: none"> i. a racing facility with a main track and 1200m starting chute ii. facilities for race days, industry functions and events iii. a 1400m thoroughbred training track iv. a 500m warmup track v. on-site stables and yards for trainers’ allotments vi. a bloodstock office and sales business across approximately 63,200m² with barns, yarding, sales pavilion and administration vii. an operations and events building across approximately 2,041m² with a parade ring and tie up b. harness racing, including: <ul style="list-style-type: none"> i. a 1000m harness racing and training track ii. facilities for race days, industry functions and events iii. on site stables and yard for trainers’ allotments c. other land uses, including: <ul style="list-style-type: none"> i. a retirement residential development with approximately 70-80 single-storey villas, approximately 200 attached units and a community centre ii. a residential precinct with approximately 40-50

	<p>lots</p> <ul style="list-style-type: none">iii. an equestrian events ringiv. facilities to host temporary eventsv. a village centre including a bar, café and other small scale commercial activityvi. three parking areas for up to 2,030 vehiclesvii. commercial equine support servicesviii. rehabilitation of the existing Kahikatea stand within the project siteix. all associated infrastructure and earthworks including roading upgrades. <p>The applicant seeks the following approvals through the fast-track approvals process to authorise the project:</p> <ul style="list-style-type: none">a. resource consents under the Resource Management Act 1991b. approval under the Wildlife Act 1953c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013.
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13 May 2025

FTAA-2604-1215

Peter Richardson
Heritage New Zealand Pouhere Taonga

s 9(2)(a)

Dear Peter

Invitation to provide written comments on the referral application for the Waikato Thoroughbred Racing Greenfield Racing Hub project under the Fast-track Approvals Act 2024

Note: Comments must be received by **4 June 2025, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Waikato Thoroughbred Racing Incorporated (the applicant) for the Waikato Thoroughbred Racing Greenfield Racing Hub project (the project) under the Fast-track Approvals Act 2024 (the Act). 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 invite written comments on a referral application from the relevant administering agencies). I invite Heritage New Zealand Pouhere Taonga as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2013 to provide written comments on the referral application, a copy of which is available to you via the portal.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to due date above). The Minister is not required to consider information received outside of the specified time frame.

Under section 17(3A) of the Act, any comments made by an administering agency must be **relevant** to the application and the decision on the application that the Minister is required to make under section 21.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

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PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision, or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or taxpayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

- 1. whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
- 2. whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

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

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

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 – Helen Willis.

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

A handwritten signature in black ink, appearing to read 'S. Frame', is placed over a light grey rectangular background.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: s 9(2)(a) [redacted]
[redacted]
[redacted]

Appendix A – Project summary details

Application number	FTAA-2604-1215
Project name	Waikato Thoroughbred Racing Greenfield Racing Hub
Applicant name	Waikato Thoroughbred Racing Incorporated
Project summary details	<p>The project is a greenfield racing hub and residential development across approximately 164 hectares in the Waikato District, intended to replace (consolidate) existing thoroughbred racing facilities at Te Rapa racecourse, Cambridge racecourse and Waipā racecourse, along with the Cambridge harness raceway, with a single ‘state-of-the-art’ Hub.</p> <p>The project includes:</p> <ul style="list-style-type: none"> a. thoroughbred racing and associated activities, including: <ul style="list-style-type: none"> i. a racing facility with a main track and 1200m starting chute ii. facilities for race days, industry functions and events iii. a 1400m thoroughbred training track iv. a 500m warmup track v. on-site stables and yards for trainers’ allotments vi. a bloodstock office and sales business across approximately 63,200m² with barns, yarding, sales pavilion and administration vii. an operations and events building across approximately 2,041m² with a parade ring and tie up b. harness racing, including: <ul style="list-style-type: none"> i. a 1000m harness racing and training track ii. facilities for race days, industry functions and events iii. on site stables and yard for trainers’ allotments c. other land uses, including: <ul style="list-style-type: none"> i. a retirement residential development with approximately 70-80 single-storey villas, approximately 200 attached units and a community centre ii. a residential precinct with approximately 40-50

lots

- iii. an equestrian events ring
- iv. facilities to host temporary events
- v. a village centre including a bar, café and other small scale commercial activity
- vi. three parking areas for up to 2,030 vehicles
- vii. commercial equine support services
- viii. rehabilitation of the existing Kahikatea stand within the project site
- ix. all associated infrastructure and earthworks including roading upgrades.

