



Appendix P - Waikato Thoroughbred Racing Greenfields Racing Hub Consultation Record

Organisation	Date	Method	Attendees	Summary
Waikato District Council				
Waikato District Council	1/10/2025	Pre-Application Meeting Request	<p>WDC Cameron Aplin (Planner)</p> <p>WTR Josh Caddigan (Planner) Sam Simpson (Engineer)</p>	Feedback requested regarding the proposed development, specifically regarding the private plan change v fast track approach.
Waikato District Council	14/11/2025	In Person Meeting	<p>WDC: Mayor Aksel Bech CEO Craig Hobbs</p> <p>WTR: Bruce Harvey (WTR Board) Steve Bramley (Project Director)</p>	In person meeting to discuss proposed site and seek Council support.
Waikato District Council	28/11/2025	In Person Meeting	<p>WDC: Craig Hobbs (CEO) Hazel Coalter (Planning and Growth Manager) Will Gauntlett (Strategy and Growth) Wade Hill (Development Support) Ella Makin (Principal Planner)</p> <p>WTR: Steve Bramley (Project Director) Gordon Hassett Sam Simpson (Engineer) Josh Caddigan (Planner) Vjay Lala (Planner)</p>	<p>Discussion around overall development.</p> <p>Discussed intention to utilize the Fast-track process and Potential Plan Change.</p> <p>Next steps – Progress the application and engage with the Fast Track Action Team (FTAT)</p>



Waikato District Council	5/12/2025	In Person Meeting	<p>WDC Mayor Bech Cr Crystal Beavis Cr Mike Keir</p> <p>WTR Steve Bramley (Project Director) Bruce Harvey (WTR Board) Carolyn Christian (WTR Board)</p> <p>Tamahere Community Committee Charles Fletcher</p>	Discussion regarding potential community concerns and potential mitigations.
Waikato District Council	04/02/2026	In person meeting	<p>WTR Josh Caddigan Callum Davison</p> <p>Waikato DC Hazel Coalter Matthew Epps</p> <p>Waipa DC Sergey Shutov</p> <p>NZTA Mike Wood Nicole Wallace</p>	<p>Meeting to discuss feedback relating to traffic received from Waikato and Waipa DC.</p> <p>Final Council response to be provided as part of the Fast Track Action Team (FTAT) response.</p>
Hamilton City Council				
Hamilton City Council	14 and 18/11/2025	Phone Calls	<p>HCC Lance Vervoort (CEO)</p> <p>WTR Steve Bramley (Project Director)</p>	Inform Lance of the site and proposal.
Hamilton City Council	17/11/2025	Follow-up email	<p>HCC Lance Vervoort (CEO)</p> <p>WTR Steve Bramley (Project Director)</p>	Inform re Pencarrow site and seek later EIA support.
Hamilton City Council	25/11/2025	Phone Call	<p>HCC Blair Bowcott (GM Strategy and Growth)</p> <p>WTR Steve Bramley (Project Director)</p>	<p>Discussion regarding proposal.</p> <p>Signalled future economic impact support.</p>



Waipa District Council				
Waipa District Council	14/11/2025	Phone call	WDC Steph O'Sullivan (CEO) WTR Steve Bramley (Project Director)	Inform Council re conditional S&P agreement.
Waipa District Council	17/11/2025	Follow-up email	WDC Steph O'Sullivan (CEO) WTR Steve Bramley (Project Director)	Inform Council re selection of the Pencarrow site and seek later EIA support.
Waikato Regional Council				
Waikato Regional Council	10/10/2025	Online Meeting	WTR Sam Simpson Josh Caddigan WRC Ceri Hills Brian Richond	Initial meeting to discuss key WRC issues, consent triggers and aquifer capacity.
Waikato Regional Council	9/12/2025	Email	WRC Chris McLay (WRC CEO) Brent Sinclar (Director of Resource use)	Inform of project updates plus forwarded presentation for key governance post meeting.
Waikato Regional Council	11/03/2026	Online Meeting	WTR Sam Simpson Josh Caddigan Callum Davison WRC Brian Richmond Donna Jones Ceri Hills	Meeting providing update on application.
Waikato Tainui				
Waikato Tainui	1/12/2025	Personal visit in Hamilton	Waikato Tainui Te Makarini Mapu Karuna Deobhakta Tamoko Ormsby WTR Steve Bramley (Project Director) Josh Caddigan (Planner) Sam Simpson (Engineer)	Initial briefing regarding the project. Feedback received was that through a Marae based model, Tainui would support the views and feedback of Ngāti Hauā and Ngāti Koroki Kahukura.
Sport Waikato				



Sport Waikato	28/11/2025	Phone call	SW Shane Brodie WTR Steve Bramley (Project Director)	Briefing and discussing future potential community facility alignment.
Sport Waikato	10/12/2025	Email	SW Steve Pittman WTR Steve Bramley (Project Director)	Provided more detail on sport and rec facility needs.
Department of Conservation				
Department of Conservation (DoC)	05/02/2026	Online meeting	WTR Josh Caddigan DoC Bridgette Munro Andrew Styche	Brief DoC on the proposal, receive initial feedback regarding proposal and ecology report. Next Steps – Meet again once development has progressed.
Department of Conservation	19/03/2026	Online meeting	WTR Josh Caddigan DoC Bridgette Munro	Project update.
Department of Conservation	17/04/2026	Written Summary of Engagement	DoC	DoC have provided a written statement of fact which is attached as Attachment A .
Heritage New Zealand				
Heritage New Zealand	14/01/2026	Email requesting engagement	WTR Josh Caddigan Heritage NZ Rachel Darmody	Email requesting a pre lodgement meeting to discuss the proposal.
Heritage New Zealand	22/01/2026	Online meeting	WTR Josh Caddigan Heritage NZ Rachel Darmody Te Haana Jacob	Brief Heritage NZ on the proposal. Email response from Heritage NZ acknowledging opportunity to discuss the proposal. See Attachment B .
Te Awa Cycleway Board				



Te Awa Cycleway Board	9/03/2026	In Person meeting	WTR Sam Simpson Te Awa Cycleway Board Simon Perry Marlene Julian	Email response outlined support of the proposal at a high level, subject to potential environmental effects are appropriately mitigated.
Fast Track Action Team (FTAT)				
Fast Track Action Team (FTAT)	27/01/2026	Online meeting	WTR Josh Caddigan Sam Simpson FTAT Donna Tracey (Waikato DC) Hazel Coalter (Waikato DC) Nick Birdsall (Waikato DC) Virendra Prasad (Waikato DC) Keith Martin (Waikato DC) Mark Curtis (Waikato DC) Richard Pullar (Watercare) Matthew Horsfield (Waikato DC) Ella Makin (Waikato DC) JP Velloen (Waikato DC) Mark Rushworth (NZTA) Miffy Foley (Waikato Regional Council) Chris Dillon (Hamilton City Council) Wendy Robinson (Waipa District Council) Bryan Hudson (Waipa District Council)	Initial briefing of the proposal to inform the FTAT group.
FTAT	15/03/2026	Online meeting	As above	Project update.
FTAT	16/04/2026	Summary document	FTAT Waikato DC Waipa DC Waikato Regional Council NZTA	Final FTAT update – Summary of engagement from FTAT is attached to this appendix as Attachment C .
Tamahere Community / Adjoining Neighbours				
Tamahere Community	31/01/2026	In person meeting	WTR Josh Caddigan (Planner) Sam Simpson (Engineer)	Initial open community engagement meeting to inform the wider community of the proposal and receive initial feedback regarding the proposal.



