

DESIGNGROUP STAPLETON ELLIOTT + COX

WTR WAIKATO THOROUGHBRED RACING  
**WTR GREENFIELDS RACECOURSE**

# FAST TRACK REFERRAL APPLICATION

Issued for Fast Track Referral Application  
Version 01 • April 2026



designgroup  
stapleton elliot

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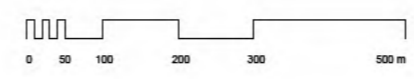
OVERALL SITE

1

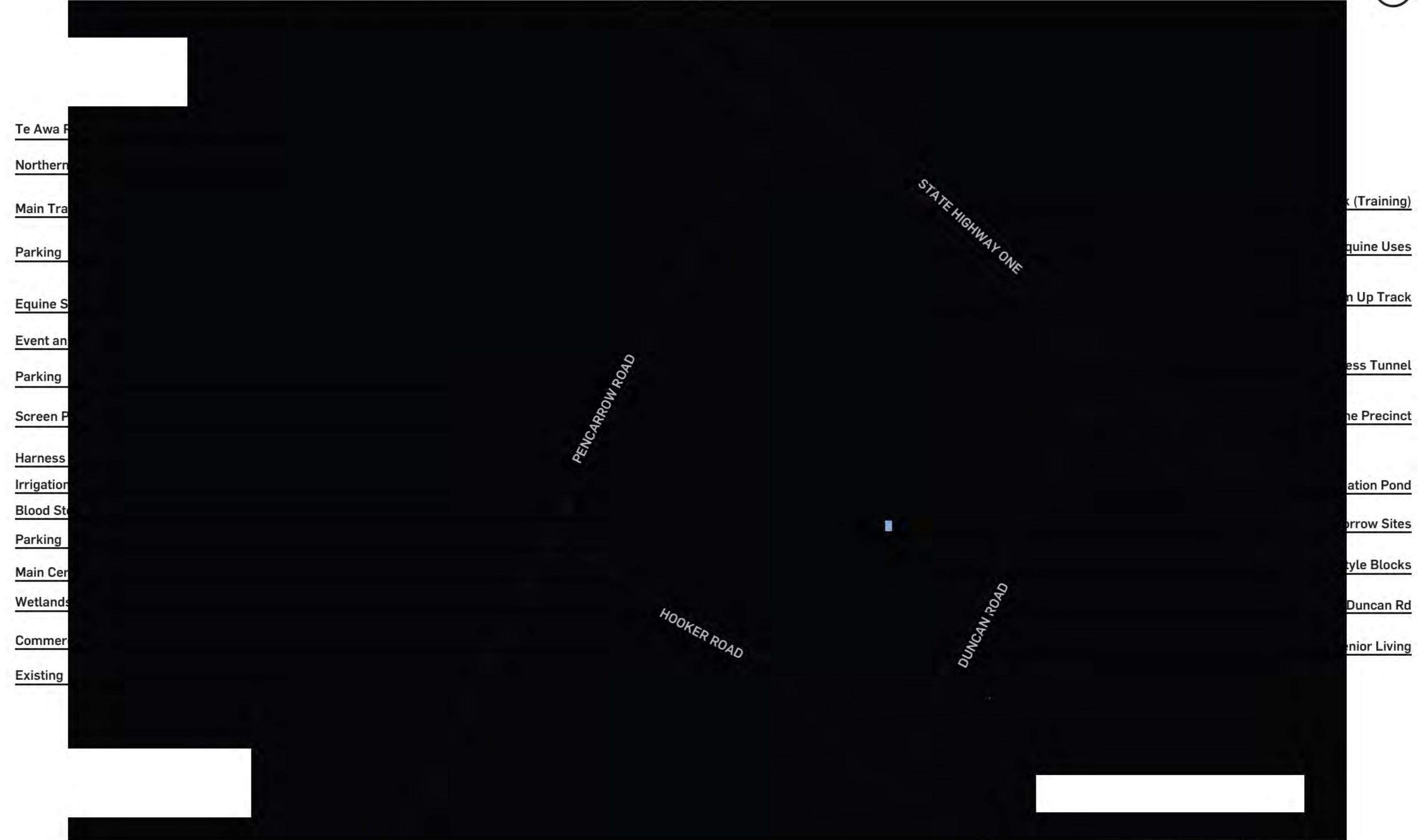
# 1.1 LOCATION PLAN



# 1.2 EXISTING SITE PLAN



# 1.3 INDICATIVE PROPOSED SITE LAYOUT PLAN



Te Awa P  
 Northern  
 Main Tra  
 Parking  
 Equine S  
 Event an  
 Parking  
 Screen P  
 Harness  
 Irrigation  
 Blood St  
 Parking  
 Main Cer  
 Wetlands  
 Commer  
 Existing

Track (Training)  
 Equine Uses  
 n Up Track  
 ess Tunnel  
 he Precinct  
 ation Pond  
 borrow Sites  
 tyle Blocks  
 Duncan Rd  
 Senior Living

# 1.4 INDICATIVE COMMERCIAL ZONES



- 1 **Commercial Equine Services**  
Area - 26,500m<sup>2</sup>  
GFA - 18,000m<sup>2</sup>. Max 2 floors
  
- 2 **Bloodstock**  
Areas - 63,200m<sup>2</sup>  
GFA - 20,000m<sup>2</sup>. Max 2 floors
  
- 3 **Village Centre**  
Area - 15,000m<sup>2</sup>  
GFA - 10,000m<sup>2</sup>. Max 2 floors
  
- 4 **Training Areas**  
Area - 150,000m<sup>2</sup>  
GFA - 100,000m<sup>2</sup>. Max 2 floors
  
- 5 **Rural Residential Development**  
Area - 153,600m<sup>2</sup> 40-50 2,500m<sup>2</sup> Lots  
GFA per lot 800m<sup>2</sup>. Max 2 storey buildings
  
- 6 **Comprehensive Residential Development for Senior Living**  
Area - 68,000m<sup>2</sup>  
70 Villas @ average 100m<sup>2</sup>  
GFA - 7,000m<sup>2</sup>. Single storey  
200 apartments @ average 50m<sup>2</sup>  
GFA - 10,000m<sup>2</sup>. Max 2 floors  
Community Centre  
GFA - 500m<sup>2</sup>. Max 2 floors

