

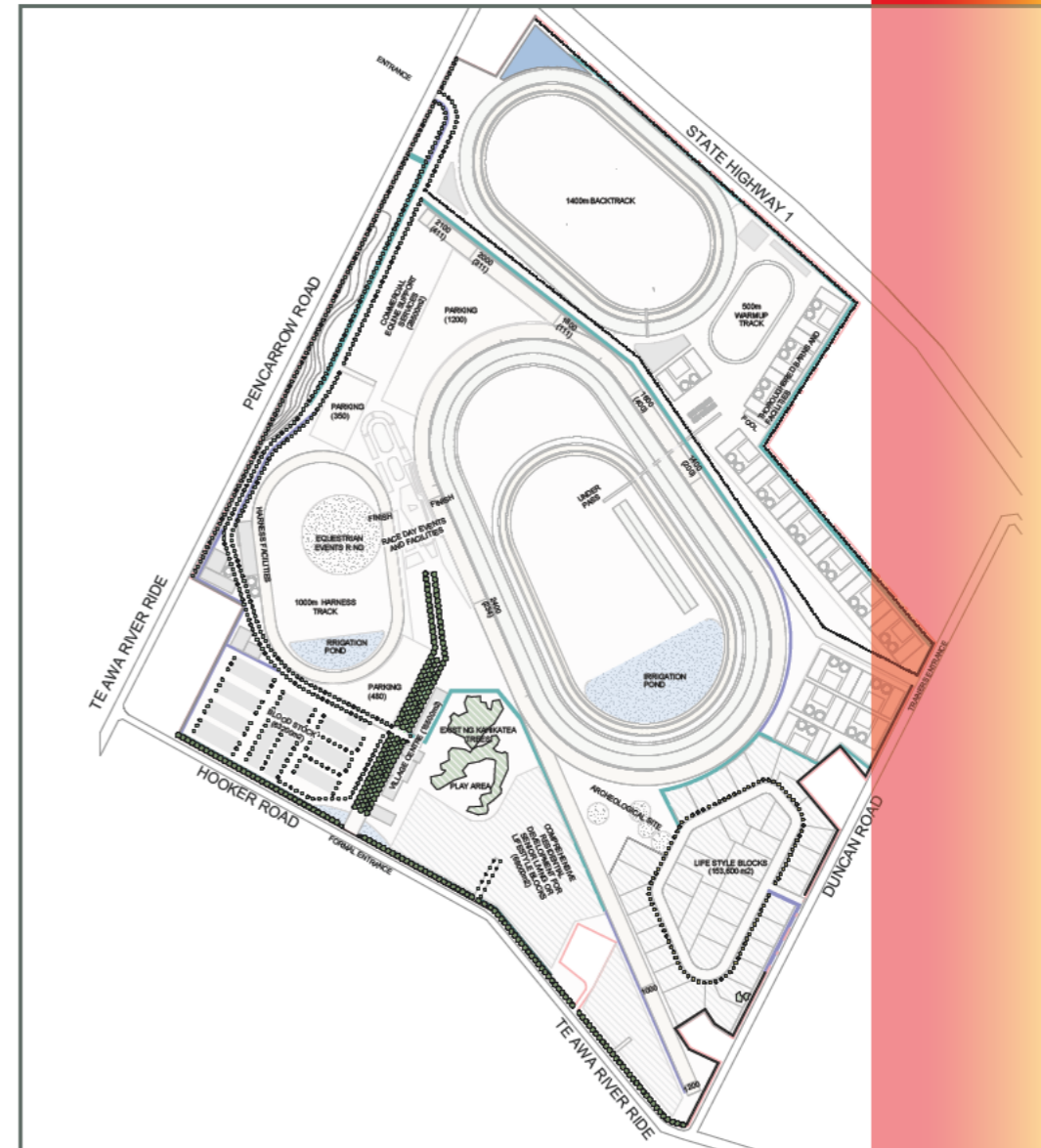
WTR

Waikato Thoroughbred Racing

Greenfields Racecourse

Urban Design Assessment Report

Fast Track Application - **Stage 1 (Referral) Submission**



Fast Track Approval - Urban Design Assessment - Referral

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Foreword

This Urban Design Assessment Report has been prepared by Re-Imagine in support of Waikato Thoroughbred Racing's (WTR) Fast Track referral application for the proposed Greenfields Racecourse at Pencarrow Road, Tamahere.