			Steve Bramley (Project Director) Steve Pittman (Track Infrastructure) Gordon Hassett Elizabeth Hughes (Comms) Bruce Harvey (WTR Board) Carolyn Christian (WTR Board)	This initial feedback is summarised via the frequently asked questions section of the project website. https://wtrgreenfield.co.nz/faqs/
Adjoining Neighbours	25/02/2026	In person meeting	WTR Josh Caddigan (Planner) Sam Simpson (Engineer) Steve Bramley (Project Director) Steve Pittman (Track Infrastructure) Gordon Hassett Elizabeth Hughes Bruce Harvey (WTR Board) Carolyn Christian (WTR Board) Mark Fraser Campin (WTR Board) Chris Millman (Architect) Angela Makgill (Architect)	Meeting with neighbours adjoining the site to discuss further developments in the project since the meeting on the 31 st of Jan.
Tamahere Community	22/03/2026	In person meeting	WTR Josh Caddigan (Planner) Sam Simpson (Engineer) Steve Bramley (Project Director) Gordon Hassett Elizabeth Hughes Bruce Harvey (WTR Board) Carolyn Christian (WTR Board) Mark Fraser Campin (WTR Board) Chris Millman (Architect)	Community engagement meeting to inform the community of the progression of the project and introduction of Harness Racing.
Neighbours Liaison Group	25/02/2026	In person meeting	WTR Steve Bramley Sam Simpson Neighbours Liaison Group Phil Harris Moria Haddrell Connie Templeman	Initial meeting with WTR and group representatives to outline process moving forward.
Neighbours Liaison Group	31/03/2026	In person meeting	WTR Josh Caddigan Callum Davison Steve Bramley Gordon Hassett Chris Millman Angela Makgill	Discussed the latest version of the development and discussed concerns of neighbours from Hooker, Duncan and Pencarrow Roads. Feedback has been collated into minutes document attached to this summary as Attachment D .



			Neighbours Liaison Group Phil Harris Sarah Marshall Marg Forde Moira Haddrell Andrew Macdonald Connie Templeman Logan Wait	The trainers entrance off of Duncan Road has been moved further south in response to feedback received from Duncan Road residents.
Tamahere Community Committee (TCC)	31/03/2026	In Person Meeting	WTR Steve Bramley TCC Charles Fletcher Peter Nation Cr Mike Keir	General Project Update
Tamahere Hospital and Wellness Centre (THWC)	10/04/2026	In person Meeting	WTR Steve Pittman THWC Wayne Mc Lean- Chairman of board Brian Harcourt - Board member Syd Taare - Kaumatua and Executive Officer Aaron Keelty - Nurse manager Executive officer Peter Bullen - CFO	Initial project meeting to inform THWC of the proposal and ongoing engagement. Minutes of this meeting are attached as Attachment E .
Landowners				
Landowners	21/11/2025	In person meeting	Landowners Roger and Oliver Duncan Alan Spice Tim and Richard Montgomerie WTR Steve Bramley (Project Director) Bruce Harvey (Chairman WTR) Josh Caddigan (Planner) Sam Simpson (Engineer)	Briefing on future process and to discuss engagement process with neighbours.
Landowners	14/12/2025	Email	Landowners Roger and Oliver Duncan Alan Spice Tim and Richard Montgomerie WTR Steve Bramley (Project Director)	Notification of location going public.



Landowners	29/01/2026	In-Person Meeting	WTR Steve Bramley Bruce Harvey Landowners Roger Duncan Oliver Duncan Tim Montgomerie Richard Montgomerie	Project progress update.
Members of Parliament				
MP Hamilton East	2/12/25	Email exchange	MP Ryan Hamilton (MP for Hamilton East) WTR Steve Bramley (Project Director)	Sent presentation regarding the proposal.
MP Hamilton West	26/11/25	Personal meeting	MP Minister Tama Potaka WTR Steve Bramley (Project Director) Bruce Harvey (Chairman WTR)	Inform Minister of the proposal. Key comments were ensure industrial buffer at Te Rapa; address bats/skinks, etc at Greenfields site; ensure effective iwi engagement.
MP Waikato	1/12/25	Personal meeting	MP Tim Van de Molen WTR Steve Bramley (Project Director) Bruce Harvey (Chairman WTR)	Inform Minister of the proposal.
Mana Whenua				
Ngāti Hauā	16/09/2025	Email	WTR Josh Caddigan Ngāti Hauā Lisa Gardiner	Email brief of the proposal arranging a meeting to discuss. Advised Norm Hill was the mandated person to deal with RMA matters on behalf of Ngāti Hauā.
Ngāti Hauā	3/10/2025	Online meeting	WTR Josh Caddigan Sam Simpson Ngāti Hauā Norm Hill	Online meeting to discuss the proposal and consultation process. Next Steps: Norm Hill was engaged to prepare a cultural impact assessment (CIA) on behalf of Ngāti Hauā. – See Attachment F .
Ngāti Hauā	16/12/2025	On-site meeting	WTR Josh Caddigan Warren Gumbley (Archaeologist)	On-site meeting to gauge the lay of the land and discuss the proposal.



			Mel Robinson (Landscape Designer) Ngāti Hauā Norm Hill	Discussed cultural effects and initial views of Ngāti Hauā regarding the proposal.
Ngāti Koroki Kahukura	28/01/2026	Email and phone call	WTR Josh Caddigan Ngāti Koroki Kahuhura Beth Tauroa	Initial email and phone call regarding engagement with Ngāti Koroki Kahukura and briefing of the proposal. Next Steps: Beth Tauroa was engaged to prepare a cultural impact assessment (CIA) on behalf of Ngāti Koroki Kahukura. See Attachment G .
Ngāti Hauā and Ngāti Koroki Kahukura	27/02/2026	On-site meeting	WTR Josh Caddigan Mel Robinson Ngāti Haua Norm Hill John Te Maru Mandy Hotene Ngati Koroki Kahukura Beth Tauroa Poto Davies	On-site meeting to discuss the developed proposal and methods to involve Iwi into the development through ecological management. Next Steps: Engagement will continue as the project progresses and with the preparation of the CIAs.
New Zealand Transport Agency				
New Zealand Transport Agency (NZTA)	13/11/2025	Email correspondence	WTR Josh Caddigan NZTA Nicole Wallace	Initial briefing regarding the Pencarrow Road site – initial feedback provided via email.
NZTA	15/12/2025	Online meeting	WTR Josh Caddigan Sam Simpson NZTA Nicole Wallace Mark Rushworth Song Wan Mike Wood	Follow on meeting from initial email feedback.
NZTA	23/01/2026	Email correspondence	WTR Josh Caddigan	Initial feedback on draft integrated traffic assessment (ITA).