The applicant seeks the following approvals through the fast-track approvals process to authorise the project:

- a. resource consents under the Resource Management Act 1991
- b. approval under the Wildlife Act 1953
- c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013.

13 May 2025

FTAA-2604-1215

Craig Hobbs
Chief Executive Officer
Waikato District Council

s 9(2)(a)

Dear Craig

Invitation to provide written comments on the referral application for the Waikato Thoroughbred Racing Greenfield Racing Hub project under the Fast-track Approvals Act 2024

Note: Comments must be received by **4 June 2025, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Waikato Thoroughbred Racing Incorporated (the applicant) for the Waikato Thoroughbred Racing Greenfield Racing Hub project (the project) under the Fast-track Approvals Act 2024 (the Act). 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.

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, a copy of which is available to you via the portal.

Written comments must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, 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.*

In addition, under section 17(3)(b), Waikato District Council **may** also provide other comments, but only if those comments are relevant to the application and the decision on the application that the Minister is required to make under section 21.

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision, or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or ratepayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

- 1. whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
- 2. whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

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

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

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 – Helen Willis. 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



Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: s 9(2)(a) [redacted]
[redacted]
[redacted]
[redacted]

Appendix A – Project summary details

Application number	FTAA-2604-1215
Project name	Waikato Thoroughbred Racing Greenfield Racing Hub
Applicant name	Waikato Thoroughbred Racing Incorporated
Project summary details	<p>The project is a greenfield racing hub and residential development across approximately 164 hectares in the Waikato District, intended to replace (consolidate) existing thoroughbred racing facilities at Te Rapa racecourse, Cambridge racecourse and Waipā racecourse, along with the Cambridge harness raceway, with a single ‘state-of-the-art’ Hub.</p> <p>The project includes:</p> <ul style="list-style-type: none"> a. thoroughbred racing and associated activities, including: <ul style="list-style-type: none"> i. a racing facility with a main track and 1200m starting chute ii. facilities for race days, industry functions and events iii. a 1400m thoroughbred training track iv. a 500m warmup track v. on-site stables and yards for trainers’ allotments vi. a bloodstock office and sales business across approximately 63,200m² with barns, yarding, sales pavilion and administration vii. an operations and events building across approximately 2,041m² with a parade ring and tie up b. harness racing, including: <ul style="list-style-type: none"> i. a 1000m harness racing and training track ii. facilities for race days, industry functions and events iii. on site stables and yard for trainers’ allotments c. other land uses, including: <ul style="list-style-type: none"> i. a retirement residential development with approximately 70-80 single-storey villas, approximately 200 attached units and a community centre ii. a residential precinct with approximately 40-50 lots

- iii. an equestrian events ring
- iv. facilities to host temporary events
- v. a village centre including a bar, café and other small scale commercial activity
- vi. three parking areas for up to 2,030 vehicles
- vii. commercial equine support services
- viii. rehabilitation of the existing Kahikatea stand within the project site
- ix. all associated infrastructure and earthworks including roading upgrades.

The applicant seeks the following approvals through the fast-track approvals process to authorise the project:

- a. resource consents under the Resource Management Act 1991
- b. approval under the Wildlife Act 1953
- c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013.

13 May 2025

FTAA-2604-1215

Chris McLay
Chief Executive Officer
Waikato Regional Council

s 9(2)(a)

Dear Chris

Invitation to provide written comments on the referral application for the Waikato Thoroughbred Racing Greenfield Racing Hub project under the Fast-track Approvals Act 2024

Note: Comments must be received by **4 June 2025, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Waikato Thoroughbred Racing Incorporated (the applicant) for the Waikato Thoroughbred Racing Greenfield Racing Hub project (the project) under the Fast-track Approvals Act 2024 (the Act). 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.

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, a copy of which is available to you via the portal.

Written comments must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, 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.*

In addition, under section 17(3)(b), Waikato Regional Council **may** also provide other comments, but only if those comments are relevant to the application and the decision on the application that the Minister is required to make under section 21.