Before you read further, a brief word about how this report is structured — and why.

Urban design assessment reports are, by their nature, read by two quite different audiences. The first is the design-oriented reader: an architect, urban designer, or perhaps a planning commissioner who thinks in patterns, responds to visual structure, and navigates information through diagrams, matrices, and spatial hierarchies. The second is the literary-minded reader: a planner, legal practitioner, or consent assessor who thinks sequentially, builds understanding through narrative, and needs to satisfy themselves that the full weight of analysis and argument has been properly assembled before reaching a conclusion.

Both are entirely legitimate ways of understanding a complex proposal. Neither is better than the other. And this report is written to serve both.

The main body of this report - Sections 2.0 through 10.0 - is structured in a modular, graphically-oriented format that is designed for skimmability and rapid comprehension. It is organised around a clear ten-section framework, with each section presented as a self-contained analytical module, supported by plans, diagrams, scoring matrices, and concise evaluative text. For a design-minded reader, this structure provides an intuitive and efficient path through a complex body of material.

This section - Section 1.0 - has been written differently. It is a prose-based companion to the main body of the report, written for readers who prefer to encounter information as a continuous narrative before engaging with the more structured material that follows. It is not a separate document, nor a simplified substitute for the detailed analysis contained elsewhere. It is, rather, a different lens through which the same report can be read and understood.

Readers who are satisfied with the narrative overview provided in this section are encouraged to dip into the main body as their interests or obligations require. Cross-references are provided throughout to direct the reader to the relevant pages, diagrams, and assessment matrices. Nothing material has been omitted from this section; everything referenced here is substantiated in full elsewhere in the report.

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Introduction

The WTR Greenfields Racecourse is a proposal of genuine regional significance - one of those rare projects that arises not from incremental growth pressure, but from a considered, long-term strategic decision to do something differently.

The proposal seeks to consolidate four existing thoroughbred and harness racing facilities - Te Rapa Racecourse, Cambridge Racecourse, Cambridge Raceway, and Waipa Racecourse - into a single, integrated equine and racing campus on approximately 164 hectares of rural land at Pencarrow Road, Tamahere, within the Waikato District. It is being advanced under the Fast Track Approvals Act 2024, reflecting the development's regional significance and its departure from the conventional resource consent pathway.

This Urban Design Assessment Report has been prepared by Re-Imagine in the role of Urban Design Expert. It provides an independent, principle-based evaluation of the proposal's spatial logic, design quality, and urban design effects at the referral level of assessment - that is, at the level of strategic spatial framework rather than resolved architectural detail. The assessment is expressly structured to be proportionate to this stage of the process, and to establish a robust and clearly evidenced platform for the more detailed design resolution that Stage 2 Substantive will require.

The report evaluates the referral proposals against three complementary assessment frameworks: the New Zealand Urban Design Protocol (the Seven C's); Re-Imagine's Simple Design Guide and associated Design Quality Assessment Tool; and a high-level Cultural Overlay that anticipates the full Te Aranga Māori Cultural Design Principles assessment to be undertaken in direct collaboration with the appointed Specialist Māori Cultural Design Advisers as part of the Stage 2 Substantive submission.

Executive Summary

The WTR Greenfields Racecourse referral proposal is assessed as having overall positive urban design effects. It demonstrates a clear, coherent, and well-evidenced spatial rationale that is appropriate to its scale, function, and context, and it performs at a level that meets - and in a number of important respects meaningfully exceeds - the expectations established for a Referral Fast Track application.

The proposal is strategically sound.

The consolidation of four fragmented, urban-constrained facilities into a single, purpose-designed rural campus is a compelling and well-reasoned strategic proposition. The greenfield context enables a coherent spatial hierarchy, integrated movement framework, and landscape-led masterplan to be established from first principles - outcomes that are simply not achievable through incremental improvement of the existing sites.

The proposal is contextually responsive.

The site has been selected and planned with a clear understanding of its physical, ecological, cultural, and planning context. Known constraints - including the presence of highly productive land, a recorded archaeological site, identified ecological values including long-tailed bat habitat, and the regionally significant Te Awa River Ride corridor - have been treated as structuring opportunities rather than obstacles. The copse of Kahikatea trees, the archaeological site in the southeast corner, and the maunga viewshafts visible from the elevated Pencarrow Road knoll are each integrated into the masterplan as character-defining assets. This is a proposal that has engaged seriously with its setting.

