

From: [Helen Willis](#)
To: [Josh Caddigan](#)
Cc: [Oliver Sangster](#); [FTAreferrals](#)
Subject: Re: FTAA 2604-1215 Waikato Thoroughbred Racing Greenfield Racing Hub
Date: Friday, 1 May 2026 2:28:48 pm
Attachments: [image001.png](#)

Kia ora Josh

Thanks very much for sending this through - confirming receipt. Nothing else needed for now. Will be in touch if anything further arises.

Ngā mihi

[Helen Willis](#) (she/her)

Advisor | *kaiwhakahaere*

Ministry for the Environment | Manatu Mo Te Taiao

s 9(2)(a) | environment.govt.nz

From: Josh Caddigan s 9(2)(a)
Sent: Friday, May 1, 2026 1:28 PM
To: Helen Willis s 9(2)(a)
Cc: Oliver Sangster s 9(2)(a) <FTAreferrals@mfe.govt.nz>
Subject: RE: FTAA 2604-1215 Waikato Thoroughbred Racing Greenfield Racing Hub

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Hi Helen,

Please see my responses in *red italics* below.

Let me know if you require anything else,

Ngaa Mihi,

Josh Caddigan

Senior Planner

Email: s 9(2)(a)

Mobile: s 9(2)(a) | Website: bcdgroup.nz

Ph: 0508 BCD GROUP (0508 223 47687)

Level 1, 220 Tristram Street, Hamilton, 3204

PO Box 9421, Waikato Mail Centre, Hamilton



bcdgroup.nz



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From: Helen Willis s 9(2)(a)
Sent: Wednesday, 29 April 2026 3:11 pm
To: Josh Caddigan s 9(2)(a)
Cc: Oliver Sangster s 9(2)(a) FTArefferrals <FTArefferrals@mfe.govt.nz>
Subject: FTAA 2604-1215 Waikato Thoroughbred Racing Greenfield Racing Hub

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Hi Josh

Thanks for the call earlier. As discussed, there are some matters we are seeking further information/clarification regarding the Waikato Thoroughbred Racing Greenfield Racing Hub application (the project) under the Fast-track Approvals Act 2024:

1. Regarding anticipated and known adverse effects of the project on the environment, please provide a description of the anticipated significance of effects relating to acid sulfate soils (section 13(4)(h)).

If acid sulfates are found to be present at the Site, impacts of these can be mitigated via the implementation of earthworks controls (such as minimising soil disturbance in areas where acid sulfates are found to be present, limiting exposure to air, and maintenance of groundwater levels to minimise the generation of acids), controls on the handling of excavated soils, where applicable the use of liming or other neutralising additives to the soil to minimise generation of acids, and if required, encapsulation to prevent the generation of acids. Adoption of these mitigation methods via an acid sulfate soils management plan will ensure that any adverse effects will be less than minor / insignificant.

2. Regarding anticipated commencement and completeness dates for any construction activities, further detail that includes anticipated dates for all proposed works, including any housing aspects (section 13(4)(e)).

See below for indicative construction timeframes – These are subject to change as the commencement date could be brought forward to 2030 to suit development needs.

Racecourse infrastructure (tracks, stables, operations building, etc) - Assume

Opening start of racing financial year 1 August 2036 with construction effectively occurring over 3 years, with the track first (as after construction the track needs to settle for a year), buildings over 2-year period just prior to opening.

Retirement village - Timed to open as same time as racecourse (so not open during racecourse construction period) – for 1 August 2036 with assume construction period in previous 2 to 2.5 years

Sale yards - To open at same time as racecourse opening – 1 August 2036, with build period over previous 2 years

Lifestyle sections - in three 2-year tranches: First third open same time as racecourse, second third 2 years later; last third 2 years later again – we would be asking for an extended lapse date for the consent conditions to allow for this.

3. Further detail on how the project may support primary industries (section 13(4)(b)).

As discussed, the connection to primary industry is probably a bit loose in terms of the traditional definition of primary industry. For clarity, we will say that primary industry is not supported by the project.

4. Clarification on any works that will be required offsite to enable the project.

This comment related to works related to any potential upgrades to the roading network that are required as a result of further engagement with Waikato DC and more detailed assessments related to traffic effects that would be carried out as part of a substantive application if the referral is successful.

As discussed, it would be great if we could have this information before Friday (1 May) COB. Let me know if any questions.

Ngā mihi

Helen Willis ([she/her](#))

Advisor | kaiwhakahaere

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