			NZTA Nicole Wallace	
NZTA	18/03/2026	Online meeting	WTR Josh Caddigan Parzan Cooper NZTA Nicole Wallace Song Wan Mark Lilley Mike Wood Sarah Anderson	Online meeting to discuss latest updates to the proposal.
NZTA	13/04/2026	Phone Call	WTR Steve Bramley NZTA Andrew Corkill	Phone call providing a general project update.



Attachment A: Department of Conservation consultation summary

Fast-Track Pre-Lodgement Consultation Summary

Purpose - This document provides a summary of information from DOC following a pre-lodgement consultation request.

Project Details

Project name:	Pencarrow Racing Hub
Engagement type:	Pre-lodgement consultation for Referral Application
Applicant/agent:	Waikato Thoroughbred Racing Email: sbramley@salfunding.co.nz phone: 021 795 187 Agent: Josh Caddigan – Senior Planner – BCD Group Email: josh@bcdgroup.nz phone: 027 381 9340
Proposal overview:	<p>The Pencarrow Road Greenfields Racing Hub Development is for a horse racecourse and associated facilities. The project is the result of an amalgamation of three existing thoroughbred racing sites within Waikato (Te Rapa, Cambridge and Te Awamutu) into one combined Greenfields site which is intended to service the Waikato thoroughbred industry.</p> <p>The Project is intended to provide a thoroughbred racing and training facility consisting of the main track and a separate training facility, harness racing facility and equestrian events ring, blood stock, an events and operations building, trainers' zone, equine support services and for other equine uses. Parking and commercial development is also to be provided together with residential lifestyle blocks and a comprehensive residential development area for senior living. Subdivision is proposed to divide the site into a series of smaller Titles to enable a separation of the proposed activities. The project proposes earthworks, the construction of an irrigation pond, vegetation clearance and construction activities. A number of buildings are to be constructed, with lighting also to be implemented at the Project Site. It is noted that watercourses may be disturbed, infilled or diverted as part of the Project.</p> <p>The development is to be located on a 150-ha block of land, situated south of Hamilton City at Pencarrow Road, Tamahere. The site is bordered by State Highway 1, Pencarrow, Hooker and Duncan Roads and is surrounded by a mix of farms and lifestyle properties. The site is flat, with a land use of dairying, with some maize cropping on the eastern boundary. It is currently comprised of two working dairy farms with associated infrastructure including milking sheds, animal shedding, feed storage, and multiple residential properties. There is a remnant kahikatea stand at the southern end of the site with a small area of wetland, which may provide important habitat for indigenous species.</p>
Location:	GPS: 809942.30, 5806964.11 536, 592, and 636 Pencarrow Road, Tamahere. 38 Hooker Road, Tamahere. The entire site is proposed to be redeveloped.



<p>Date pre-lodgement request received:</p>	<p>First contacted by email on the 15th of January 2026.</p> <p>Signed request for consultation received on the 15th of January 2026.</p> <p>Deposit paid on 27th of January 2026.</p> <p>Initial Consultation meetings were held on the 5th of February 2026, at which time it was noted that the plans for the site were to be updated. Given this, consultation was put on-hold until updated site plans were available. A further meeting was held on the 19th of March 2026. At this meeting it was noted that further information would be provided. An updated Ecological Impact Assessment, with updated Site Plans, was provided on the 9th of April 2026, with further updated plans provided on the 15th of April 2026.</p>
<p>Summary of pre-lodgement Consultation</p>	
<p>Fast track project lead DOC:</p>	<p>Bridgette Munro – Consultant Fast Track Consents Advisor</p>
<p>DOC specialist input required:</p>	<p>Fast Track Project Lead – Bridgette Munro</p> <p>Statutory Manager – Michelle Williams</p> <p>Senior Statutory Advisor – Carisse Enderwick</p> <p>Permissions – Crystal Jones</p> <p>RMA – Annabel Averill</p> <p>Legal – To be confirmed</p> <p>BHV – Wendy Lin (Management Planner)</p> <p>BHV (Lizards) – To be confirmed</p> <p>BHV (Bats) – To be confirmed</p> <p>BHV (Freshwater) – Nigel Binks</p>
<p>DOC Permissions/ Approvals Identified by applicant in pre-lodgement request as potentially required:</p>	<p>The Applicant has identified that an approval under the following legislation will be required:</p> <ul style="list-style-type: none"> • Wildlife Act 1953. <p>The Applicant notes that removal of vegetation has the potential to adversely affect terrestrial fauna, through damage to habitats and the loss of individuals killed during activities associated with construction.</p>
<p>DOC Commentary on Fast Track approvals and permissions identified:</p>	<p>The Applicant provided the following documents, together with its Request for Fast-track Pre-lodgement Consultation:</p> <ul style="list-style-type: none"> • Ecological Impact Assessment at Pencarrow Road, Tamahere, Prepared for Waikato Thoroughbred Racing (prepared by Awa Ecology, dated 18th of December 2025). <p>Further to this, updated plans for the development were provided on the 4th of March 2026:</p> <ul style="list-style-type: none"> • Waikato Thoroughbred Racing Proposed Masterplan V2, Revision 2 (Two plans provided) (Prepared by Designgroup Stapleton Elliot, dated 24th February 2026). <p>Updated plans for the development together with an Ecological Impact Assessment were again provided on the 18th of March 2026:</p> <ul style="list-style-type: none"> • Waikato Thoroughbred Racing Proposed Masterplan V2, Revision 2 (Two plans provided) (Prepared by Designgroup Stapleton Elliot, also dated 24th February 2026); and