The risks are understood and managed.

The proposal sits within a complex planning environment. Its relationship to the NPS-HPL, its out-of-sequence status within the Future Proof framework, the scale of its ambition relative to the rural receiving environment, and the interface sensitivities associated with the Te Awa River Ride are each transparently acknowledged and addressed through the spatial structure, landscape strategy, and staging framework of the masterplan. Mitigation through design - rather than mitigation through afterthought - is a hallmark of the proposal as presented.

The design quality is genuinely ambitious.

The architecture of the main Event + Operations building, conceptually anchored in the arborescent form of the Kahikatea forests that once characterised this landscape, demonstrates a level of creative intent and contextual responsiveness that is unusual at referral stage. The NZ Urban Design Protocol assessment returns a referral score of 27.0 against a baseline of 22.0, with particular strength in the areas of Creativity, Collaboration, Connections, and Choice. The Simple Design Guide assessment returns an overall weighted score of 75.5 against a baseline of 62.5.

The commitment to substantive excellence is clearly stated.

The Simple Guide's Five Design Principles - Planning, Placemaking, Public Space, Community, and Sustainability - are affirmed as the ongoing qualitative benchmark for all future design development. The Te Aranga Māori Cultural Design Principles are confirmed as the proposed overarching framework for cultural design assessment in the substantive stage. A Conditions Framework and staged design quality management process are proposed to ensure that the aspirations established at referral are retained, refined, and delivered as the project evolves.

On the basis of this assessment, the WTR Greenfields Racecourse referral proposal is an appropriate candidate for Fast Track referral and provides a credible, well-structured platform for the delivery of a world-class, community-oriented, and culturally responsive equine precinct.

Anticipated Questions

Anticipated Questions and Where to Find the Answers

A competent consent assessor, commissioner, or technical reviewer approaching this report is likely to arrive with a set of questions. The following is offered as a navigational aid - a brief signpost to where the key answers are located within the report.

Is the site appropriate for a development of this scale and nature?

Yes - the site's rural character, flat topography, three-road frontage, proximity to the Waikato Expressway and Hamilton Airport, and separation from sensitive urban areas collectively establish a strong functional fit. The full site suitability analysis is at Section 4.0 (Site Context and Analysis), with the local and neighbourhood context addressed at Sections 4.2 and 4.3 respectively.

How does the proposal respond to the highly productive land (NPS-HPL) constraint?

By demonstrating a functional and operational need for a rural location, avoiding rural residential fragmentation, and delivering a demonstrable regional net benefit through the release of constrained urban land at the existing racetrack sites. The strategic land-use argument is set out at Section 3.1 and the specific NPS-HPL response at Section 2.1. The urban design dimensions of this argument - spatial efficiency, campus consolidation, and the avoidance of ad hoc rural development - are addressed in Section 6.1.

Is the scale of the Village Hub and residential components appropriate to the rural setting?

This is acknowledged as the primary planning and urban design risk in the proposal. The design response - clear spatial subordination of residential and commercial components to the primary equine operational purpose, significant setbacks, and a landscape-led interface strategy - is set out in Sections 6.2 and 6.5. The effects assessment at Section 7.1 addresses this risk directly and transparently.

What is the proposal's relationship to the Te Awa River Ride?

The Te Awa River Ride interfaces with the western and southern boundaries of the site and is treated as a defining design opportunity rather than a constraint. The proposals include generous boundary setbacks, a landscape-led interface strategy, and the positive provision of an additional shared cycling and pedestrian connection through the site between Pencarrow Road and Hooker Road - a direct enhancement to the recreational network. The interface design is addressed in Sections 4.3 and 6.3, with the effects assessment at Section 7.1.

How does the proposal address cultural considerations?

Specialist Māori Cultural Design Advisers have been engaged and their work is ongoing. The Cultural Overlay at Section 5.1 provides a preliminary urban design framework covering maunga viewshafts, the Waikato River catchment relationship, the Kahikatea copse, the archaeological site, and Kīngitanga contextual layers. All cultural analyses and recommendations from the appointed advisers will take precedence over this preliminary material. The full Te Aranga assessment framework is proposed for the substantive stage and is set out in Appendix A.3.3.

What will ensure that the design quality commitments made at referral are honoured through the substantive submission?