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision, or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or ratepayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

- 1. whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
- 2. whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

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

Appendix A – Project summary details

Application number	FTAA-2604-1215
Project name	Waikato Thoroughbred Racing Greenfield Racing Hub
Applicant name	Waikato Thoroughbred Racing Incorporated
Project summary details	<p>The project is a greenfield racing hub and residential development across approximately 164 hectares in the Waikato District, intended to replace (consolidate) existing thoroughbred racing facilities at Te Rapa racecourse, Cambridge racecourse and Waipā racecourse, along with the Cambridge harness raceway, with a single ‘state-of-the-art’ Hub.</p> <p>The project includes:</p> <ul style="list-style-type: none"> a. thoroughbred racing and associated activities, including: <ul style="list-style-type: none"> i. a racing facility with a main track and 1200m starting chute ii. facilities for race days, industry functions and events iii. a 1400m thoroughbred training track iv. a 500m warmup track v. on-site stables and yards for trainers’ allotments vi. a bloodstock office and sales business across approximately 63,200m² with barns, yarding, sales pavilion and administration vii. an operations and events building across approximately 2,041m² with a parade ring and tie up b. harness racing, including: <ul style="list-style-type: none"> i. a 1000m harness racing and training track ii. facilities for race days, industry functions and events iii. on site stables and yard for trainers’ allotments c. other land uses, including: <ul style="list-style-type: none"> i. a retirement residential development with approximately 70-80 single-storey villas, approximately 200 attached units and a community centre ii. a residential precinct with approximately 40-50 lots

- iii. an equestrian events ring
- iv. facilities to host temporary events
- v. a village centre including a bar, café and other small scale commercial activity
- vi. three parking areas for up to 2,030 vehicles
- vii. commercial equine support services
- viii. rehabilitation of the existing Kahikatea stand within the project site
- ix. all associated infrastructure and earthworks including roading upgrades.

The applicant seeks the following approvals through the fast-track approvals process to authorise the project:

- a. resource consents under the Resource Management Act 1991
- b. approval under the Wildlife Act 1953
- c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013.

13 May 2025

FTAA-2604-1215

Steph O'Sullivan
Chief Executive
Waipā District Council

s 9(2)(a)

Dear Steph

Invitation to provide written comments on the referral application for the Waikato Thoroughbred Racing Greenfield Racing Hub project under the Fast-track Approvals Act 2024

Note: Comments must be received by **4 June 2025, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Waikato Thoroughbred Racing Incorporated (the applicant) for the Waikato Thoroughbred Racing Greenfield Racing Hub project (the project) under the Fast-track Approvals Act 2024 (the Act). 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.

I write under delegation from the Minister and in accordance with section 17(5) of the Act.

The application falls within the Waikato District, so Waikato District Council has been invited separately under section 17(1) as relevant local authority (with the ability to recover its costs). In addition, Waipā District Council has been identified as an “other person” for the purposes of section 17(5), as the project is located in the Future Proof subregional growth partnership area, in close proximity to the Waipā District boundary. Accordingly, I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

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

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment
PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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 – Helen Willis.

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

A handwritten signature in black ink, appearing to read 'S. Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: fasttrackapprovalsact@waipadc.govt.nz
s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2604-1215
Project name	Waikato Thoroughbred Racing Greenfield Racing Hub
Applicant name	Waikato Thoroughbred Racing Incorporated
Project summary details	<p>The project is a greenfield racing hub and residential development across approximately 164 hectares in the Waikato District, intended to replace (consolidate) existing thoroughbred racing facilities at Te Rapa racecourse, Cambridge racecourse and Waipā racecourse, along with the Cambridge harness raceway, with a single ‘state-of-the-art’ Hub.</p> <p>The project includes:</p> <ul style="list-style-type: none"> a. thoroughbred racing and associated activities, including: <ul style="list-style-type: none"> i. a racing facility with a main track and 1200m starting chute ii. facilities for race days, industry functions and events iii. a 1400m thoroughbred training track iv. a 500m warmup track v. on-site stables and yards for trainers’ allotments vi. a bloodstock office and sales business across approximately 63,200m² with barns, yarding, sales pavilion and administration vii. an operations and events building across approximately 2,041m² with a parade ring and tie up b. harness racing, including: <ul style="list-style-type: none"> i. a 1000m harness racing and training track ii. facilities for race days, industry functions and events iii. on site stables and yard for trainers’ allotments c. other land uses, including: <ul style="list-style-type: none"> i. a retirement residential development with approximately 70-80 single-storey villas, approximately 200 attached units and a community centre ii. a residential precinct with approximately 40-50

	<p>lots</p> <ul style="list-style-type: none">iii. an equestrian events ringiv. facilities to host temporary eventsv. a village centre including a bar, café and other small scale commercial activityvi. three parking areas for up to 2,030 vehiclesvii. commercial equine support servicesviii. rehabilitation of the existing Kahikatea stand within the project siteix. all associated infrastructure and earthworks including roading upgrades. <p>The applicant seeks the following approvals through the fast-track approvals process to authorise the project:</p> <ul style="list-style-type: none">a. resource consents under the Resource Management Act 1991b. approval under the Wildlife Act 1953c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013.
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13 May 2025