	<ul style="list-style-type: none"> • Ecological Impact Assessment at Pencarrow Road, Tamahere, Prepared for Waikato Thoroughbred Racing (prepared by Awa Ecology, dated 24th of February 2026). <p>A further Updated Ecological Assessment was provided on the 27th of March 2026:</p> <ul style="list-style-type: none"> • Ecological Impact Assessment at Pencarrow Road, Tamahere, Prepared for Waikato Thoroughbred Racing (prepared by Awa Ecology, dated 26th of March 2026). <p>A further updated plan set was then provided on the 9th of April 2026:</p> <ul style="list-style-type: none"> • Waikato Thoroughbred Racing Greenfields Racecourse, Fast Track Referral Application Version 1 for Review (Prepared by Designgroup Stapleton Elliot, dated April 2026). <p>In addition, a further updated plan set was provided on the 15th of April 2026:</p> <ul style="list-style-type: none"> • Waikato Thoroughbred Racing Greenfields Racecourse, Fast Track Referral Application Version 1 for Review (Prepared by Designgroup Stapleton Elliot, dated April 2026). <p>It is the Applicant's responsibility to comply with the FTAA and to ensure that the proposed approvals are identified and all the required information is provided as part of a referral application. Section 13(4) sets out the information to be included in a referral application.</p> <p>Wildlife Approvals, which are required for absolutely protected wildlife (refer to the tier scheme within the Wildlife Act (1953)) authorise acts that would otherwise be an offence under the Wildlife Act (1953), including to:</p> <ul style="list-style-type: none"> • Catch and handle wildlife on site (including wildlife sampling and wildlife salvage) • Take samples from wildlife • Take or destroy the eggs of wildlife • Attach identification bands to wildlife • Mark, tag, or attach other scientific apparatus to wildlife • Catch and temporarily hold wildlife in captivity (less than 3 months) • Transfer captive wildlife from one holding facility to another holding facility • Kill wildlife • Hunt, disturb, kill or catch alive protected wildlife that are causing damage • Translocate wildlife. <p>If any of these activities are required for absolutely protected species, then wildlife approvals would be required.</p> <p>It is noted there are no mandatory information requirements in respect of wildlife approvals at the referral stage.</p> <p>It is understood that streams may be diverted and culverts may be implemented as part of the Project. The Applicant should be aware that structures impacting fish passage should be designed in accordance with New Zealand Fish Passage Guidelines and that any culverts required may require a Complex Freshwater Fisheries Activity approval if fish passage will be impeded.</p> <p>The information requirements for complex freshwater fisheries activity approvals as part of a substantive application for a referred project are specified in clause 3 of Schedule 9 of the Act. The Pencarrow Racing Hub Project will need to address the information requirements if complex freshwater fisheries activity approvals are needed. Conditions relating to such approvals would be determined based on the information included in the substantive application.</p> <p>Bats should be avoided as a first consideration.</p>
<p>Treaty partners:</p>	<p>Treaty partners with interests relevant to the project area include:</p> <ul style="list-style-type: none"> • Ngāti Tuwharetoa Raukawa and Te Arawa River Iwi • Maniapoto • Waikato-Tainui • Ngāti Hauā

	DOC encourages the Applicant to engage directly with relevant Māori groups as required by section 29 of the Act.
Treaty Settlement implications/considerations:	<p>Ngāti Tuwharetoa Raukawa and Te Arawa River Iwi Waikato River Act 2010</p> <p>The Project should have particular regard to the Vision and Strategy for the Waikato River.</p> <p>Nga Wai o Maniapoto (Waipa River) Act 2012</p> <p>Consideration should be given to the effects on Freshwater Fisheries sites and measures to preserve or enhance the values of freshwater fisheries.</p> <p>The Project should have particular regard to the Vision and Strategy for the Waikato River.</p> <p>Waikato Tainui Raupatu Claims (Waikato River) Settlement Act 2010</p> <p>Consideration should be given to the effects on Freshwater Fisheries and the preservation of the same.</p> <p>Ngāti Hauā Claims Settlement Act 2014</p> <p>Consideration should be given to the management, protection and restoration of indigenous flora and fauna and sites of significance to iwi. Further, consideration should be given to the effects on Freshwater Fisheries.</p> <p>Waikato Tainui – Remaining Claims</p> <p>While it is not yet clear what impact this settlement will have, the indicated area of interest includes the Site.</p> <p>DOC encourages the Applicant to engage directly with iwi as required by section 29 of the Act.</p>
Section 4 Conservation Act 1987 implications/considerations	No relevant conservation related interests have been identified at this time.
<p>Potential Resource Management Act (RMA) considerations and effects:</p> <p><i>Note: DOC's role in relation to 53(2)(m)(i) FTAA</i></p>	<p>Very high-level RMA commentary has been provided. Some primary considerations for DOC include:</p> <ul style="list-style-type: none"> • That the relevant environmental effects must be considered as part of the full and comprehensive Assessment of Environmental Effects (AEE) included with the potential substantive application. The substantive application's conditions of consent should include conditions that apply the effects management hierarchy and specify how the requirements will be achieved. <p>Further advice can be provided during any pre lodgement consultation on the substantive application.</p>
DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):	<p>The following Statutory Planning documents are relevant to the Proposal:</p> <ul style="list-style-type: none"> • Conservation General Policy 2005 (CGP); • Waikato Conservation Management Strategy 2014. <p>The Proposal is not inconsistent with the relevant statutory planning provisions. However, consideration should be given to:</p> <ul style="list-style-type: none"> • The relevant provisions in Te Ture Whaimana with respect to streams which are tributaries of the Waikato River; • Maintaining and restoring the ecological integrity of relevant ecosystems and habitat types; • Conserving any threatened and at-risk species to ensure their persistence; • Protecting freshwater fish habitat, fish passage and the maintenance of habitat connectivity and water quality of any waterway.

<p>Any specific information requests to applicant(s)/agent for pre-app engagement at this point:</p>	<p>DOC encourages the Applicant to engage further with DOC prior to lodging a substantive application.</p>
<p>Any further information/considerations:</p>	<ul style="list-style-type: none"> • There is the potential for At-Risk Declining and Threatened, Nationally Vulnerable fish species being present on the Project Site. • Long-tailed bats are common within the Hamilton Ecological District, they are known to have local roosts at nearby Whewell's Bush Reserve, in the Tamahere Gully, and on properties in Matangi and Newstead. The bats are known to foray from these roost sites and feed in areas and wetlands along the Waikato River system. Given this, it is highly likely they visit the project Site as a source of prey/food as they are known to frequent the Tamahere Gully system which is associated with the properties drainage network. Noting that prolonged artificial lights at the proposed venue could interrupt and negatively affect the behavioural patterns of these Threatened – Nationally Critical – species. • As the project area is a significant location for bats, measures to minimise effects on bats, loss of habitat, connectivity and artificial lighting effects to bats will need to be addressed. • For bats, lighting advice can be found here: https://www.doc.govt.nz/nature/native-animals/bats-pekapeka/resources-for-bat-workers/ • Any design should carefully consider the kahikatea stand and wetland on the Site, maintaining the kahikatea stand and wetland in perpetuity will benefit freshwater fish, invertebrates and long-tailed bats. • Retaining access to the kahikatea stand will be important. Dark pathways for bats to access the stand should be provided. • Any fish passage barriers, such as perched culvert pipes or crossings/fords etc. between the wetland habitat and the property boundary should be made fish friendly and passable at all times. • Assessments should be undertaken to confirm lizard presence and mitigation needs.
<p>Additional Notes:</p>	<p>While DOC will assist applicants as much as we can when they engage in pre-lodgement consultation, it is the applicant's responsibility to comply with the FTAA and to ensure they have applied for all permissions they need.</p> <p>Guidance for applying for a wildlife approval under the Fast-track Approvals Act 2024 can be viewed here: https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/fast-track/guidance-for-wildlife-approval2.pdf</p> <p>DOC encourages the Applicant to share draft substantive application documents, should the application be referred, so that feedback can be provided on how they align with information requirements of the Act, noting DOC is unable to request further information once a completeness check is commenced by the EPA.</p> <p>Note that a panel will invite the statutory bodies listed in clause 4 of Schedule 7 to comment on the application (NZCA, conservation boards, Fish and Game Council, and Game Animal Council). We encourage applicants to engage with these bodies in advance of filing a substantive application.</p> <p>It is recommended that the information provided in any substantive application prepared under the Fast-track Approvals Act 2024 be separated out by the various approvals sought (if multiple approvals required) and all information requirements are addressed for each approval sought.</p>



Attachment B: Heritage NZ pre-engagement



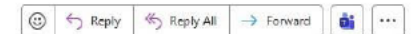
RE: Fast Track Approvals Act Pre Referral Application pre engagement



Rachel Darmody s 9(2)(a)

To: Josh Caddigan
Cc: Te Haana Jacob

Follow up. Start by Friday, 23 January 2026. Due by Friday, 23 January 2026.
You replied to this message on 4/03/2026 10:23 am.