*All figures are approximate. Indicative only.*



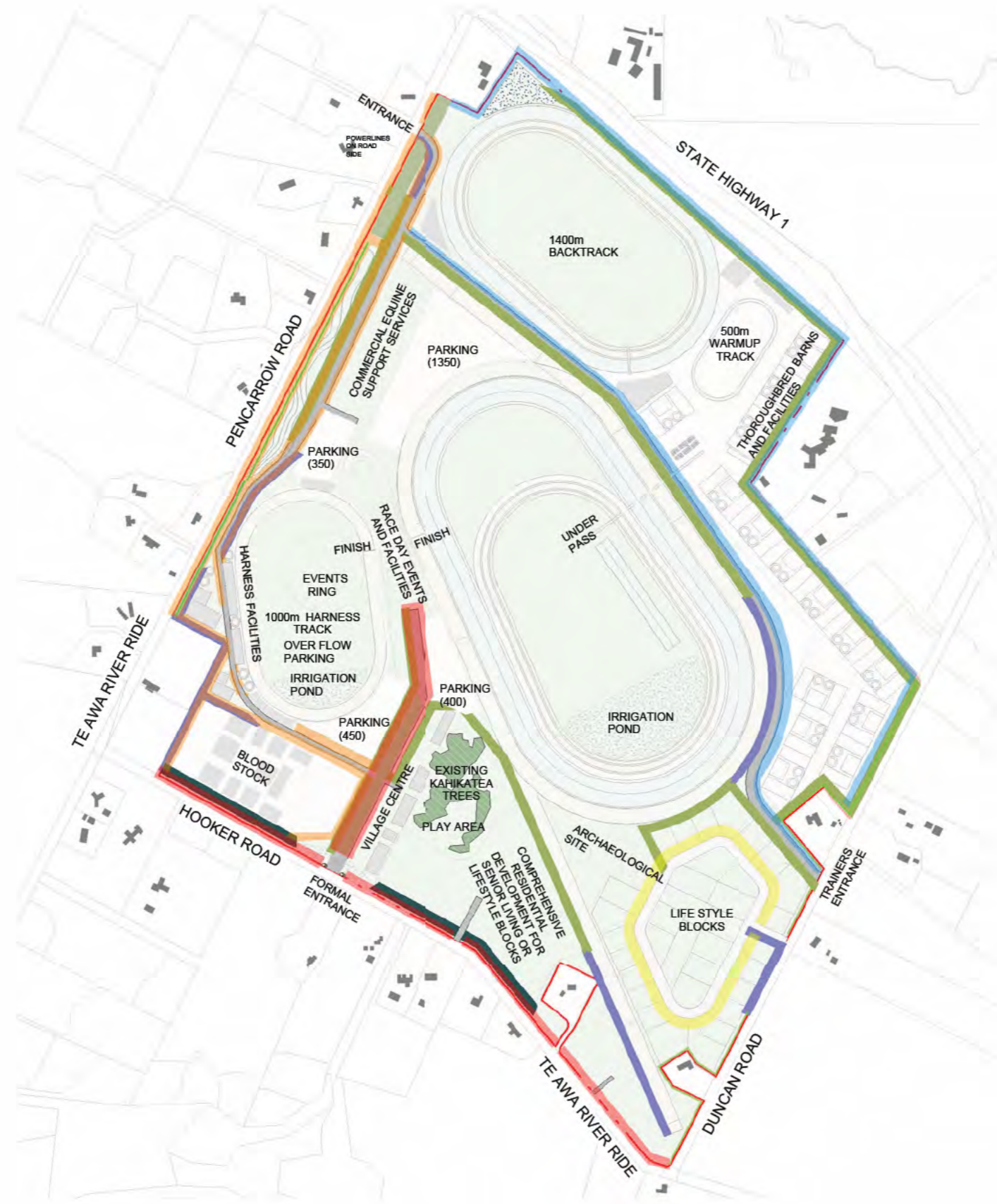
# 1.5 PROPOSED SITE PLAN RENDER



LANDSCAPE

2

# 2.1 LANDSCAPE SITE PLAN



## Landscape Site Plan

SCALE @ A3-1 : 10000

### PROPOSED SPECIMEN TREES

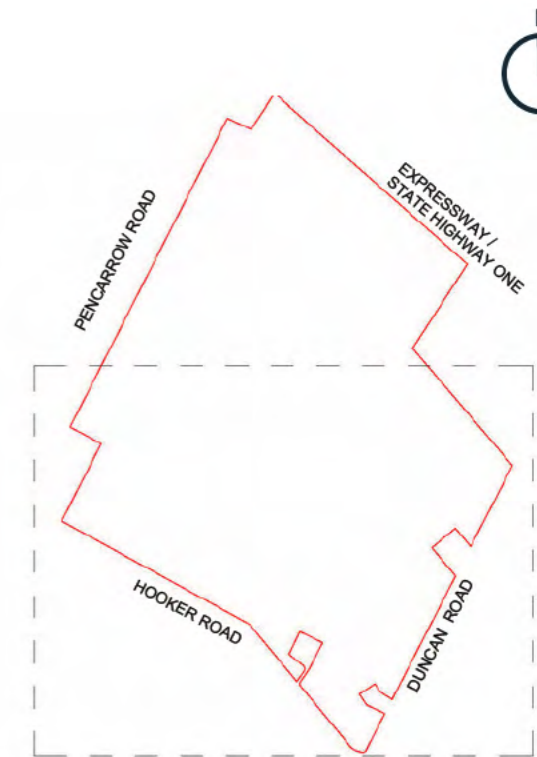
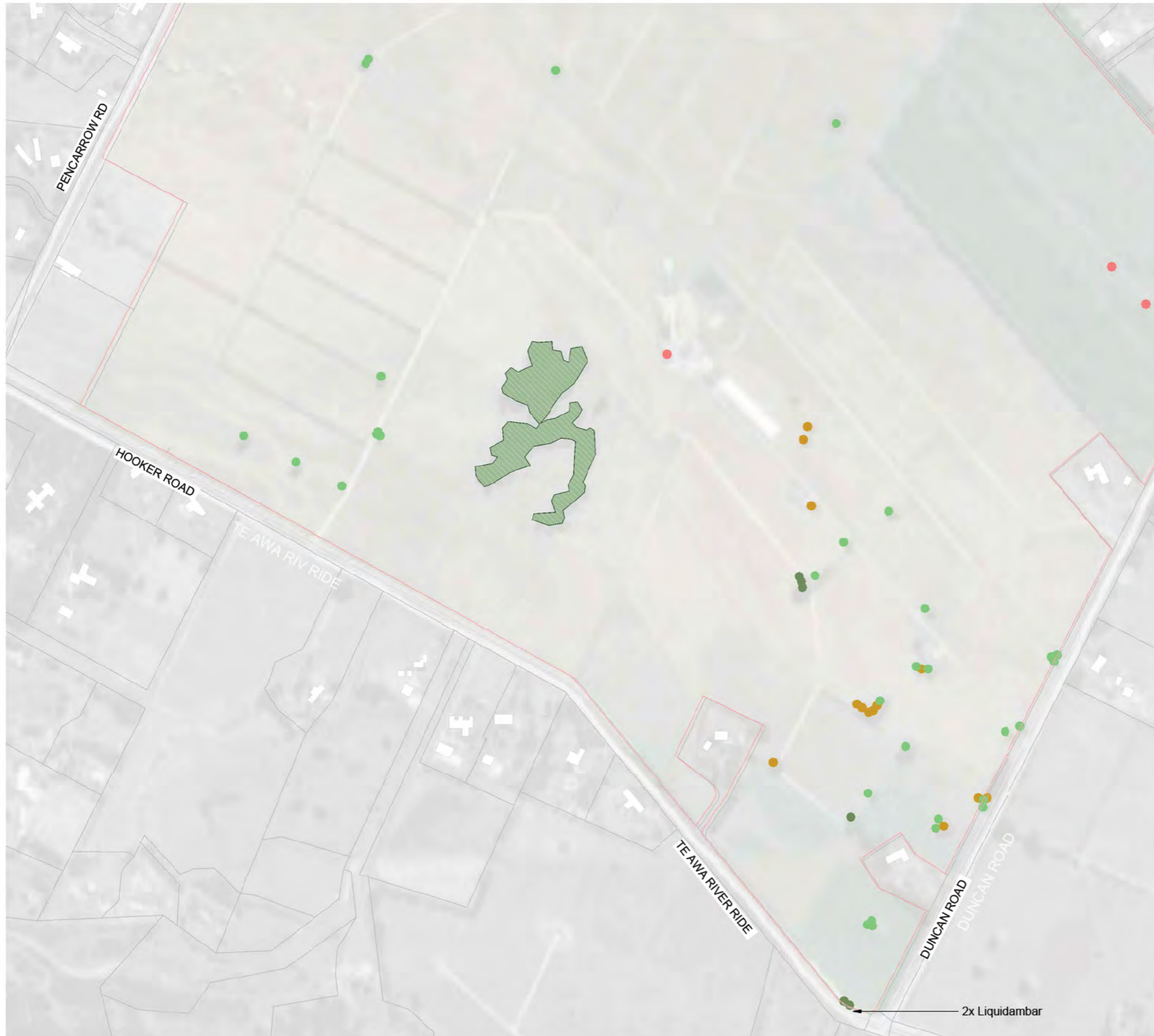
- Populus 'Crows Nest'* - upright poplar - 5m Spacings
- Liriodendron tulipifera* - tulip tree - 10m Spacings
- Platanus x acerifolia* - London plane tree - 10m Spacings
- Prumnopitys taxifolia* - matai - 15m Spacings

### VEGETATION

- Hedge - *Griselinia 'Ardmore Green'*
- Existing Vegetation
- Proposed Native Shrub Planting

NOTE: Refer to Architectural Documentation for Racetrack and Facilities Locations.  
Refer to Civil's Documentation for Swale Design.

## 2.2 LANDSCAPE - EXISTING TREES



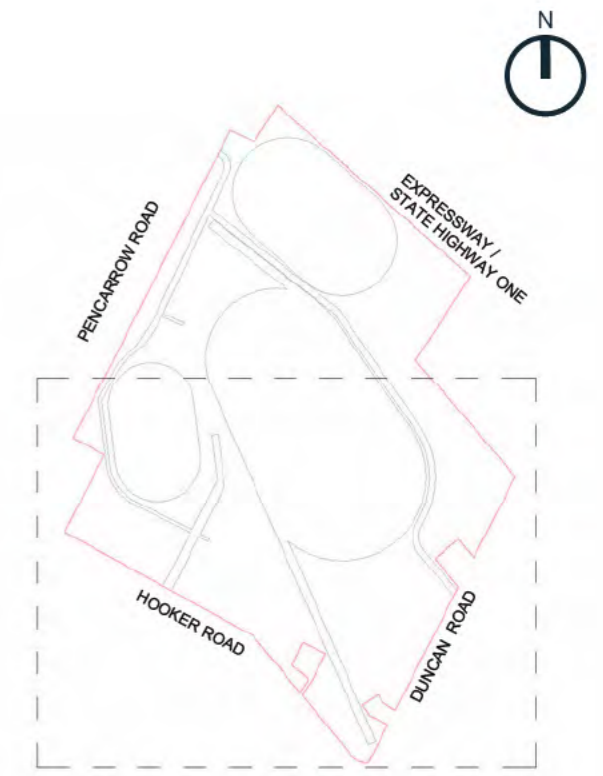
### LOCATION EXISTING TREE HEALTH

- Excellent
- Good
- Fair
- Poor

### VEGETATION

- Existing Kahikatea Grove

## 2.3 LANDSCAPE - EXISTING TREES TO BE RETAINED



- LOCATION OF EXISTING TREES**
- Retain
  - Remove
  - To be transplanted
  - Existing Kahikatea Grove to be retained

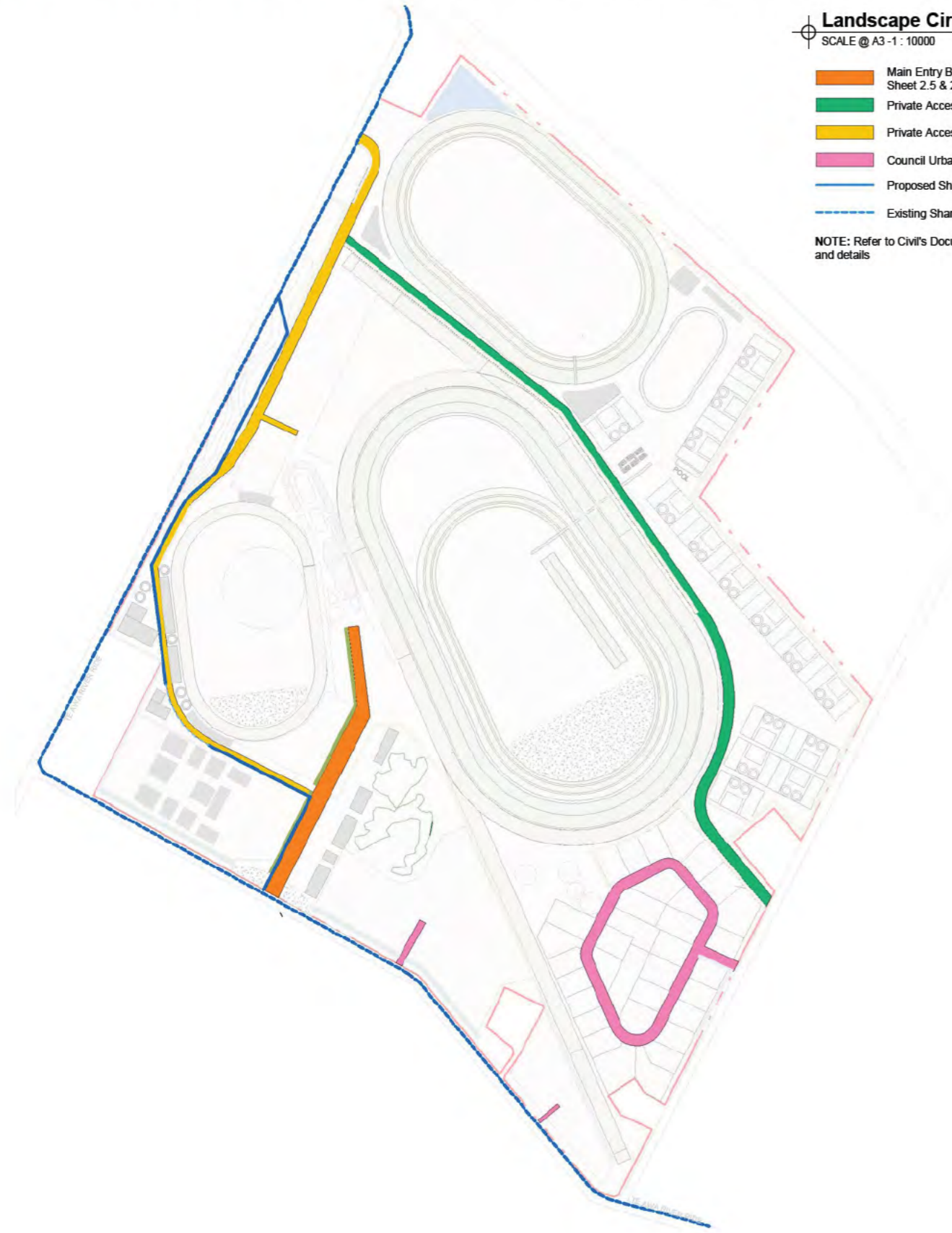
# 2.4 LANDSCAPE CIRCULATION AND SWALE CONCEPT PLANS