FTAA-2604-1215

Mark Morgan
Chief Executive
Hamilton Airport
s 9(2)(a)

Dear Mark

Invitation to provide written comments on the referral application for the Waikato Thoroughbred Racing Greenfield Racing Hub project under the Fast-track Approvals Act 2024

Note: Comments must be received by **4 June 2025, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Waikato Thoroughbred Racing Incorporated (the applicant) for the Waikato Thoroughbred Racing Greenfield Racing Hub project (the project) under the Fast-track Approvals Act 2024 (the Act). 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.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. You have been identified as an “any other person” for the purposes of this section, as the applicant has noted that the project is located within an Airport Height Obstacle Limitation overlay area. Accordingly, I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

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

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister’s decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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 – Helen Willis.

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

A handwritten signature in black ink, appearing to read 'S. Frame', is positioned above the typed name.

Stephanie Frame
Manager – Fast-track Operations

Cc: admin@hamiltonairport.co.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1215
Project name	Waikato Thoroughbred Racing Greenfield Racing Hub
Applicant name	Waikato Thoroughbred Racing Incorporated
Project summary details	<p>The project is a greenfield racing hub and residential development across approximately 164 hectares in the Waikato District, intended to replace (consolidate) existing thoroughbred racing facilities at Te Rapa racecourse, Cambridge racecourse and Waipā racecourse, along with the Cambridge harness raceway, with a single ‘state-of-the-art’ Hub.</p> <p>The project includes:</p> <ul style="list-style-type: none"> a. thoroughbred racing and associated activities, including: <ul style="list-style-type: none"> i. a racing facility with a main track and 1200m starting chute ii. facilities for race days, industry functions and events iii. a 1400m thoroughbred training track iv. a 500m warmup track v. on-site stables and yards for trainers’ allotments vi. a bloodstock office and sales business across approximately 63,200m² with barns, yarding, sales pavilion and administration vii. an operations and events building across approximately 2,041m² with a parade ring and tie up b. harness racing, including: <ul style="list-style-type: none"> i. a 1000m harness racing and training track ii. facilities for race days, industry functions and events iii. on site stables and yard for trainers’ allotments c. other land uses, including: <ul style="list-style-type: none"> i. a retirement residential development with approximately 70-80 single-storey villas, approximately 200 attached units and a community centre ii. a residential precinct with approximately 40-50 lots iii. an equestrian events ring

- iv. facilities to host temporary events
- v. a village centre including a bar, café and other small scale commercial activity
- vi. three parking areas for up to 2,030 vehicles
- vii. commercial equine support services
- viii. rehabilitation of the existing Kahikatea stand within the project site
- ix. all associated infrastructure and earthworks including roading upgrades.

The applicant seeks the following approvals through the fast-track approvals process to authorise the project:

- a. resource consents under the Resource Management Act 1991
- b. approval under the Wildlife Act 1953
- c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013.

13 May 2026

FTAA-2604-1215

Mokoro Gillett
Chair
Ngaati Hauaa Tribal Trust
admin@ngatihauaiitrust.co.nz

Tēnā koe Mokoro

Invitation to provide written comments on the referral application for the Waikato Thoroughbred Racing Greenfield Racing Hub project under the Fast-track Approvals Act 2024

Note: Comments must be received by **4 June 2025, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Waikato Thoroughbred Racing Incorporated (the applicant) for the Waikato Thoroughbred Racing Greenfield Racing Hub project (the project) under the Fast-track Approvals Act 2024 (the Act). 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, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. 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 **15 working days** of receipt of this letter and copy of the application (refer to the due date above). 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 general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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 – Helen Willis.

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 read 'S Frame', written over a light grey rectangular background.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1215
Project name	Waikato Thoroughbred Racing Greenfield Racing Hub
Applicant name	Waikato Thoroughbred Racing Incorporated
Project summary details	<p>The project is a greenfield racing hub and residential development across approximately 164 hectares in the Waikato District, intended to replace (consolidate) existing thoroughbred racing facilities at Te Rapa racecourse, Cambridge racecourse and Waipā racecourse, along with the Cambridge harness raceway, with a single ‘state-of-the-art’ Hub.</p> <p>The project includes:</p> <ul style="list-style-type: none"> a. thoroughbred racing and associated activities, including: <ul style="list-style-type: none"> i. a racing facility with a main track and 1200m starting chute ii. facilities for race days, industry functions and events iii. a 1400m thoroughbred training track iv. a 500m warmup track v. on-site stables and yards for trainers’ allotments vi. a bloodstock office and sales business across approximately 63,200m² with barns, yarding, sales pavilion and administration vii. an operations and events building across approximately 2,041m² with a parade ring and tie up b. harness racing, including: <ul style="list-style-type: none"> i. a 1000m harness racing and training track ii. facilities for race days, industry functions and events iii. on site stables and yard for trainers’ allotments c. other land uses, including: <ul style="list-style-type: none"> i. a retirement residential development with approximately 70-80 single-storey villas, approximately 200 attached units and a community centre ii. a residential precinct with approximately 40-50 lots iii. an equestrian events ring