Thu 22/01/2026 10:36 am

Kia ora Josh

Thank you for arranging to meet by Teams with Te Haana and I to explain your project to Heritage New Zealand. We appreciated the opportunity to talk with you about the Thoroughbred Racing and Training facility you are proposing. We acknowledge that consultation with iwi/hapu is ongoing. We also understand that you have engaged Dr Warren Gumbley to prepare a detailed archaeological assessment.

Ngā mihi
Rachel

Dr Rachel Darmody | Senior Archaeologist | Heritage New Zealand Pouhere Taonga | PO Box 13339 Tauranga 3141 | s 9(2)(a) | visit www.heritage.org.nz and learn more about New Zealand's heritage places

Teirangahia a tua whekarere; Tatakitia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

From: Josh Caddigan s 9(2)(a)

Sent: Thursday, 22 January 2026 10:18 am

To: Rachel Darmody s 9(2)(a)

Cc: Te Haana Jacob s 9(2)(a)

Subject: RE: Fast Track Approvals Act Pre Referral Application pre engagement

Hi Rachel and Te Haana,

Thank you for your time this morning.

Please see attached for the draft master plan for our fast-track proposal.

If you could provide some comments summarising what your thoughts are that would be excellent.

Thank you,



Attachment C: FTAT consultation summary

16 April 2026

To: Waikato Thoroughbred Racing, c/o BCD (Consultant)

CC: Waikato Regional Council
Hamilton City Council
Waipā District Council
New Zealand Transport Authority

Dear Sam,

Re: Statement of Facts – Waikato Thoroughbred Racing Fast-track

Thank you for your continued engagement with Waikato District Council (WDC), Future Proof Partners (FPP), and other agencies regarding the Waikato Thoroughbred Racing (WTR) Fast-track Referral Application. This letter follows the meeting held on 11 March 2026 and records engagement undertaken to date.

This correspondence confirms that engagement has occurred with WDC and Waikato Regional Council as the relevant local authorities under section 11(1)(a) of the Fast-track Approvals Act 2024, and was extended to include Hamilton City Council, Waipā District Council, and the New Zealand Transport Authority in relation to transport matters. The content below provides a consolidated and factual summary of key considerations discussed at this early stage.

From 1 July 2026, the newly established water services council-controlled organisation, IAWAI – Flowing Waters Limited, is expected to be involved in discussions relating to three-waters servicing for the proposal.

Statement of Facts

Site and proposal context

The proposed Waikato Thoroughbred Racing development is located within the Waikato District with access from Pencarrow Road, Hooker Road, and Duncan Road. The site adjoins the Waikato Expressway but does not propose direct state highway access. The land is zoned for rural purposes and has not been identified for urban development in long-term strategic planning documents.

The proposal is currently subject to referral-level consideration under the Fast-track Approvals Act. Engagement at this stage has assisted in identifying matters that may require further assessment should the application proceed.

Engagement with the local community

Council staff acknowledge the extent of engagement that the applicant has undertaken with the local community to date. This engagement has sought to understand community concerns, identify challenges associated with the proposal, and inform subsequent design development.

Council staff have attended engagement sessions and note the comprehensive sharing of information about the proposal with the local community, and the applicant's consideration of matters raised through design refinement and iteration.

Regional considerations

The proposal forms part of the consolidation of racing and training activities currently undertaken at Te Rapa, Cambridge, and Te Awamutu. Consolidation to a single site would enable these existing racecourse sites to be vacated and potentially redeveloped.

Collectively, redevelopment of the Waipā and Cambridge racecourse sites has the potential to accommodate approximately 1,190 to 1,660 new dwellings, depending on future zoning and development outcomes. This would represent a substantial contribution to Waipā District's short- to medium-term housing supply, achieved through redevelopment of existing urban land rather than outward greenfield expansion.

Redevelopment of the Te Rapa Racecourse also presents opportunities to provide additional residential and light industrial land within an established industrial node in Hamilton City. Consolidation of racecourse activities therefore has region-wide implications across multiple territorial authority areas in relation to housing supply, land-use efficiency, and growth management.

Transport considerations

Access to the site is proposed via the local road network. No additional access to or from State Highway 1 is proposed.

Transport effects associated with the proposal are to be identified and assessed by the applicant through an Integrated Transport Assessment (ITA), including consideration of local and wider network effects, event-related traffic, and any mitigation or upgrade requirements. Council has not yet completed a full assessment of transport effects, noting the proposal remains at an early stage.

Hamilton Southern Links is a NZTA-led project in the vicinity. While pre-implementation funding has been approved, there is currently no confirmed construction timing. NZTA have confirmed that there will be no direct connection to Tamahere Drive, with access to the expressway network via the existing Tamahere interchange and the Cambridge Road slip lanes.

Infrastructure considerations

The site is not serviced by public wastewater infrastructure, and the existing reticulated water supply network is not designed to service development of the scale proposed. On-site servicing options are indicated and will require further technical assessment and engagement with relevant authorities.

Closing

This letter provides a concise statement of factual matters relevant to the Waikato Thoroughbred Racing Fast-track referral application. It does not constitute a position of support and should not be relied upon to predetermine the outcome of any statutory or decision-making process. Its purpose is to inform consideration of the referral application and to record engagement undertaken to date.

The council acknowledges the applicant's willingness to engage and recognise the value of ongoing engagement as the process progresses.

Yours sincerely,



Hazel Coalter

Planning and Growth Manager
Waikato District Council

Attachment D: Neighbours Liaison Group Meeting Minutes and Duncan Road Resident Feedback



WTR Neighbours Liaison Meeting Notes - 31 March 2026

Pencarrow Road Residents

Concerns

- Present location of entrance is directly opposite houses built on the front (i.e., roadside) of their land
- Lower end of Pencarrow – main concern is noise
- Upper end of Pencarrow – concerned about viewshafts – want to understand what is in place to mitigate noise and lights while viewshafts towards mountains etc are maintained.
- Concerns re construction traffic.