**Landscape Circulation Plan**  
SCALE @ A3-1 : 10000

- Main Entry Boulevard (Refer to Sheet 2.5 & 2.6)
- Private Access Rd (No Footpath)
- Private Access Rd (With Footpath)
- Council Urban Rd
- Proposed Shared Path
- Existing Shared Path

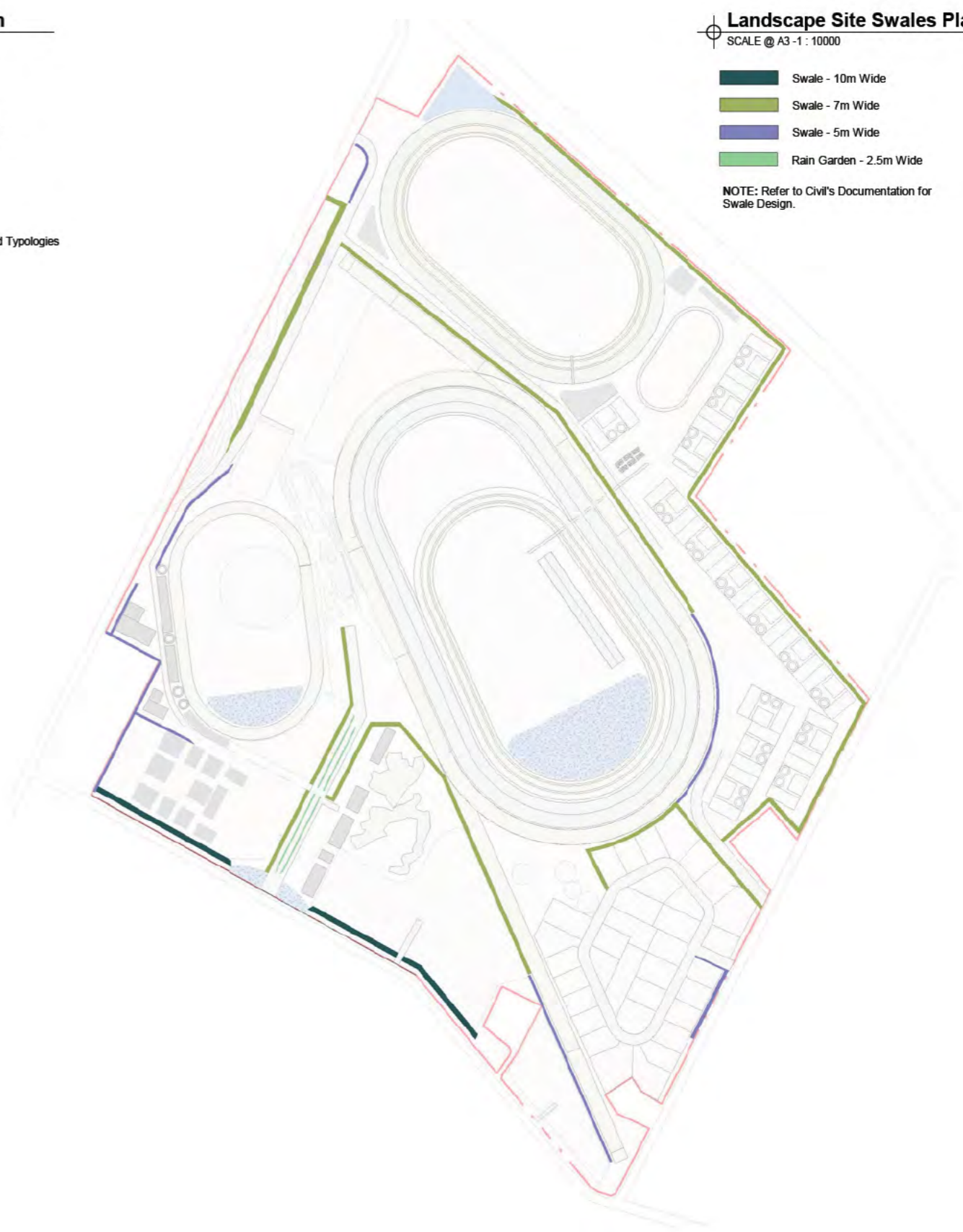
NOTE: Refer to Civil's Documentation for all Road Typologies and details



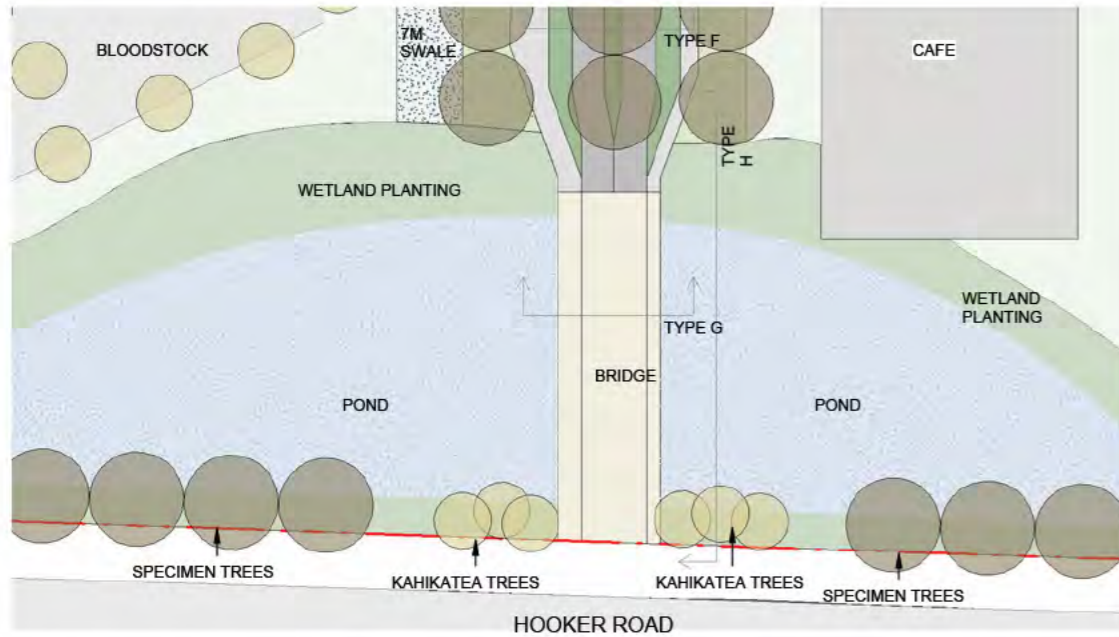
**Landscape Site Swales Plan**  
SCALE @ A3-1 : 10000

- Swale - 10m Wide
- Swale - 7m Wide
- Swale - 5m Wide
- Rain Garden - 2.5m Wide

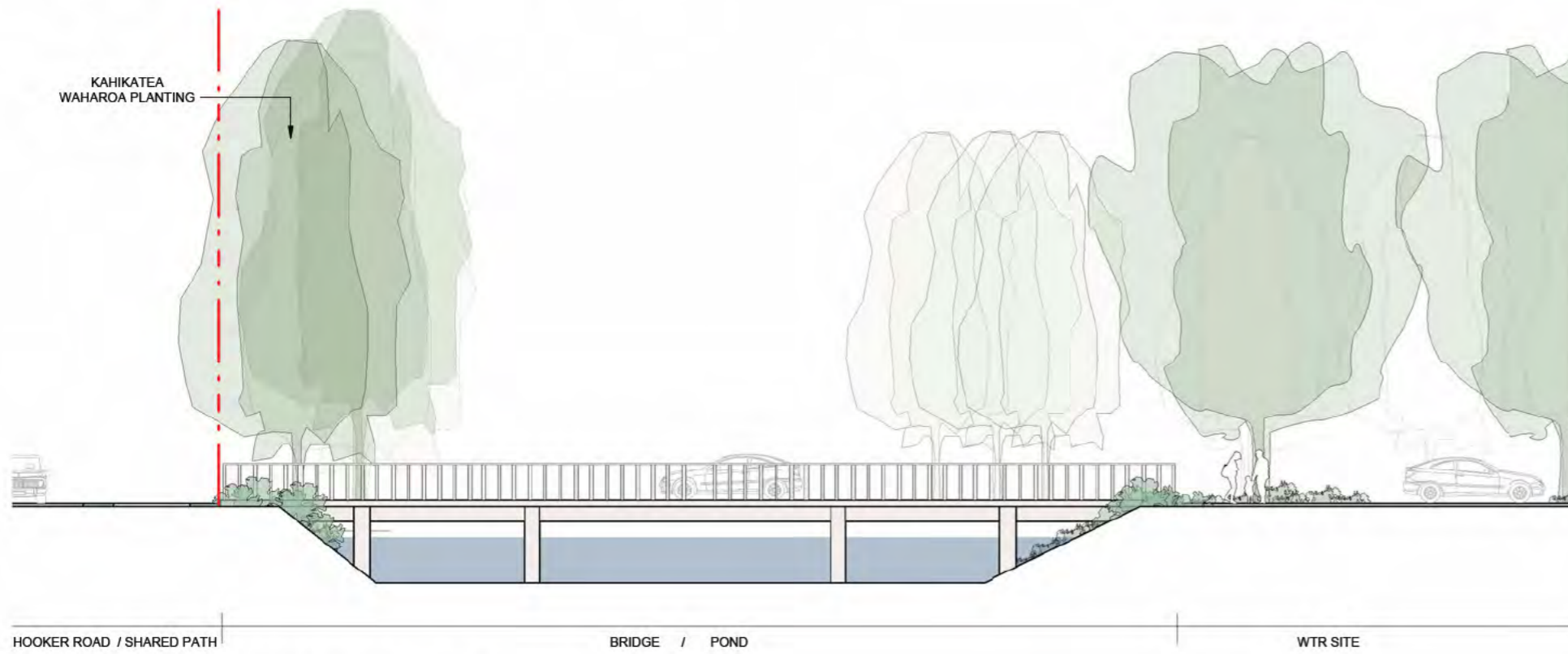
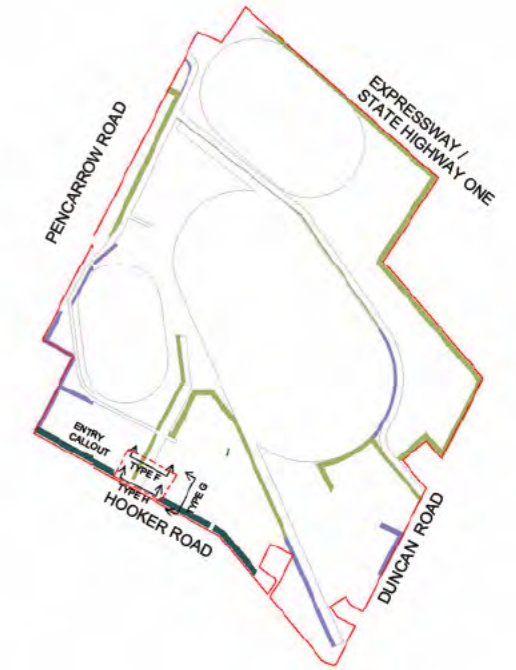
NOTE: Refer to Civil's Documentation for Swale Design.