- iv. facilities to host temporary events
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- ix. all associated infrastructure and earthworks including roading upgrades.

The applicant seeks the following approvals through the fast-track approvals process to authorise the project:

- a. resource consents under the Resource Management Act 1991
- b. approval under the Wildlife Act 1953
- c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013.

13 May 2026

FTAA-2604-1215

Jo Kukutai
Ngaati Maahanga/Nгаа Uri o Maahanga (Ngāti Māhanga)

s 9(2)(a)

Tēnā koe Jo

Invitation to provide written comments on the referral application for the Waikato Thoroughbred Racing Greenfield Racing Hub project under the Fast-track Approvals Act 2024

Note: Comments must be received by **4 June 2025, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Waikato Thoroughbred Racing Incorporated (the applicant) for the Waikato Thoroughbred Racing Greenfield Racing Hub project (the project) under the Fast-track Approvals Act 2024 (the Act). 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, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. 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 **15 working days** of receipt of this letter and copy of the application (refer to the due date above). 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 general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

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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 – Helen Willis.

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 read 'S Frame', written over a light grey rectangular background.

Stephanie Frame
Manager – Fast-track Operations

Cc: s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1215
Project name	Waikato Thoroughbred Racing Greenfield Racing Hub
Applicant name	Waikato Thoroughbred Racing Incorporated
Project summary details	<p>The project is a greenfield racing hub and residential development across approximately 164 hectares in the Waikato District, intended to replace (consolidate) existing thoroughbred racing facilities at Te Rapa racecourse, Cambridge racecourse and Waipā racecourse, along with the Cambridge harness raceway, with a single ‘state-of-the-art’ Hub.</p> <p>The project includes:</p> <ul style="list-style-type: none"> a. thoroughbred racing and associated activities, including: <ul style="list-style-type: none"> i. a racing facility with a main track and 1200m starting chute ii. facilities for race days, industry functions and events iii. a 1400m thoroughbred training track iv. a 500m warmup track v. on-site stables and yards for trainers’ allotments vi. a bloodstock office and sales business across approximately 63,200m² with barns, yarding, sales pavilion and administration vii. an operations and events building across approximately 2,041m² with a parade ring and tie up b. harness racing, including: <ul style="list-style-type: none"> i. a 1000m harness racing and training track ii. facilities for race days, industry functions and events iii. on site stables and yard for trainers’ allotments c. other land uses, including: <ul style="list-style-type: none"> i. a retirement residential development with approximately 70-80 single-storey villas, approximately 200 attached units and a community centre

- ii. a residential precinct with approximately 40-50 lots
- iii. an equestrian events ring
- iv. facilities to host temporary events
- v. a village centre including a bar, café and other small scale commercial activity
- vi. three parking areas for up to 2,030 vehicles
- vii. commercial equine support services
- viii. rehabilitation of the existing Kahikatea stand within the project site
- ix. all associated infrastructure and earthworks including roading upgrades.

The applicant seeks the following approvals through the fast-track approvals process to authorise the project:

- a. resource consents under the Resource Management Act 1991
- b. approval under the Wildlife Act 1953
- c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013.

13 May 2026

FTAA-2604-1215

Mokoro Gillett – Chair
Ngāti Hauā Iwi Trust

admin@ngatihauaiwitrust.co.nz

Tēnā koe Mokoro

Invitation to provide written comments on the referral application for the Waikato Thoroughbred Racing Greenfield Racing Hub project under the Fast-track Approvals Act 2024

Note: Comments must be received by **4 June 2025, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Waikato Thoroughbred Racing Incorporated (the applicant) for the Waikato Thoroughbred Racing Greenfield Racing Hub project (the project) under the Fast-track Approvals Act 2024 (the Act). 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.