The Design Commitments at Section 9.1 establish a clear programme of architecture and landscape resolution required for the substantive stage. The Transition Strategy at Section 9.2 provides the framework for that progression. The proposed Conditions Framework - also at Section 9.2 - sets out the specific mechanisms for securing design quality outcomes, including retention of a qualified Urban Design Expert throughout the substantive stage, periodic reviews using the Simple Design Guide assessment framework, and a formal Cultural Design Integration Plan.

Is this proposal appropriate for Fast Track referral?

Yes. The full justification is set out at Section 10.0 (Summary Conclusion), but in brief: the proposal is strategically significant, regionally important, delivers demonstrable regional net benefit, and is structured in a manner that is proportionate to the referral assessment level while clearly signalling a substantive commitment to design excellence in the substantive submission.

Report Overview

What follows is a narrative overview of the report's structure, methodology, and principal findings, written for readers who wish to assimilate the full scope of the assessment as a continuous argument before engaging with the modular sections that follow.

The project - Section 2.0

The proposed WTR Greenfields Racecourse is a large-scale, infrastructure-led greenfield development on approximately 164 hectares of rural land at Pencarrow Road, Tamahere, comprising five contiguous titles with frontages to Pencarrow Road, Hooker Road, and Duncan Road, and a northern boundary to the SH1 Waikato Expressway. The land is currently in dairy farming use. Topography is flat to gently rolling - well-suited to large-format racing infrastructure without extensive earthworks.

The development is conceived as a multi-functional equine campus consolidating the racing, training, bloodstock, and administrative functions of four existing facilities into a single, integrated precinct. Its strategic objectives span industry consolidation and operational resilience, regional economic enablement, strategic land-use rebalancing (through the release of existing urban-constrained racetrack sites for housing and employment growth), rural land-use compatibility, and long-term future-proofing and adaptability.

The assessment framework - Section 3.0

The Urban Design Assessment is structured around three complementary evaluation frameworks. The NZ Urban Design Protocol (Section 3.3) provides a nationally recognised, principle-based benchmark against which the overall quality of the proposal is evaluated across seven interrelated dimensions: Context, Character, Choice, Connections, Creativity, Custodianship, and Collaboration. Re-Imagine's Simple Design Guide (Section 3.4) provides a more granular, quantitative design quality assessment framework structured around Five Design Principles and Ten Design Elements, addressing both the physical (rational) and metaphysical (emotional) characteristics of good urban design. The Te Aranga Māori Cultural Design Principles (Section 3.5) provide the overarching framework for cultural design assessment, with a high-level Cultural Overlay at referral and a full collaborative assessment proposed for the substantive stage.

The assessment is expressly calibrated to the proportionality appropriate for a Referral Fast Track submission - focused on strategic spatial logic, site suitability, and the overall design framework, rather than the detailed architectural and landscape resolution that Stage 2 Substantive will require. The planning context and the role of the Waikato District Plan, the NPS-UD, the NPS-HPL, the Waikato Regional Policy Statement, Waikato 2070, and the Future Proof Strategy within this assessment are addressed in Sections 3.1 and 3.2.

Site context and analysis - Section 4.0

The WTR Greenfields site is strategically positioned within the Hamilton–Cambridge growth corridor, approximately 20 km south-east of Hamilton and 10 km north-east of Cambridge. Its regional context (Section 4.1) places it within a shared sphere of influence spanning three territorial authorities, with strong functional connections to Hamilton's metropolitan services. The site is also located within an established and concentrated horse-racing cluster and to a concentration of complementary and regionally significant sporting, transport, and events infrastructure - including SH1 Waikato Expressway, Hamilton Airport (11 km), and the Mystery Creek Events Centre (12 km).

The local context (Section 4.2) is characterised by an open rural landscape of low-density development, productive agricultural land, shelterbelts, and rural road corridors - a setting that is contextually compatible with equine-based development and establishes clear expectations for scale, setbacks, and landscape integration.

The neighbourhood context and boundary interface analysis (Section 4.3) confirms that all four site boundaries can be addressed through landscape-led interface strategies that maintain rural amenity - with SH1, neighbouring properties, and the Te Awa River Ride interface on the western and southern boundaries identified as the most sensitive and, correspondingly, the most thoroughly considered in the design response.