Feedback

- Some residents suggest compensation / purchase of their property
- Formation of gated communities
- Current owners cannot subdivide – suggest this is a Council's issue.
- Concerns around nighttime activity utilising the facilities (outside of racing activities) e.g. noise/light/events

Duncan Road Residents

Concerns

- Not happy with current location of trainer's entrance. Solutions put forward include:
Move entrance to be closer to Hooker / Duncan Road intersection. Suggested that moving the location of the entrance as a minimum closer to/alongside Tim and Jo Montgomery's house would satisfy the majority of residents concerns.
Safety concerns – could be alleviated by road widening and footpath
Concerns about construction dust.
Happy with early planting suggested. Wanted similar approach to perimeter planting as for Pencarrow Road.
Want to ensure that punters etc are not parking on Duncan Road verges.
A lot of questions regarding drainage patterns and whether the development will affect drainage on surrounding sites.
Water Supply and bores running dry – Can be addressed by robust hydrological testing and deeper bores and consent conditions.
Want as much noise and visual screening as possible in relation to Duncan Road.
- Reverse Sensitivity concerns affecting existing farming operations.

A good summary of concerns and feedback was provided and is attached.

Hooker Road Residents

Concerns

- Wanting detail and to understand intersections on Hooker Rd with Pencarrow Road and Duncan Road.
- Until the internal site planning is finalised it is difficult to provide detailed feedback.
- Hooker Road residents opposite the planned main entranceway would prefer it was not there.
- There are concerns regarding lighting spill at night (and noise) towards the properties on the southern side of Hooker Road.
- Suggestions regarding reducing vehicle speed limits – this to be discussed with Council regarding expediting the speed limit review. This in view of the public walkway/cycleway, traffic into the main entrance and traffic off Hooker Road into Duncan Road.
- Circulating Peter Henderson's contact from Waikato DC to community could assist with expediting the speed limit review.

WTR Potential Commitments

There was discussion that WTR could immediately mitigate some concerns by:

- Planning for perimeter landscaping to be planted early (pre-construction).
- May be possibility of linking future interested buyers of surrounding properties with potential sellers.
- Join residents in advocating for lower speed limits on all three roads, immediately.
- At next consultation (2nd and 4th week in May), share number of people expected on site on race days and non-race days (and number of vehicles).
- Share the opinion that WTR received on the potential uplift in property values that might result from the development.
- Investigate the legal/regulatory assurance that could be given about redress for water availability and drainage of the site if the consented design solutions do not prove to perform as designed.

Appendix

Community Feedback Summary Report

Duncan Road & Surrounding Area - Proposed Racetrack Development Date:

25/03/2026

1. Summary

Residents of Duncan Road have provided extensive feedback on the proposed racetrack development. Key concerns relate to traffic impacts, heavy vehicle access, safety, environmental effects, water security, drainage, and the adequacy of supporting infrastructure. This report summarises the major themes and specific requests raised by the community.

2. Introduction

This report consolidates all feedback received from local residents regarding the proposed development. The purpose is to provide a clear, structured overview of community concerns to inform planning, design decisions, and engagement processes.

3. Traffic, Access, and Heavy Vehicle Movements (Please see examples of alt access attached)

3.1 Location of Truck and Trainer Entrance

Residents strongly prefer that the main truck and trainers' entrance be located at the beginning of Duncan Road, near the Hooker Road intersection. The residents are not willing to accept the current truck entrance on the design documents and require this to be changed.

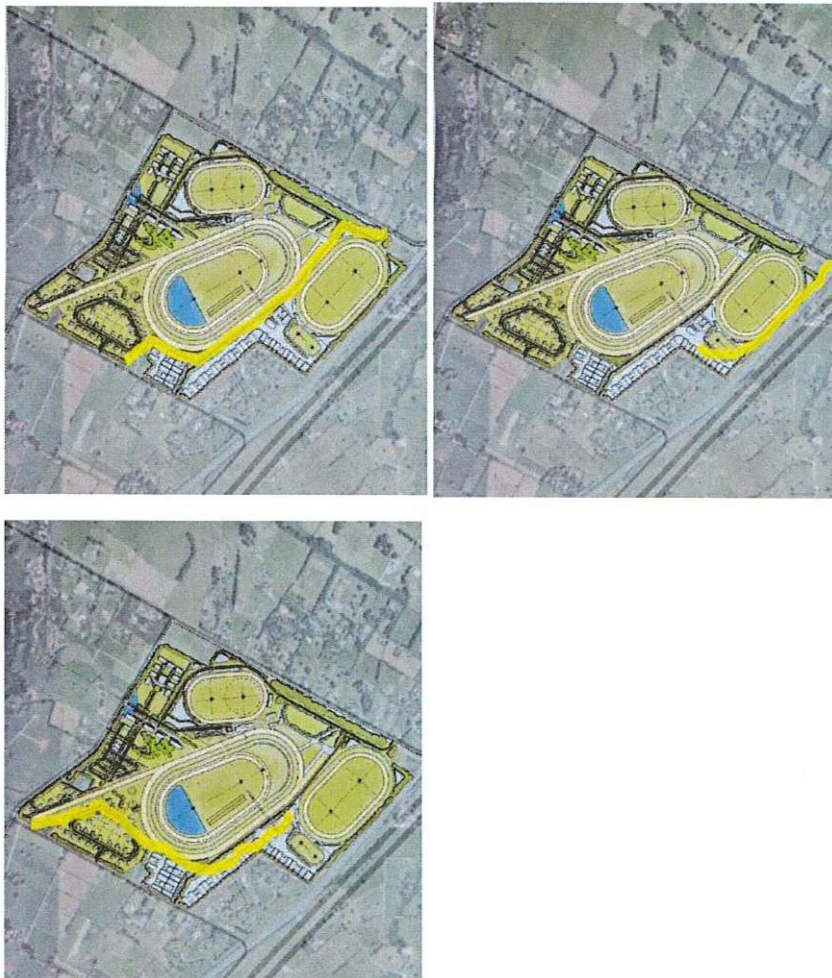
Key reasons include:

- Minimising heavy vehicle movements along the residential portion of the no-exit road.
- Reducing noise, vibration, and light pollution from early-morning truck activity.
- Limiting the number of affected households.

Alternative access options proposed:

- A slip road from Hooker Road to the rear of the racetrack.
- Using the Pencarrow Road light-vehicle entrance for trucks.
- Routing access behind the proposed housing development (subject to land acquisition).

(Please note The Duncan Road residents have advised they are not willing to accept **the** Truck entrance where **it** is currently designed, an alternative must be reached)



3.2 General Traffic Impacts

Residents expressed concern about the significant increase in both light and heavy vehicle traffic. Duncan Road is identified as the most impacted due to its no-exit configuration.

Requests include:

- Accurate communication of projected daily traffic volumes.
- A roundabout at the Duncan Road/ Hooker Road intersection.
- Reduced speed limits on Duncan Road.
- Road widening and improved road markings.
- Construction of a footpath for pedestrian safety.