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If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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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 read 'S Frame', written over a light grey rectangular background.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1215
Project name	Waikato Thoroughbred Racing Greenfield Racing Hub
Applicant name	Waikato Thoroughbred Racing Incorporated
Project summary details	<p>The project is a greenfield racing hub and residential development across approximately 164 hectares in the Waikato District, intended to replace (consolidate) existing thoroughbred racing facilities at Te Rapa racecourse, Cambridge racecourse and Waipā racecourse, along with the Cambridge harness raceway, with a single ‘state-of-the-art’ Hub.</p> <p>The project includes:</p> <ol style="list-style-type: none"> 1. thoroughbred racing and associated activities, including: <ol style="list-style-type: none"> a. a racing facility with a main track and 1200m starting chute b. facilities for race days, industry functions and events c. a 1400m thoroughbred training track d. a 500m warmup track e. on-site stables and yards for trainers’ allotments f. a bloodstock office and sales business across approximately 63,200m² with barns, yarding, sales pavilion and administration g. an operations and events building across approximately 2,041m² with a parade ring and tie up 2. harness racing, including: <ol style="list-style-type: none"> a. a 1000m harness racing and training track b. facilities for race days, industry functions and events c. on site stables and yard for trainers’ allotments 3. other land uses, including: <ol style="list-style-type: none"> a. a retirement residential development with approximately 70-80 single-storey villas, approximately 200 attached units and a community centre b. a residential precinct with approximately 40-50 lots c. an equestrian events ring

	<ul style="list-style-type: none">d. facilities to host temporary eventse. a village centre including a bar, café and other small scale commercial activityf. three parking areas for up to 2,030 vehiclesg. commercial equine support servicesh. rehabilitation of the existing Kahikatea stand within the project sitei. all associated infrastructure and earthworks including roading upgrades. <p>The applicant seeks the following approvals through the fast-track approvals process to authorise the project:</p> <ul style="list-style-type: none">a. resource consents under the Resource Management Act 1991b. approval under the Wildlife Act 1953c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013.
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13 May 2026

FTAA-2604-1215

Karaitiana Tamatea
Ngāti Koroki Kahukura

admin@korokikahukura.co.nz

Tēnā koe Karaitiana

Invitation to provide written comments on the referral application for the Waikato Thoroughbred Racing Greenfield Racing Hub project under the Fast-track Approvals Act 2024

Note: Comments must be received by **4 June 2025, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Waikato Thoroughbred Racing Incorporated (the applicant) for the Waikato Thoroughbred Racing Greenfield Racing Hub project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1215
Project name	Waikato Thoroughbred Racing Greenfield Racing Hub
Applicant name	Waikato Thoroughbred Racing Incorporated
Project summary details	<p>The project is a greenfield racing hub and residential development across approximately 164 hectares in the Waikato District, intended to replace (consolidate) existing thoroughbred racing facilities at Te Rapa racecourse, Cambridge racecourse and Waipā racecourse, along with the Cambridge harness raceway, with a single ‘state-of-the-art’ Hub.</p> <p>The project includes:</p> <ul style="list-style-type: none"> a. thoroughbred racing and associated activities, including: <ul style="list-style-type: none"> i. a racing facility with a main track and 1200m starting chute ii. facilities for race days, industry functions and events iii. a 1400m thoroughbred training track iv. a 500m warmup track v. on-site stables and yards for trainers’ allotments vi. a bloodstock office and sales business across approximately 63,200m² with barns, yarding, sales pavilion and administration vii. an operations and events building across approximately 2,041m² with a parade ring and tie up b. harness racing, including: <ul style="list-style-type: none"> i. a 1000m harness racing and training track ii. facilities for race days, industry functions and events iii. on site stables and yard for trainers’ allotments c. other land uses, including: <ul style="list-style-type: none"> i. a retirement residential development with approximately 70-80 single-storey villas, approximately 200 attached units and a community centre

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- iii. an equestrian events ring
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- v. a village centre including a bar, café and other small scale commercial activity
- vi. three parking areas for up to 2,030 vehicles
- vii. commercial equine support services
- viii. rehabilitation of the existing Kahikatea stand within the project site
- ix. all associated infrastructure and earthworks including roading upgrades.

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- b. approval under the Wildlife Act 1953
- c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013.

13 May 2026

FTAA-2604-1215

Kimai Huirama
Ngāti Tamainupō

s 9(2)(a)

Tēnā koe Kimai

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Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S Frame', written over a light grey rectangular background.