The access and transportation analysis (Section 4.5) establishes that the site is well-served by existing and future-planned transport infrastructure, including proximity to Hamilton International Airport, direct connections to the regional arterial road system, and proximity to the SH1 Waikato Expressway via the Tamahere and Cambridge interchanges. The future Southern Links Expressway is expected to further enhance strategic connectivity.

Cultural overlay - Section 5.0

The Cultural Overlay provides a preliminary urban design framework for cultural considerations, pending formal review and refinement by the appointed Specialist Māori Cultural Design Advisers. Key considerations identified include the protection of viewshafts to Maungatautari (Sanctuary Mountain) and the Te Miro area maunga chain, visible from the elevated crest on Pencarrow Road; the retention and enhancement of the Kahikatea copse as an important ecological and cultural anchor; the stormwater and water-sensitive design implications of the site's relationship to the Waikato River catchment; and the Kīngitanga and post-war historical narratives that characterise this broader landscape.

All forthcoming cultural adviser reports will take precedence over this preliminary material. The Te Aranga framework for the substantive stage is set out in Appendix A.3.3.

Urban design response - Section 6.0

The urban design response is organised around five principal components. The Issues, Risks and Opportunities analysis (Section 6.1) provides a transparent and substantive account of key design challenges facing the proposal - including the NPS-HPL constraint, ecological and archaeological site considerations, the scale of the development relative to its rural context, planning and statutory risks associated with its out-of-sequence status in respect of Waikato's Future Proof framework, reverse sensitivity and rural amenity risks, and the interface with the Te Awa River Ride. The analysis is candid and specific, and demonstrates a mature understanding of the evidential threshold that a development of this kind must meet.

The Overall Spatial Structure (Section 6.2) describes a campus-based planning model with a clear six-level spatial hierarchy, anchored by the primary racing and training core at the centre of the site and organised to maintain a clear separation between public, operational, and service functions. The Access, Movement and Legibility strategy (Section 6.3) establishes a three-entry hierarchy - the formal ceremonial entrance on Hooker Road, a controlled service entry on Pencarrow Road, and a dedicated thoroughbred trainers' entrance on Duncan Road - with a clear internal circulation framework separating pedestrian, vehicle, and equine movements.

The Landscape and Open Space framework (Section 6.4) describes a landscape-led design approach in which stormwater management, ecological retention, cultural overlay, and rural interface design are integrated as primary structuring elements of the masterplan rather than afterthoughts. The Built Form and Character section (Section 6.5) describes an architectural approach that is contextually grounded, functionally coherent, and - in the case of the main Event + Operations building - creatively ambitious in its reference to the arborescent character of the Kahikatea forest.

Urban design assessment - Section 7.0

The NZ Urban Design Protocol assessment (Sections 7.2.1 and 7.2.2) returns a referral evaluated score of 27.0 against a baseline benchmark of 22.0, with the proposal meeting expectations across all seven of the Seven C's and exceeding expectations in the areas of Creativity and Collaboration. The complete assessment matrix, including individual measurable scores, is provided in Appendix A.2.1.

The Simple Design Guide Design Quality Assessment (Sections 7.3.1 through 7.3.7) returns an overall score of 31.5 (weighted: 75.5) against a baseline of 25.5 (weighted: 62.5). The most significant performance uplift from baseline is recorded in the Diversity, Desirability, and Lifestyle categories - a direct consequence of the proposal's deliberate departure from the model of an exclusive racing facility in favour of an inclusive, community-oriented, mixed-use campus. The complete Design Quality Assessment Matrix is provided in Appendix A.2.2.

The Urban Design Effects Assessment (Section 7.1) identifies and evaluates the positive and potential adverse effects of the proposal, and confirms that the key adverse effects - scale and rural context effects, transportation and local road impacts, highly productive soils conversion, perceived development intensity, interface and amenity effects, and interim staging effects - are each understood, acknowledged, and capable of being appropriately managed through the spatial structure, landscape strategy, and staged delivery framework of the masterplan.

A technical Assessment of Landscape Effects has been prepared by SLR Consulting Limited and forms part of the technical documentation package supporting this submission. Its principal findings - including a Moderate overall landscape value for the existing site, Low–Moderate short-term adverse effects, and Low medium-to-long-term effects following establishment of mitigation planting - are incorporated into the urban design effects analysis at Section 7.1 and the landscape and visual evidence discussion at Section 8.1.