4. Parking and Event Management

Residents seek clarity on:

- Daily parking arrangements for staff, trainers, owners, and horse trucks.
- Event-day parking capacity and access.
- Assurance that all parking will be contained on-site and that roadside parking will be prohibited and enforced.

Concerns were raised that current plans do not clearly demonstrate adequate parking provision.

5. Horse Movements and Safety

Residents highlighted safety risks associated with horses being ridden on public roads.

Requests include:

- Confirmation of the maximum daily number of horses on site.
- Ensuring horses are transported in and out of the facility rather than ridden on roads.
- Clear identification of access points for trainers, jockeys, stable staff, veterinarians, farriers, and other personnel.

6. Environmental Mitigation: Planting, Noise, and Dust

Residents strongly support early planting (from 2026) on both sides of Duncan Road. Objectives include:

- Mitigating construction noise, dust, and debris.
- Reducing long-term visual, noise, and light impacts.
- Establishing mature screening before major construction begins.

Requests include high, effective screen planting along both sides of Duncan Road.

7. Construction Impacts

Residents expressed concern about:

- Construction noise, dust, and debris.
- Increased construction traffic on Duncan Road.

They request clear mitigation strategies throughout the development period.

8. Water Supply, Bore Protection, and Trickle Feed

Residents rely heavily on bore water and seek assurances that:

- New bores or increased extraction will not reduce water levels or affect water quality.
- A pathway for legal redress will be available if bore water access is negatively affected.
- Trickle-feed water services will be made available to Duncan Road properties.

9. Drainage and Stormwater Management

Residents raised concerns based on past experiences with the Expressway construction, which altered drainage patterns and increased ponding.

Requests include:

- Assurance that drainage modifications will not adversely affect surrounding properties.
- Consideration of historical drainage networks and the role of the Tamahere Drainage Board.
- Ensuring relocated drains maintain adequate outflow to the main drain near Tamahere Drive.
- A clear process for legal recourse if drainage issues arise.

10. Land Use, Rezoning, and Consent Process

Residents request:

- Rezoning of the fenced area around the racetrack to align with subdivision rules.
- Clear communication regarding the timing of the resource consent application.

11. Public Transport Provision

Residents propose the introduction of a public bus route along Hooker and Pencarrow Roads to:

- Reduce congestion on race days.
- Provide transport options for the nearby retirement village.

12. Summary of Key Themes

Theme	Summary
Traffic & Access	Strong concerns about heavy vehicle movements and the suitability of Duncan Road as an access route.
Safety	Risks to pedestrians, children, horse riders, and road users.
Environmental Mitigation	Early planting, dust control, and noise reduction are high priorities.
Infrastructure Capacity	Questions around parking, drainage, and water supply require further clarification.
Communication & Transparency	Residents seek clear, timely information on traffic modelling, consent processes, and operational plans.

Conclusion

The feedback demonstrates a high level of concern among residents regarding the potential impacts of the proposed racetrack development. The issues raised highlight the need for careful planning, transparent communication, and proactive mitigation measures to address traffic, environmental, and infrastructure challenges. Ongoing engagement with the community will be essential as the project progresses.

Attachment D: THWC Meeting Minutes



WTR Greenfield Racecourse

Hauora Waikato - Tamahere Hospital and Wellness Centre

Consultation Notes

10.00am on 10 April 2026

Location - Tamahere Hospital and Wellness Centre

Attendance

Wayne Mc Lean- Chairman of board

Brian Harcourt - Board member

Syd Taare - Kaumatua and Executive Officer

Aaron Keelty - Nurse manager Executive officer

Peter Bullen - CFO

Steve Pittman – Project Manager for WTR Greenfields Racecourse project

1. Introductions
2. Tamahere Hospital and Wellness Centre - Background and Operations
 - a) Forensic Kaupapa mental health unit – rehabilitation long stay hospital –
 - b) Compulsive treatment with the goal of improving life by a combination of mental health practices and traditional cultural values so that people can return back into the community
 - c) The trust was created as a result of the closure of Tokanui Hospital closure in 1998
 - d) Up to 20 patients, which they call whanau
 - e) Site is 15 acres
 - f) Special place with a high level of care and a good environment to work in
 - g) Good wairua
 - h) Cultural values with respect for the whenua (land), Ngāti Haua and Kīngitanga (the original Ngāti Haua chief was a king maker)
 - i) Significant cultural connection to the whenua (land)
 - j) The meaning of Tamahere is "Boy Tied Up", which is told of the Māori maiden from the East coast travelling to meet her husband from Kawhia, arriving at the river, and tying her son on her back to swim across.
3. WTR Greenfields Racecourse Project – Overview

- a) Horse racing Waikato dates back to the late 1800's. Like elsewhere in NZ most of the current racecourse facilities are over 100 years old and were one of the social gathering locations for the community
- b) 3 Waikato thoroughbred racing clubs (Waikato, Cambridge, Waipa) merged in 2023 to create Waikato Thoroughbred Racing,
- c) A feasibility study was undertaken in 2024 as to whether any of the existing racecourse could be upgraded or whether it was better to develop one new racecourse and sell the existing racecourses. In late 2024 the decision was made to develop one new racecourse
- d) The greenfield racecourse site selection process was concluded in late 2025 with the preferred site being the Tamahere site and conditional sale and purchase agreements secured)
- e) The consultant team recommended the Fast Track Approval process as the preferred process with respect to consenting. 2 stages with Referral Application being submitted mid – late April and if approved submission of the Substantive Application in July / Aug 2026
- f) Preliminary design and reports have been completed
- g) Community consultation has been ongoing since Jan 2026, with 2 community meetings, one neighbours meeting and the creation of a Neighbours Liaison Committee
- h) Project Stamina overview (review of thoroughbred and harness racing (equine racing) across NZ with goal of establishing a masterplan for NZ equine racing to guide long term development and consolidation
- i) Project involves development of 162ha into a world class thoroughbred and harness racing and training facility, with spare land due to the shape of the horse facilities being developed (allied equine, residential, retirement village, bloodstock and small commercial village centre)
- j) Described the flow of traffic to and into the site with raceday traffic predominantly entering by Duncans parent's property and thoroughbred training traffic down by Tim Montgomerie's property
- k) Training barns are located on the shared boundary with the Hospital with the backs of the barns towards the fence, which has a 20-30m landscape buffer
- l) Thoroughbred racing during the day and Harness racing during the evening
- m) Training starts at 4.30am
- n) Latest site plan (A3) left with the attendees