Stephanie Frame
Manager – Fast-track Operations

Cc: trust@tamainupo.iwi.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1215
Project name	Waikato Thoroughbred Racing Greenfield Racing Hub
Applicant name	Waikato Thoroughbred Racing Incorporated
Project summary details	<p>The project is a greenfield racing hub and residential development across approximately 164 hectares in the Waikato District, intended to replace (consolidate) existing thoroughbred racing facilities at Te Rapa racecourse, Cambridge racecourse and Waipā racecourse, along with the Cambridge harness raceway, with a single ‘state-of-the-art’ Hub.</p> <p>The project includes:</p> <ul style="list-style-type: none">a. thoroughbred racing and associated activities, including:<ul style="list-style-type: none">i. a racing facility with a main track and 1200m starting chuteii. facilities for race days, industry functions and eventsiii. a 1400m thoroughbred training trackiv. a 500m warmup trackv. on-site stables and yards for trainers’ allotmentsvi. a bloodstock office and sales business across approximately 63,200m² with barns, yarding, sales pavilion and administrationvii. an operations and events building across approximately 2,041m² with a parade ring and tie upb. harness racing, including:<ul style="list-style-type: none">i. a 1000m harness racing and training trackii. facilities for race days, industry functions and eventsiii. on site stables and yard for trainers’ allotmentsc. other land uses, including:<ul style="list-style-type: none">i. a retirement residential development with approximately 70-80 single-storey villas, approximately 200 attached units and a community centre

- ii. a residential precinct with approximately 40-50 lots
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- ix. all associated infrastructure and earthworks including roading upgrades.

The applicant seeks the following approvals through the fast-track approvals process to authorise the project:

- a. resource consents under the Resource Management Act 1991
- b. approval under the Wildlife Act 1953
- c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013.

13 May 2026

FTAA-2604-1215

Carolyn Hopa
Ngāti Wairere

s 9(2)(a)

Tēnā koe Carolyn

Invitation to provide written comments on the referral application for the Waikato Thoroughbred Racing Greenfield Racing Hub project under the Fast-track Approvals Act 2024

Note: Comments must be received by **4 June 2025, 11.59PM.**

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc: [s 9\(2\)\(a\)](#)
[s 9\(2\)\(a\)](#)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1215
Project name	Waikato Thoroughbred Racing Greenfield Racing Hub
Applicant name	Waikato Thoroughbred Racing Incorporated
Project summary details	<p>The project is a greenfield racing hub and residential development across approximately 164 hectares in the Waikato District, intended to replace (consolidate) existing thoroughbred racing facilities at Te Rapa racecourse, Cambridge racecourse and Waipā racecourse, along with the Cambridge harness raceway, with a single ‘state-of-the-art’ Hub.</p> <p>The project includes:</p> <ul style="list-style-type: none"> a. thoroughbred racing and associated activities, including: <ul style="list-style-type: none"> i. a racing facility with a main track and 1200m starting chute ii. facilities for race days, industry functions and events iii. a 1400m thoroughbred training track iv. a 500m warmup track v. on-site stables and yards for trainers’ allotments vi. a bloodstock office and sales business across approximately 63,200m² with barns, yarding, sales pavilion and administration vii. an operations and events building across approximately 2,041m² with a parade ring and tie up b. harness racing, including: <ul style="list-style-type: none"> i. a 1000m harness racing and training track ii. facilities for race days, industry functions and events iii. on site stables and yard for trainers’ allotments c. other land uses, including: <ul style="list-style-type: none"> i. a retirement residential development with approximately 70-80 single-storey villas, approximately 200 attached units and a community centre

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- vi. three parking areas for up to 2,030 vehicles
- vii. commercial equine support services
- viii. rehabilitation of the existing Kahikatea stand within the project site
- ix. all associated infrastructure and earthworks including roading upgrades.

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- c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013.

13 May 2026

FTAA-2604-1215

Kataraina Hodge
Chair
Raukawa Settlement Trust

info@rauikawa.org.nz

Tēnā koe Kataraina

Invitation to provide written comments on the referral application for the Waikato Thoroughbred Racing Greenfield Racing Hub project under the Fast-track Approvals Act 2024

Note: Comments must be received by **4 June 2025, 11.59PM.**

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc: environment@raukawa.org.nz
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

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Applicant name	Waikato Thoroughbred Racing Incorporated
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13 May 2026

FTAA-2604-1215

Harry Wilson
Te Haa o Te Whenua o Kirikiriroa Ltd

s 9(2)(a)