Technical disciplines and design mitigation - Sections 8.0 and 9.0

Section 8.0 addresses the statutory and expert support context of the Urban Design Assessment - including the role of the Urban Design Expert, the relationship to planning and landscape and visual evidence, the preliminary status of the Cultural Overlay, and a summary of the urban design-related conferencing themes anticipated to arise through the statutory review process. The five principal conferencing themes identified are: regional net benefit versus local impact; consolidation logic; rural character and proportionality; interface with the Te Awa River Ride; and staging and continuity of design quality.

Section 9.0 sets out the Design Commitments for the substantive submission - including the Architecture Design Strategy, the Landscape Framework Plan, and the Cultural Design Integration Plan - together with the proposed Staging and Future-Proofing framework, the Conditions Framework, and the referral to substantive transition strategy.

Summary conclusion - Section 10.0

The WTR Greenfields Racecourse referral proposal is assessed as fit for purpose as a Fast Track Referral submission, appropriately referred for Fast Track consideration, and supported by a genuine and well-structured commitment to design excellence in the substantive submission and beyond. The full conclusions are set out in Section 10.0.

Development Overview

The Project

The Waikato Thoroughbred Racing (WTR) Greenfields Racecourse is a **large-scale, infrastructure-led greenfield development** proposed on approximately **164 hectares** of rural land at Pencarrow Road, Tamahere, within the Waikato District. The development is being advanced under the **Fast Track Approvals Act 2024**, reflecting its regional significance and strategic economic role.

The proposal consolidates four existing racing facilities (Te Rapa Racecourse, Cambridge Racecourse, Cambridge Raceway, and Waipa Racecourse) into a **single, integrated equine and racing precinct**, responding to long-standing constraints associated with urban encroachment, land-use conflict, fragmented operations, and limited capacity for modernisation at the existing sites.

From an urban design perspective, the proposal represents the creation of a **new, purpose-designed precinct**, rather than the incremental expansion of an existing urban area. The greenfield context enables the establishment of a **coherent spatial structure**, integrated movement hierarchy, and landscape framework at the outset - an approach that aligns with best practice for large-scale, long-life infrastructure and campus-style developments.

The development is conceived as a **multi-functional equine campus**, supporting:

- Racing, training, and bloodstock operations
- Major events and race-day activity
- Supporting commercial and service uses
- Community-accessible and recreational components

Stage 1 Referral focuses on confirming the **appropriateness of the site, the strategic layout, access and interface principles, and the overall urban design logic**, establishing a robust platform for subsequent staged delivery and detailed design.

Strategic Objectives

The strategic objectives of the WTR development reflect a combination of **industry-specific needs, regional growth objectives, and land-use efficiency considerations**, and can be summarised as follows:

Industry Consolidation and Operational Resilience

To establish a **single, modern racing and training hub** capable of supporting contemporary thoroughbred and harness racing operations, improved animal welfare outcomes, and year-round training and event activity. Consolidation addresses inefficiencies inherent in operating multiple constrained urban sites and supports long-term industry sustainability.

Regional Economic Enablement

To reinforce Waikato's position as **New Zealand's pre-eminent bloodstock and thoroughbred racing region**, building on its estimated **\$466 million annual economic contribution**. The site's proximity to **Hamilton International Airport**, state highways, and regional event infrastructure supports international connectivity, workforce accessibility, and regional tourism growth.

Strategic Land-Use Rebalancing

To enable the **retirement and redevelopment of existing racetrack and harness racing sites** - Te Rapa Racecourse, Cambridge Racecourse, Cambridge Raceway, and Waipa Racecourse - releasing strategically located urban land for housing and employment growth. This outcome directly supports the intent of the **National Policy Statement on Urban Development (NPS-UD)** to increase development capacity in appropriate urban locations.

Rural Land-Use Compatibility

To locate land-intensive equine activities within a **functionally appropriate rural environment**, reducing reverse-sensitivity risks, accommodating biosecurity requirements, and enabling training, servicing, and event operations that are difficult to achieve within urban or peri-urban contexts.

Future-Proofing and Adaptability

To establish a spatial framework that supports **staged development, diversification of uses, and long-term adaptability**, ensuring the precinct can respond to evolving industry practices, environmental standards, and community expectations over several decades.