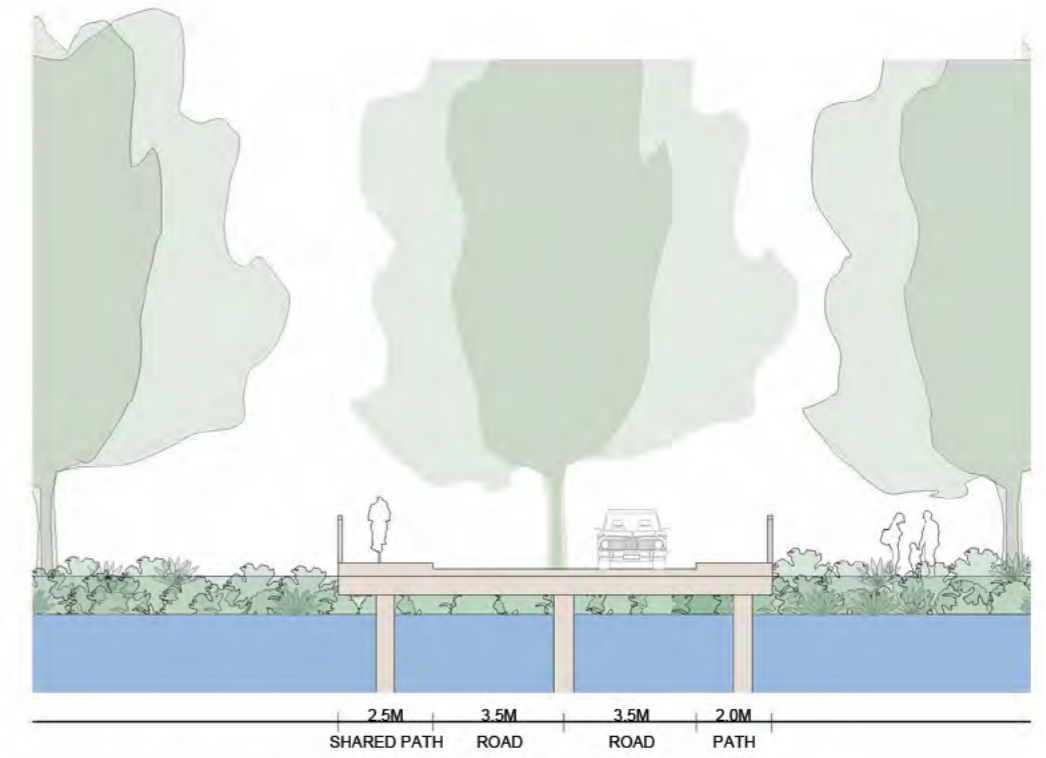
# 2.5 LANDSCAPE LANDSCAPE - EDGE CONDITIONS - HOOKER ROAD ENTRY



**Landscape Callout - Hooker Rd Main Entry Boulevard**  
SCALE @ A3 - 1 : 800

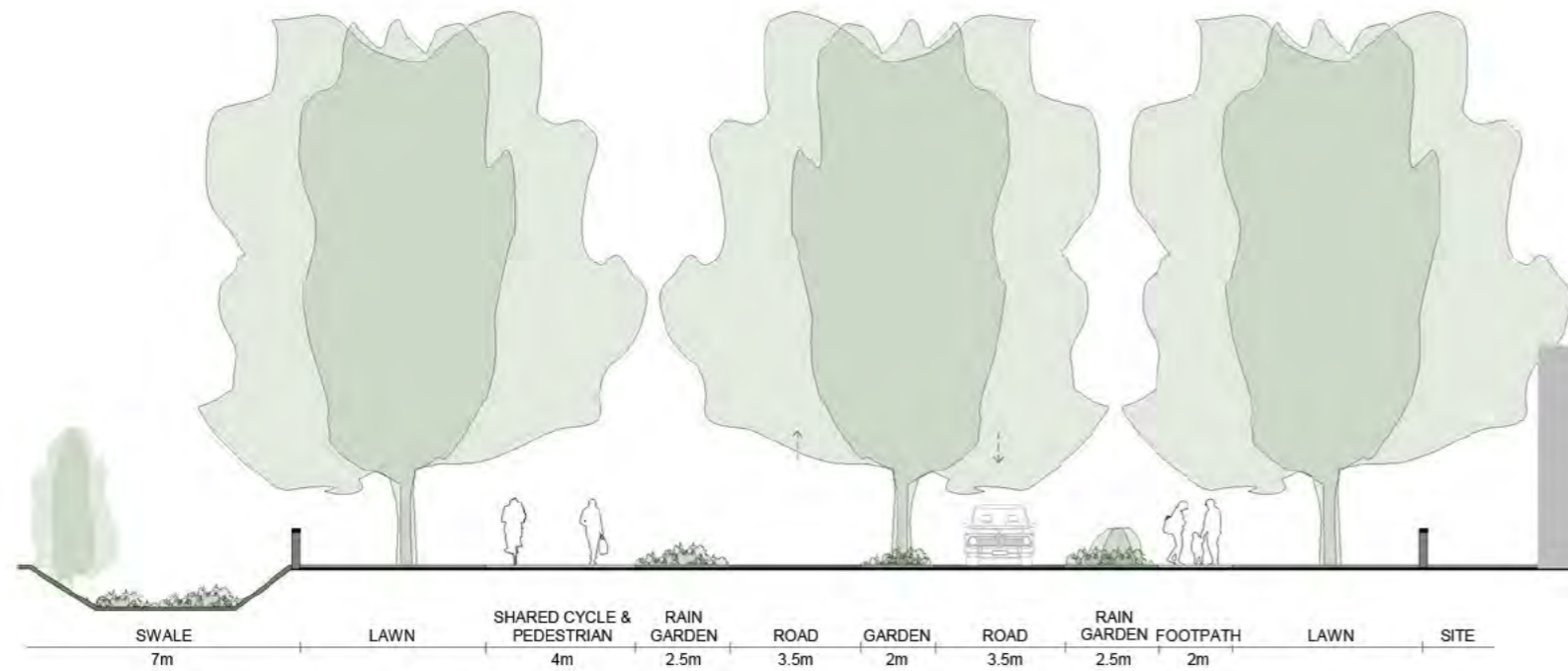
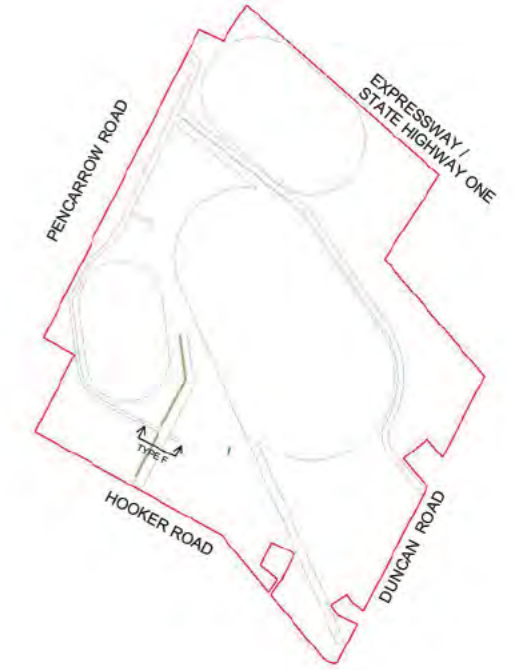


**Landscape Section-TYPE H\_ Hooker Rd Entry**  
SCALE @ A3 - 1 : 200



**Landscape Section-TYPE G\_ Hooker Rd Entry to Main Boulevard**  
SCALE @ A3 - 1 : 200

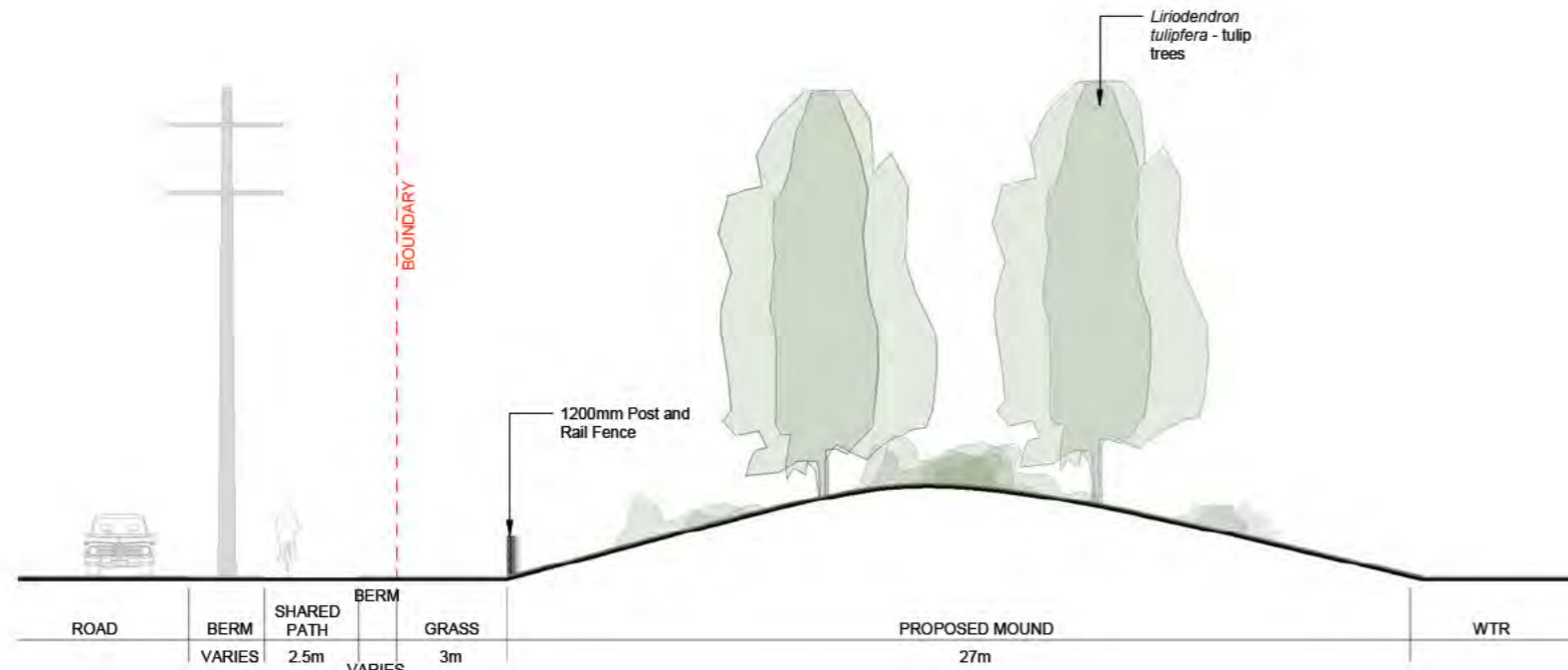
# 2.6 LANDSCAPE LANDSCAPE SECTION - ENTRY BOULEVARD