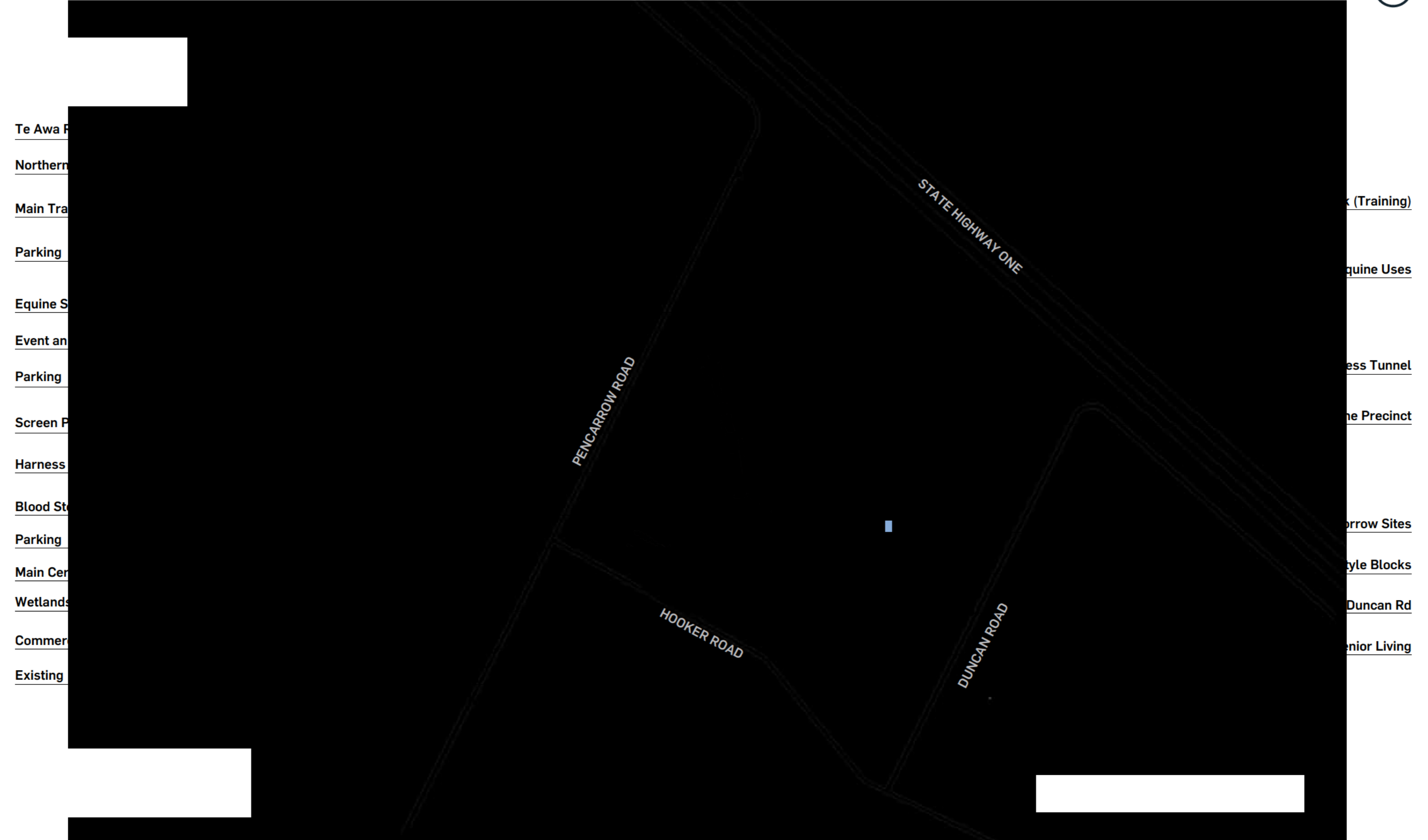
4. General discussion and comments from

- a) Noise would affect the whanau – SP – WTR operations would need to comply with the existing rural noise levels at the boundary
- b) Traffic would affect people coming and going from the hospital on racedays – SP traffic management plans will need to be approved by WDC, and they will

be monitored for compliance and update if there are significant adverse effects

- c) Affect on Property Prices. Will they go down? – SP – we really don't know, however there are some people who believe that property prices will go down and some people who say that they will go up due to trainers and owners moving closer to a works class facility
- d) Neighbours. Many are old people who have move here for the quiet rural location – SP – there will be period where the site is busy and long periods where the site isn't busy
- e) Duncan Rd. There are lots of people who walk down the road, will they be safe – SP – we have also heard the same from the direct neighbours and will be widening Duncan Rd and providing a footpath to link up the to the River Rid footpath
- f) River Ride traffic safety – SP – we are working with the Trust to develop traffic safety protocols so that pedestrians and cyclists can safely use the footpath during racedays and events
- g) Steve Pittman – closing remarks
 - Thank you for taking the time to meet with me today
 - Happy to meet again after you have reviewed what has been presented today and any questions, please ring or email me
- h) Wayne McLean – Closing remarks
 - The development will have a significant impact on the Hospital.
 - We thank you for coming and talking with us today
 - We would like to be able to provide direct feedback with further hui (not through other groups)
 - Contact person will be Aaron to arrange further hui

1.3 PROPOSED SITE PLAN



Te Awa P
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yle Blocks
Duncan Rd
enior Living



Attachment F: Ngāti Hauā Notification



RE: Pencarrow Road Consultation



Josh Caddigan

To: Norm Hill
Cc: Sam Simpson; Sharon Flintoff

You replied to this message on 4/12/2025 10:20 am.



Reply Reply All Forward ...

Wed 3/12/2025 4:08 pm

Kia ora Norm,

Please find attached the signed short form agreement. Please proceed to completion of the draft report stage.

What does the initiation Hui cover / what do we need to provide?

What date can you get out to site so we can notify the landowners? If this can be completed next week that would be greatly appreciated.

We believe that there may be some flexibility in the archaeological assessment as this report is quite short excluding appendices.

Cheers,

Ngaa Mihi,

Josh Caddigan

Senior Planner

Email: s9(2)(a)

Mobile: s9(2)(a) Website: bcdgroup.nz

Ph: 0508 BCD GROUP (0508 225 47687)

Level 1, 220 Tristram Street, Hamilton, 3204

PO Box 9421, Waikato Mail Centre, Hamilton



Attachment G: Ngāti Koroki Kahukura Notification





RE: Potential Greenfields Development

 Josh Caddigan
To: 'B Teuroa'

[Reply](#) [Reply All](#) [Forward](#) [More](#)

Tue 10/02/2026 11:32 am

 26-02-10 NKK SFA - SIGNED.pdf .pdf File  26-01-23 DRAFT 636 Pencarrow Road Archeological Assessment.pdf .pdf File

Hi Beth,

Please see attached for the signed OOS.

The technical reports can be found in the below link – noting that these are preliminary at this stage while the final site layout is confirmed.

[23-1883 WTR FTAT Package](#)

I have also attached the draft archaeological assessment which will be updated with recommendations pending finalisation of the masterplan.

Ngaa Mihi,

Josh Caddigan
Senior Planner
Email: [s.9\(2\)\(a\)](mailto:s.9(2)(a)@bcdgroup.nz)
Mobile: [s.9\(2\)\(a\)](tel:0274922111) | Website: bcdgroup.nz
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Level 3, 220 Tristram Street, Hamilton, 3204
PO Box 9421, Waikato Mail Centre, Hamilton



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