2.1.1 Aerial View of Site and Surrounding Area

Record of Titles

#1	Section 49 SO Plan 457609 (RT 632409) – 636 Pencarrow Road - 37.6439ha
#2	Lot 1 DP 471383 (RT 650205) – 592 Pencarrow Road - 23.8694ha
#3	Lot 2 DP 471383 (RT 650204) – 536 Pencarrow Road - 18.5194ha
#4.	Lot 3 DPS 15142 (RT SA13A/150) – 38 Duncan Road - 69.6678ha
#5.	Lot 2 DPS 16925 (RT SA383/181) – 90 Duncan Road - 14.21ha



Development Site

The Site

The site comprises five contiguous Records of Title with frontages to Pencarrow Road, Duncan Road, and Hooker Road, and a northern interface with the SH1 Waikato Expressway, which is designated as a limited-access national route. No new access to SH1 is proposed, consistent with its function and statutory controls.

The land is currently utilised for dairy farming, with associated dwellings, farm infrastructure, drainage channels, shelterbelts, and access tracks. Topography is flat to gently rolling, providing favourable conditions for racing tracks, training circuits, large-format buildings, and associated infrastructure without extensive earthworks.

The site lies approximately 430 metres north of the Waikato River and directly interfaces with the Te Awa River Ride, a regionally significant walking and cycling corridor. These relationships introduce both constraints and opportunities, requiring careful boundary treatment, landscape integration, and interface design to maintain rural amenity and recreational continuity.

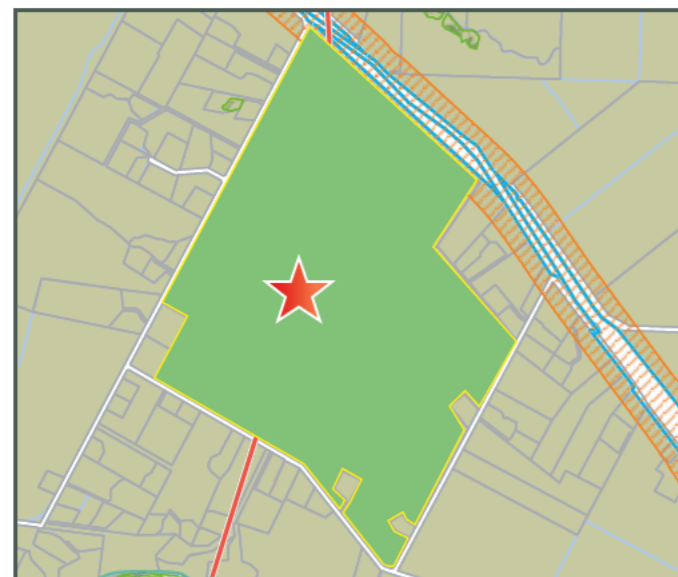
The land is predominantly classified as LUC 1 and 2 highly productive soils, triggering assessment against the National Policy Statement for Highly Productive Land (NPS-HPL). From an urban design and land-use perspective, the proposal responds by:

- Demonstrating a functional and operational need for a rural location
- Avoiding rural lifestyle subdivision or fragmentation
- Delivering broader regional land-use efficiencies through the release of urban land elsewhere

Known site considerations include:

- A recorded archaeological site associated with Māori horticultural activity
- Identified ecological values (including bat habitat and indigenous vegetation), subject to confirmation through detailed assessments
- Protected airspace and/or flight path height restrictions, and transport infrastructure overlays

These elements are acknowledged as structuring parameters informing site layout, setbacks, landscape corridors, and staging, rather than constraints that undermine site suitability.



2.2.1 PDP Zoning and Features Map

Development Components

The proposed development comprises an integrated suite of primary, secondary, and enabling components, arranged within a clear spatial hierarchy as illustrated in the Draft Masterplan

Core Racing and Equine Functions

- Primary thoroughbred race track and associated warm-up and training tracks
- Dedicated training precincts and stabling complexes
- Trainers' barns, yards, and on-site accommodation
- Race-day facilities, including tie-ups, operational buildings, and event infrastructure
- Bloodstock sales facilities and administrative headquarters
- Veterinary, farrier, and equine support services