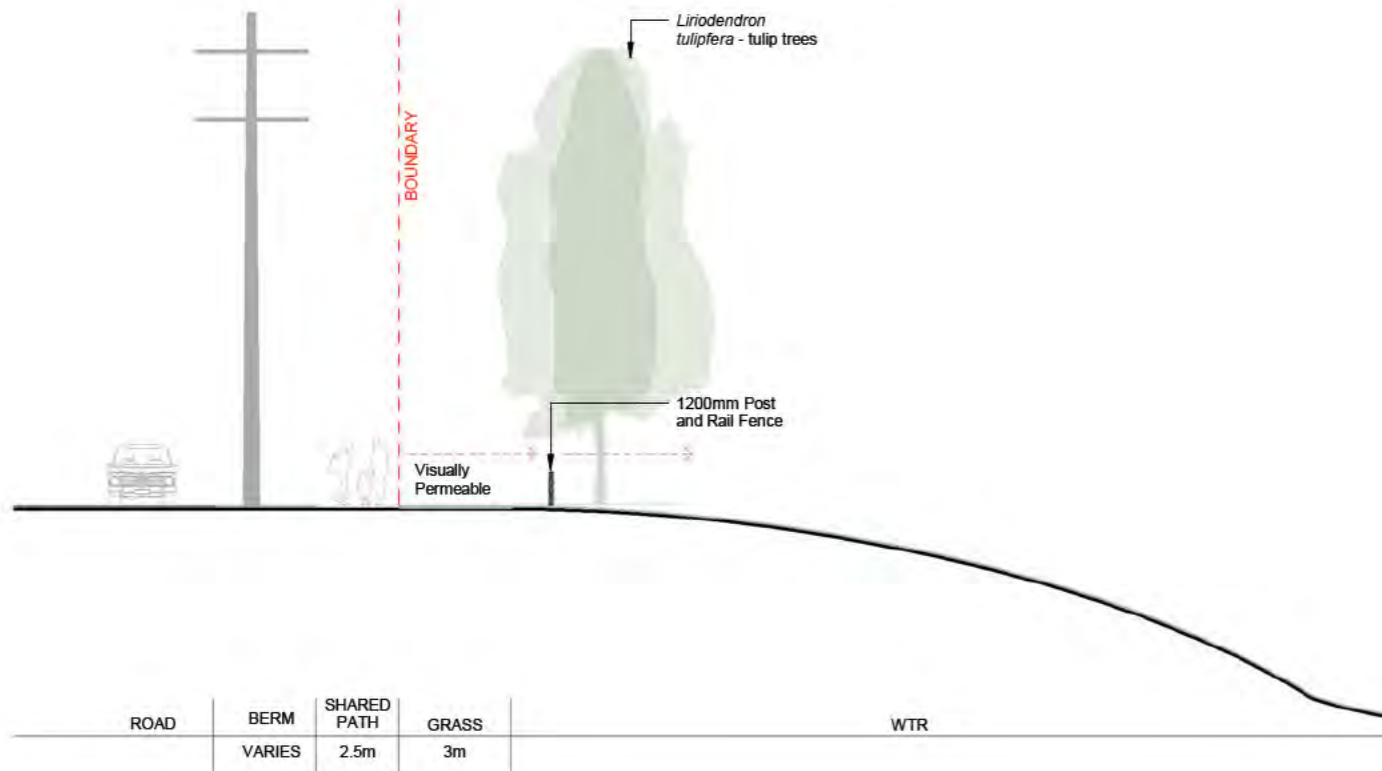
**Landscape Section -TYPE F\_ Main Entry Boulevard**  
SCALE @ A3 - 1 : 200

# 2.7 LANDSCAPE

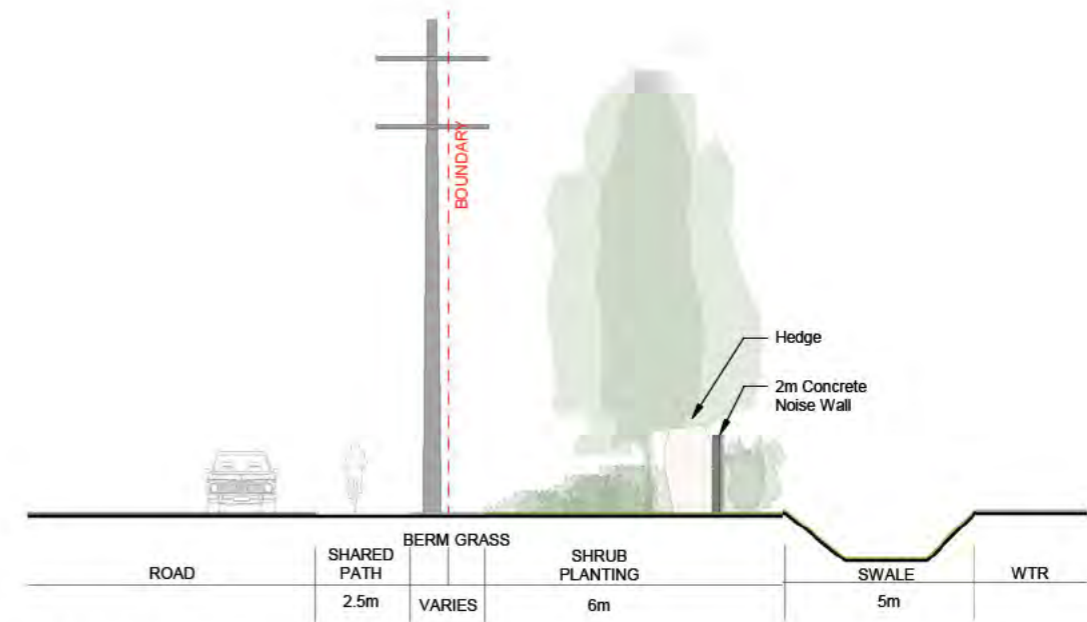
## LANDSCAPE - EDGE CONDITIONS - PENCARROW ROAD



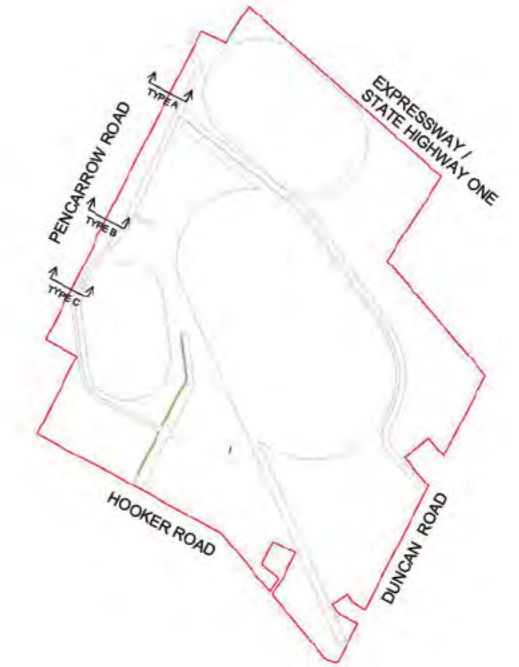
**Landscape Section -TYPE A\_ Pencarrow Road**  
SCALE @ A3 - 1 : 200