Tēnā koe Harry

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Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S Frame', written over a light blue horizontal line.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1215
Project name	Waikato Thoroughbred Racing Greenfield Racing Hub
Applicant name	Waikato Thoroughbred Racing Incorporated
Project summary details	<p>The project is a greenfield racing hub and residential development across approximately 164 hectares in the Waikato District, intended to replace (consolidate) existing thoroughbred racing facilities at Te Rapa racecourse, Cambridge racecourse and Waipā racecourse, along with the Cambridge harness raceway, with a single ‘state-of-the-art’ Hub.</p> <p>The project includes:</p> <ul style="list-style-type: none"> a. thoroughbred racing and associated activities, including: <ul style="list-style-type: none"> i. a racing facility with a main track and 1200m starting chute ii. facilities for race days, industry functions and events iii. a 1400m thoroughbred training track iv. a 500m warmup track v. on-site stables and yards for trainers’ allotments vi. a bloodstock office and sales business across approximately 63,200m² with barns, yarding, sales pavilion and administration vii. an operations and events building across approximately 2,041m² with a parade ring and tie up b. harness racing, including: <ul style="list-style-type: none"> i. a 1000m harness racing and training track ii. facilities for race days, industry functions and events iii. on site stables and yard for trainers’ allotments c. other land uses, including: <ul style="list-style-type: none"> i. a retirement residential development with approximately 70-80 single-storey villas, approximately 200 attached units and a community centre ii. a residential precinct with approximately 40-50 lots iii. an equestrian events ring

- iv. facilities to host temporary events
- v. a village centre including a bar, café and other small scale commercial activity
- vi. three parking areas for up to 2,030 vehicles
- vii. commercial equine support services
- viii. rehabilitation of the existing Kahikatea stand within the project site
- ix. all associated infrastructure and earthworks including roading upgrades.

The applicant seeks the following approvals through the fast-track approvals process to authorise the project:

- a. resource consents under the Resource Management Act 1991
- b. approval under the Wildlife Act 1953
- c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013.

13 May 2026

FTAA-2604-1215

Parekawhia McLean – Chair
Te Whakakitenga o Waikato Incorporated

s 9(2)(a)

Tēnā koe Parekawhia

Invitation to provide written comments on the referral application for the Waikato Thoroughbred Racing Greenfield Racing Hub project under the Fast-track Approvals Act 2024

Note: Comments must be received by **4 June 2025, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Waikato Thoroughbred Racing Incorporated (the applicant) for the Waikato Thoroughbred Racing Greenfield Racing Hub project (the project) under the Fast-track Approvals Act 2024 (the Act). 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, a copy of which is available to you via the portal.

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

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc: [s 9\(2\)\(a\)](#)
[Redacted]
[Redacted]

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1215
Project name	Waikato Thoroughbred Racing Greenfield Racing Hub
Applicant name	Waikato Thoroughbred Racing Incorporated
Project summary details	<p>The project is a greenfield racing hub and residential development across approximately 164 hectares in the Waikato District, intended to replace (consolidate) existing thoroughbred racing facilities at Te Rapa racecourse, Cambridge racecourse and Waipā racecourse, along with the Cambridge harness raceway, with a single ‘state-of-the-art’ Hub.</p> <p>The project includes:</p> <ul style="list-style-type: none"> a. thoroughbred racing and associated activities, including: <ul style="list-style-type: none"> i. a racing facility with a main track and 1200m starting chute ii. facilities for race days, industry functions and events iii. a 1400m thoroughbred training track iv. a 500m warmup track v. on-site stables and yards for trainers’ allotments vi. a bloodstock office and sales business across approximately 63,200m² with barns, yarding, sales pavilion and administration vii. an operations and events building across approximately 2,041m² with a parade ring and tie up b. harness racing, including: <ul style="list-style-type: none"> i. a 1000m harness racing and training track ii. facilities for race days, industry functions and events iii. on site stables and yard for trainers’ allotments c. other land uses, including: <ul style="list-style-type: none"> i. a retirement residential development with approximately 70-80 single-storey villas, approximately 200 attached units and a community centre ii. a residential precinct with approximately 40-50 lots iii. an equestrian events ring

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- vi. three parking areas for up to 2,030 vehicles
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- viii. rehabilitation of the existing Kahikatea stand within the project site
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13 May 2026

FTAA-2604-1215

Jaedyn Falwasser
Waikato Raupatu River Trust

s 9(2)(a)

Tēnā koe Jaedyn

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Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc: s 9(2)(a)

Appendix A: Project summary details

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13 May 2026

FTAA-2604-1215

Justine Young
Senior Policy Advisor
Waikato River Authority

s 9(2)(a)

Tēnā koe Justine

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