**Landscape Section -TYPE B\_ Pencarrow Road**  
SCALE @ A3 - 1 : 200

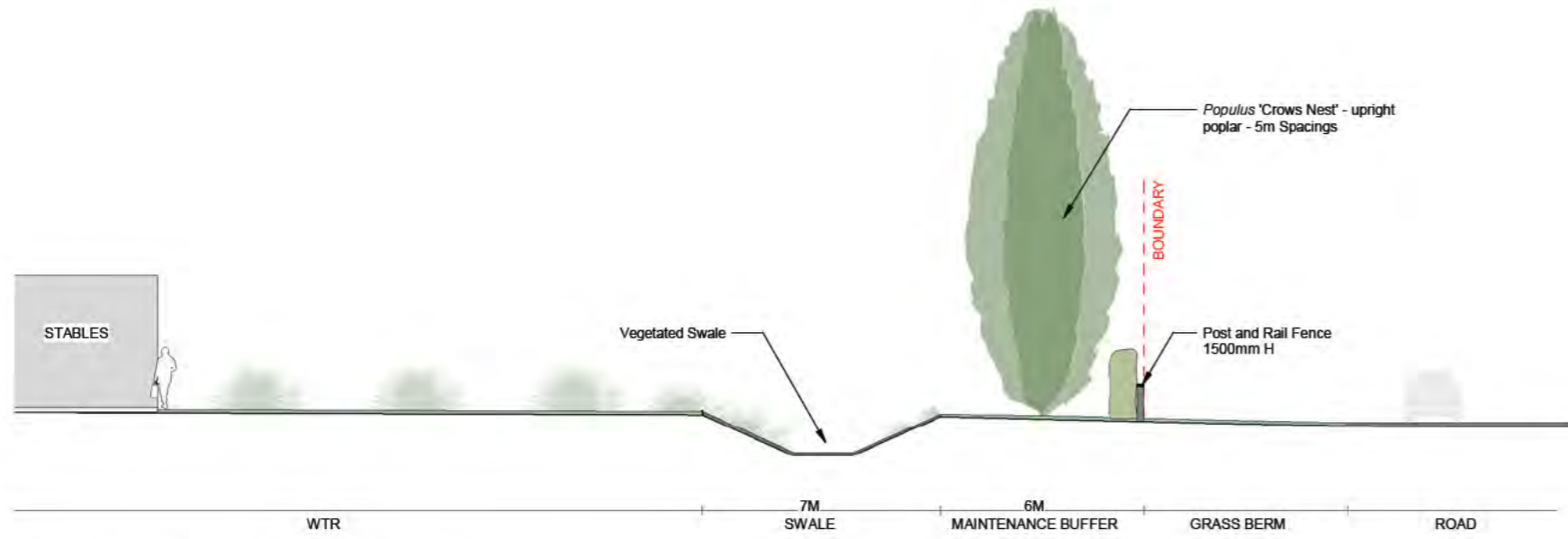


**Landscape Section -TYPE C\_ Pencarrow Road**  
SCALE @ A3 - 1 : 200

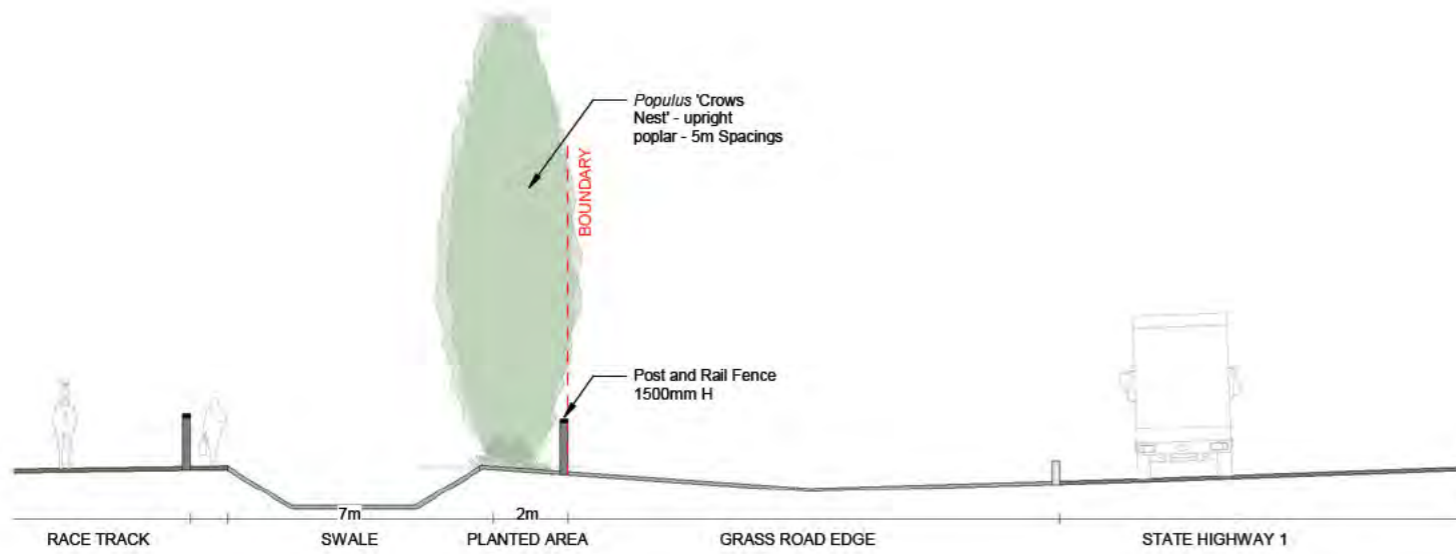
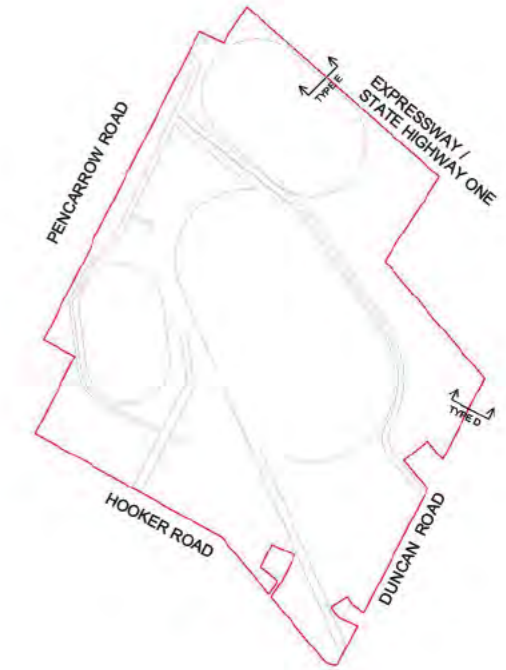


# 2.8 LANDSCAPE

## LANDSCAPE - EDGE CONDITIONS - DUNCAN ROAD + EXPRESSWAY

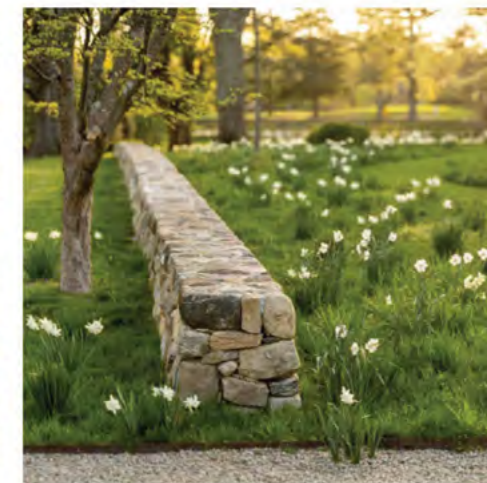


**Landscape Section - TYPE D\_Duncan Road**  
SCALE @ A3 - 1 : 200

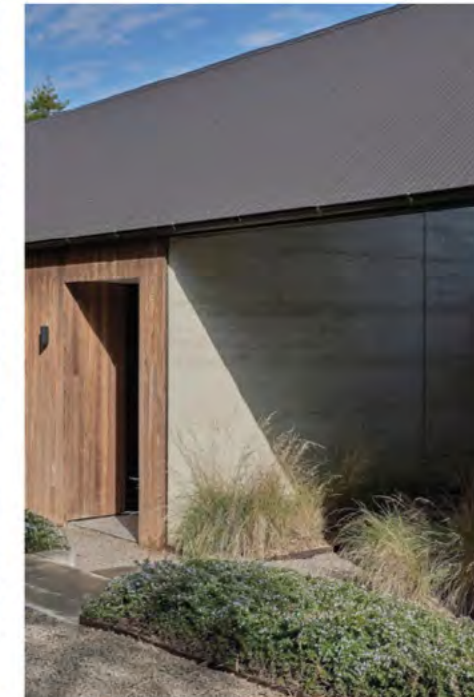


**Landscape Section - TYPE E\_Expressway**  
SCALE @ A3 - 1 : 200

## 2.9 LANDSCAPE LOOK AND FEEL



# 2.10 LANDSCAPE LOOK AND FEEL



# 2.11 LANDSCAPE INDICATIVE PLANT PALETTE

NOTE: Indicative plant selection to be reviewed by Mana Whenua for comment prior to final selections.  
Proposed NZ native plants labelled in green.



*Carpinus betulus fastigiata* - upright hornbeam



*Liriodendron tulipifera* - tulip tree



*Betula 'jacquemontii'* - white barked birch



*Pseudopanax 'Cyril Watson'* - houpara



*Ligustrum 'Rotundifolium'* - Japanese privet



*Griselinia littoralis* - kapuka



*Populus nigra* - Lombardy poplar



*Vitex lucens* - puriri



*Michelia figo* - port wine magnolia hedge



*Citrus 'Tahitian Lime'* - lime hedge



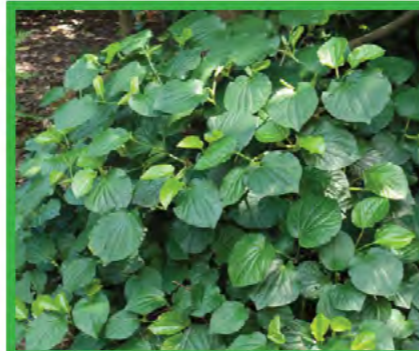
*Geniostoma ligustrifolium* - hangehange



*Beilschmiedia tawa* - tawa



*Dacrycarpus dacrydiodes* - kahikatea



*Macropiper subs. psittacorum* - kawakawa



*Laurelia nz* - pukatea



*Laurus nobilis* - bay hedge



*Hydrangea spp.* - hydrangea



*Dichondra repens* - Mercury Bay weed



*Pratia angulata* - panakenake

# 2.12 LANDSCAPE INDICATIVE PLANT PALETTE

NOTE: Indicative plant selection to be reviewed by Mana Whenua for comment prior to final selections.  
Proposed NZ native plants labelled in green.



*Miscanthus spp.* - maiden grass



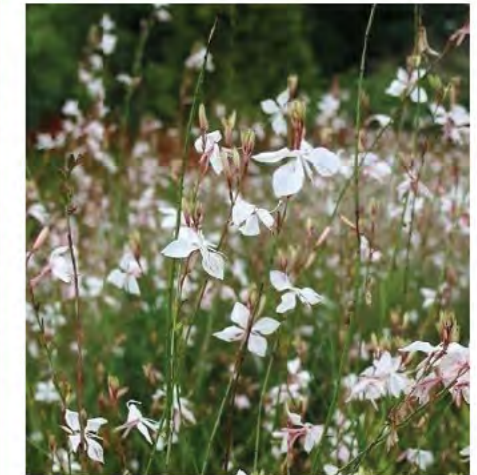
*Salvia spp.* - sage



*Hebe spp.* - hebe



*Libertia grandiflora* - mikoi



*Guara spp.* - bee blossom



*Carex flag, green* - mānia



*Lavandula spp.* - lavender



*Achillea spp.* - bloodwort



*Achillea spp.* - bloodwort



*Dianella nigra* - tūrutu



*Carex comans bronze* - maurea



*Hemerocallis spp.* - day lilies



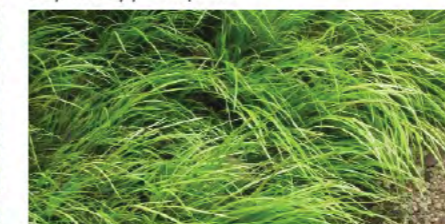
*Rosmarinus spp.* - rosemary



*Daphne spp.* - daphne



*Zephyranthes candida* - rain lilies



*Acorus 'Mini Green'* - Japanese sweet flag



*Chionochloa spp.* - dwarf toetoe

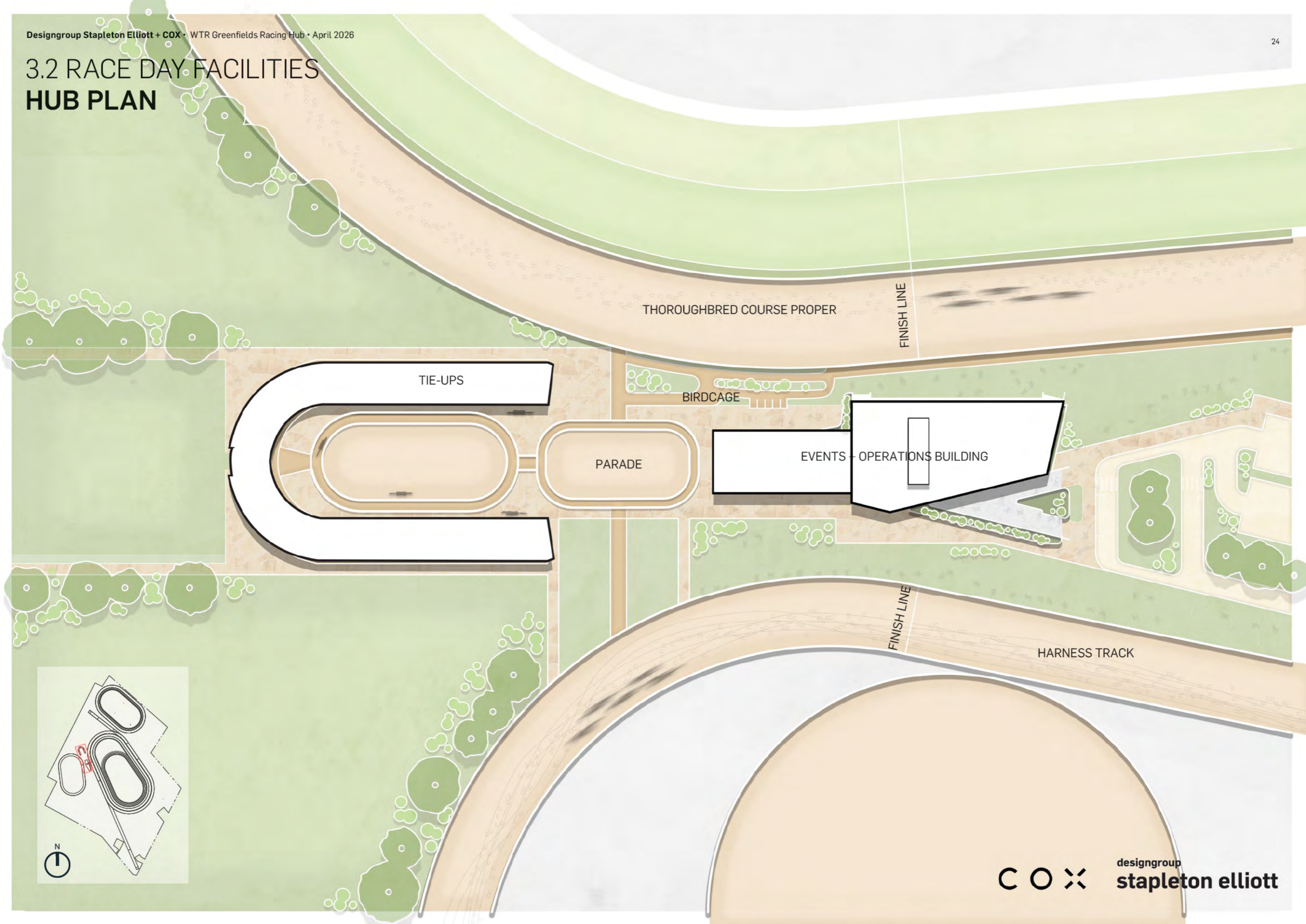
RACE DAY FACILITIES

3

# 3.1 RACE DAY FACILITIES RENDER



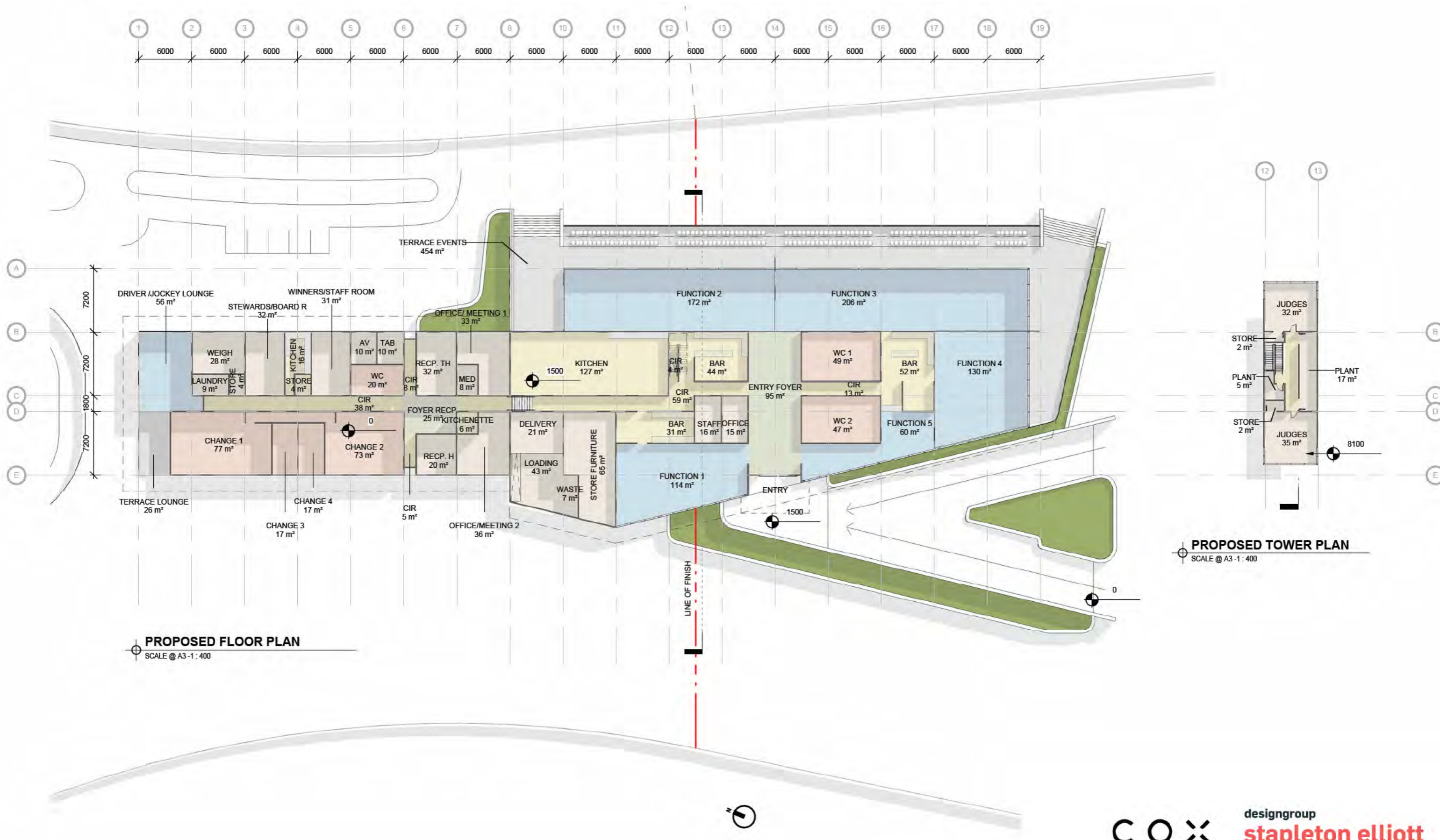
# 3.2 RACE DAY FACILITIES HUB PLAN



# 3.3 EVENT + OPERATIONS BUILDING RENDER 1



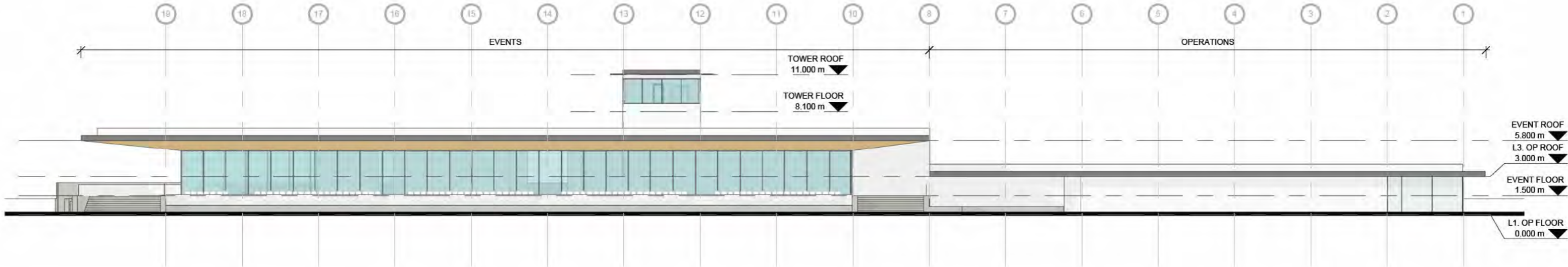
# 3.4 EVENT + OPERATIONS BUILDING PLAN



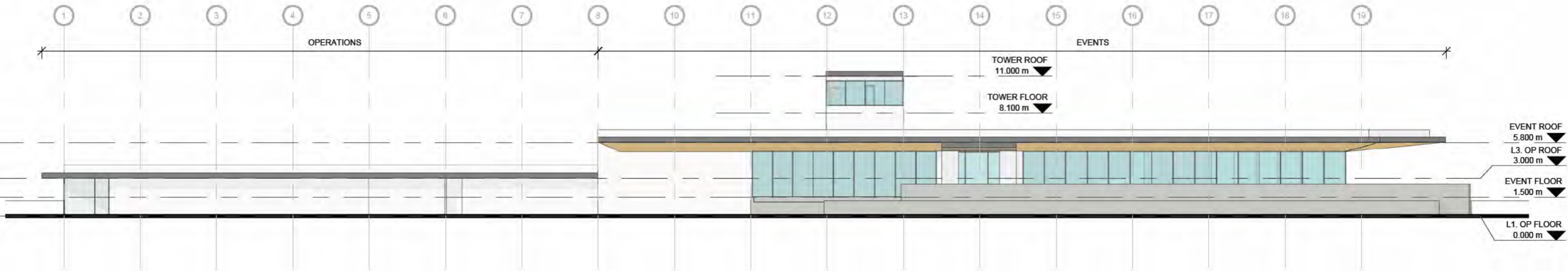
**PROPOSED FLOOR PLAN**  
SCALE @ A3-1: 400

**PROPOSED TOWER PLAN**  
SCALE @ A3-1: 400

# 3.5 EVENT + OPERATIONS BUILDING ELEVATIONS 1 + 2



North Elevation  
SCALE @ A3-1 : 300



South Elevation  
SCALE @ A3-1 : 300

# 3.6 EVENT + OPERATIONS BUILDING SHORT SECTION

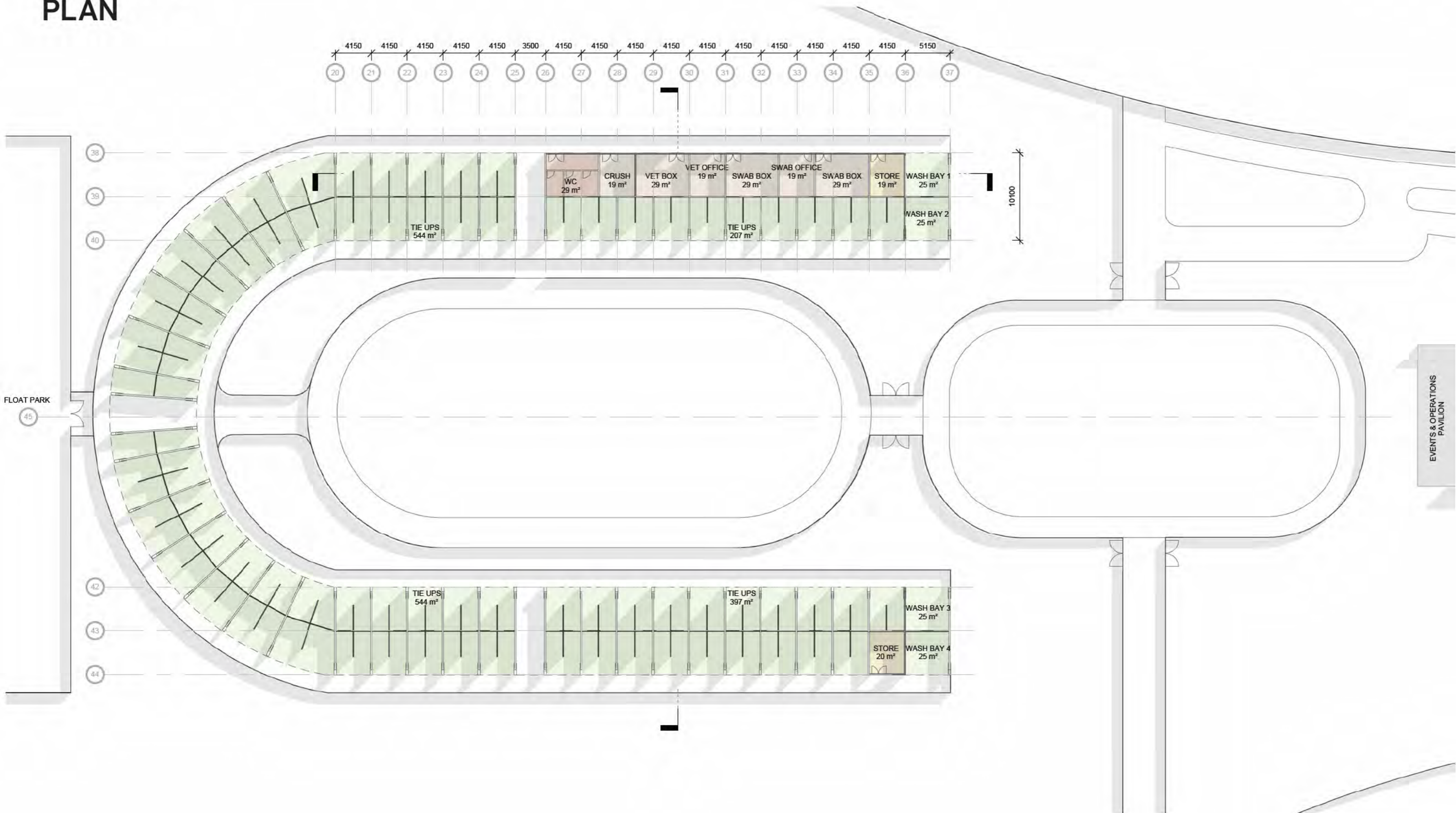


**SHORT SECTION**  
SCALE @ A3 - 1 : 200

# 3.7 EVENT + OPERATIONS BUILDING RENDER 2



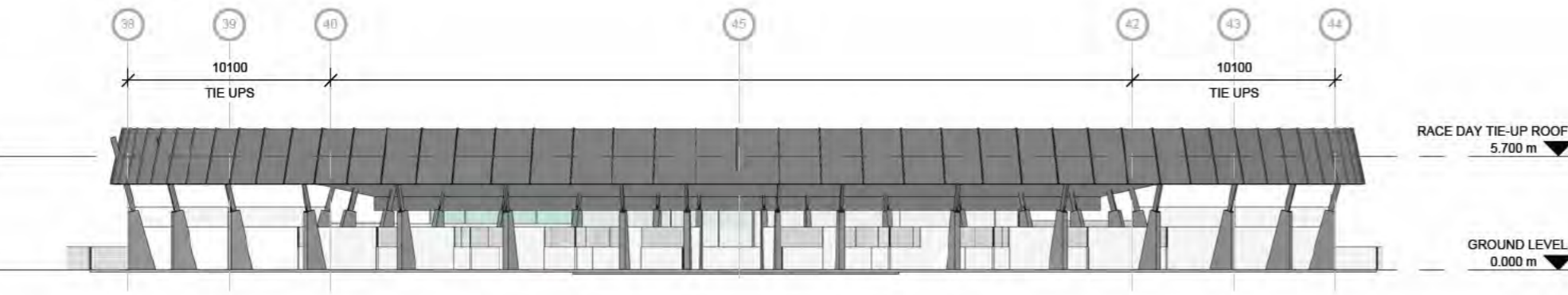
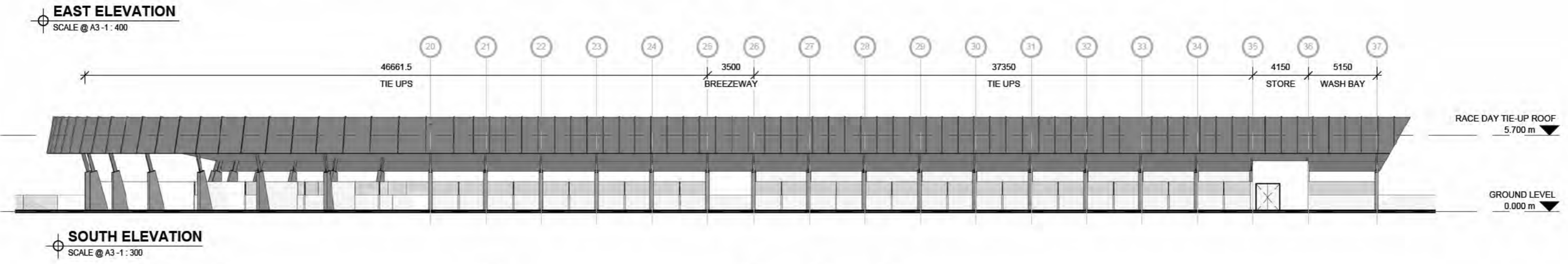
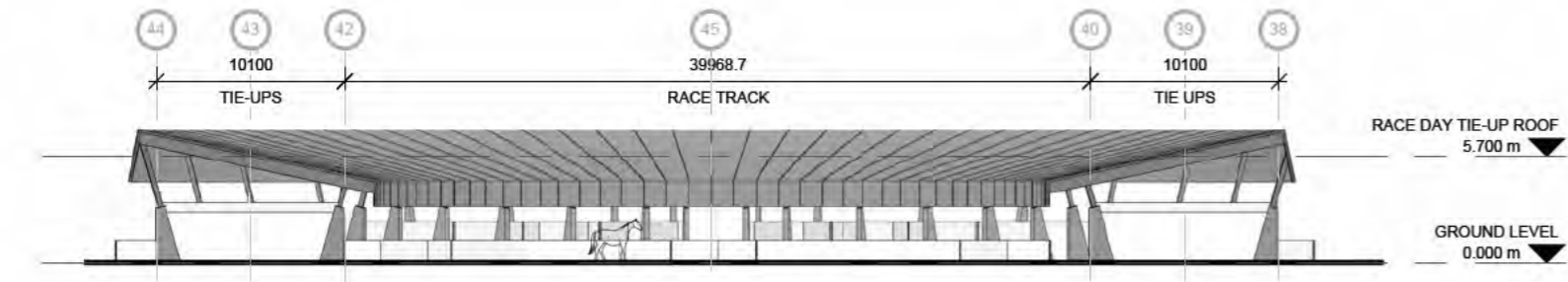
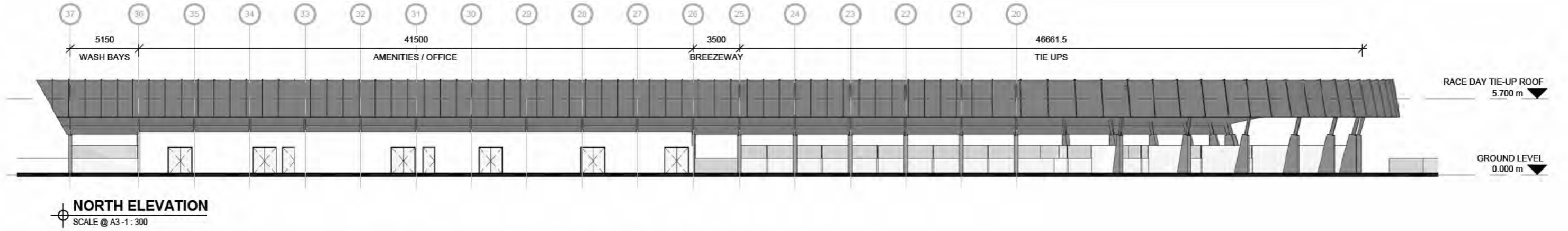
# 3.8 TIE-UPS PLAN



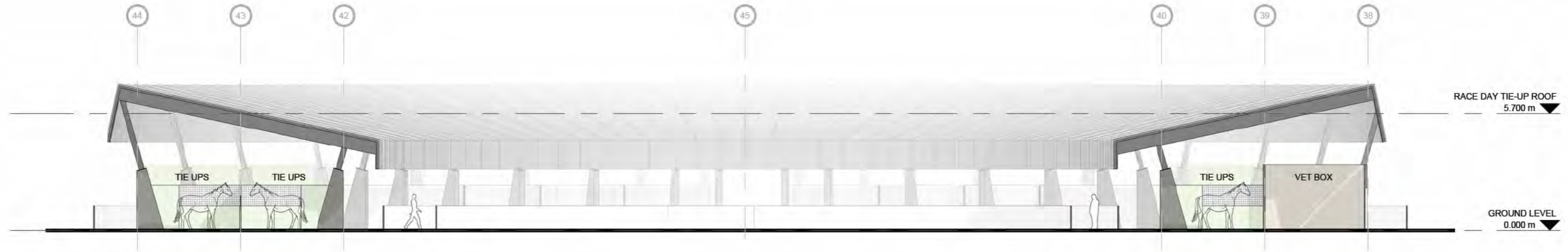
TOTAL TIE-UP BAYS: 150



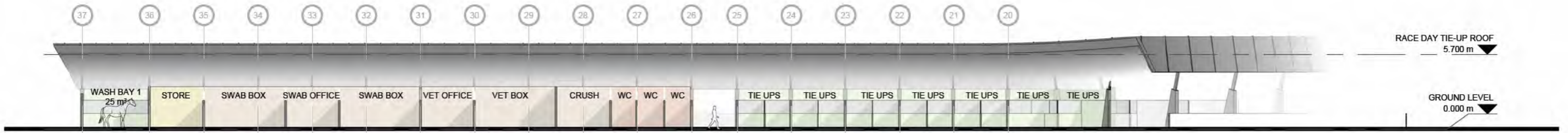
# 3.9 TIE-UPS ELEVATIONS



# 3.10 TIE-UPS SECTIONS



**SECTION 1**  
SCALE @ A3 - 1 : 200



**SECTION 2**  
SCALE @ A3 - 1 : 300

# 3.11 TIE-UPS RENDER 1



# 3.12 TIE-UPS RENDER 2



# 3.13 TIE-UPS RENDER 3



# 3.14 HOOKER ROAD ENTRY RENDER



# 3.15 FINISH LINE RENDER



**HE MANA TŌ TE HOAHOANGA KA WHAKAATA I TE TANGATA  
ME TŌNA TŪRANGAWAEWAE // THERE IS POWER IN DESIGNING  
ARCHITECTURE THAT REFLECTS ITS PEOPLE AND PLACE.**



designgroup  
**stapleton elliot**