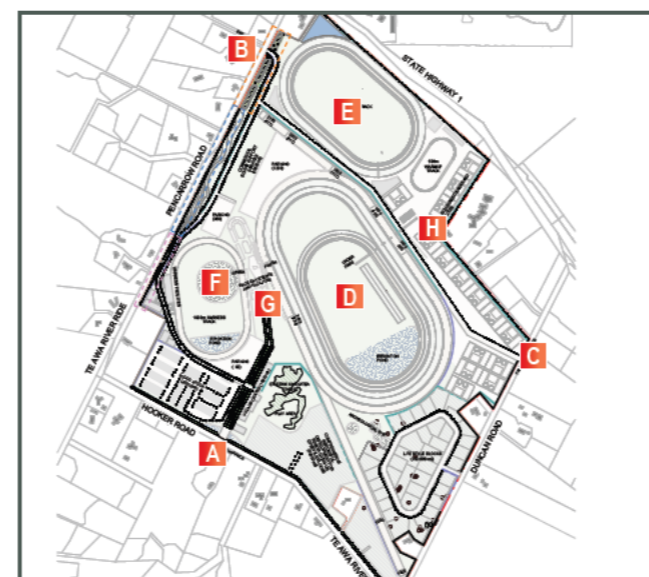
Supporting and Complementary Uses

- Harness racing and equestrian facilities
- Village centre and equine service hub
- Commercial and equine-related businesses
- Rural residential blocks and a comprehensive senior living development
- Community-accessible facilities and temporary event hosting

Movement, Access, and Infrastructure

- Clearly defined primary, secondary, and service entrances
- Structured parking for race days and major events, including overflow areas
- Internal circulation hierarchy separating public, operational, and service movements
- Safe and controlled pedestrian flow through the precinct and integration with the Te Awa River Ride
- Stormwater, irrigation ponds, and landscape infrastructure integrated as visible, legible systems

Collectively, these components are arranged to support legibility, operational efficiency, and landscape-led integration, ensuring that public-facing uses are clearly expressed while intensive equine activities are appropriately buffered.



Legend

- A** Formal Entrance - Hooker Road
- B** Service Entrance - Pencarrow Road
- C** Thoroughbred Trainers Entrance - Duncan Road
- D** Main Race Track
- E** 1400m Back Track
- F** 1000m Harness Track
- G** Combined Racetrack Facilities
- H** Thoroughbred Barns

2.2.2 Development Masterplan



FRAMEWORK FOR ASSESSMENT

National Outcomes + Regional Strategies

Alignment with National Outcomes and Regional Strategies

At a national policy level, the proposal aligns with the **NPS-UD** by indirectly contributing to a **well-functioning urban environment** through the release of constrained urban racetrack sites for housing and employment growth, while relocating land-intensive activities to a more suitable rural context.

In relation to the **NPS-HPL**, the proposal acknowledges the presence of highly productive land and responds by:

- Demonstrating a functional rural need tied to equine activity
- Providing a regional net benefit through urban land release and economic enablement

At a regional scale, the proposal is consistent with:

- **Waikato Regional Policy Statement**, particularly in relation to economic wellbeing, transport integration, and managed rural development
- **Waikato 2070 Growth Strategy**, by supporting employment generation and economic diversification without encouraging ad hoc rural residential expansion
- **Future Proof Strategy**, as an out-of-sequence but strategically significant development that supports economic resilience and infrastructure efficiency

From an urban design perspective, the proposal aligns with these strategies by reinforcing **functional fit, spatial coherence, and long-term stewardship**, rather than incremental or speculative rural development.

Regional Policy Alignment

• WRPS

The WTR development aligns with the Waikato Regional Policy Statement by supporting **regional economic wellbeing**, integrating with the **strategic transport network**, and demonstrating a **managed and purposeful approach to rural land use**.

From an economic perspective, the proposal supports a regionally significant industry that is intrinsically linked to rural land resources, reinforcing the WRPS objective of enabling activities that contribute to **regional prosperity and employment**, particularly where there is a functional need for a rural location. The development avoids rural-residential fragmentation and instead consolidates land use into a single, coordinated precinct.

In transport terms, the site's location adjacent to the Waikato Expressway and within close proximity to Hamilton and Cambridge enables efficient regional access while **avoiding new direct access to the state highway network**. This reinforces the WRPS emphasis on protecting the function of nationally significant transport corridors and managing effects on the wider transport system.

Overall, the proposal exemplifies **managed rural development**, balancing protection of rural character and highly productive land considerations with the need to accommodate regionally important activities that cannot reasonably be located within urban areas.

Long-Term Growth and Economic Strategy

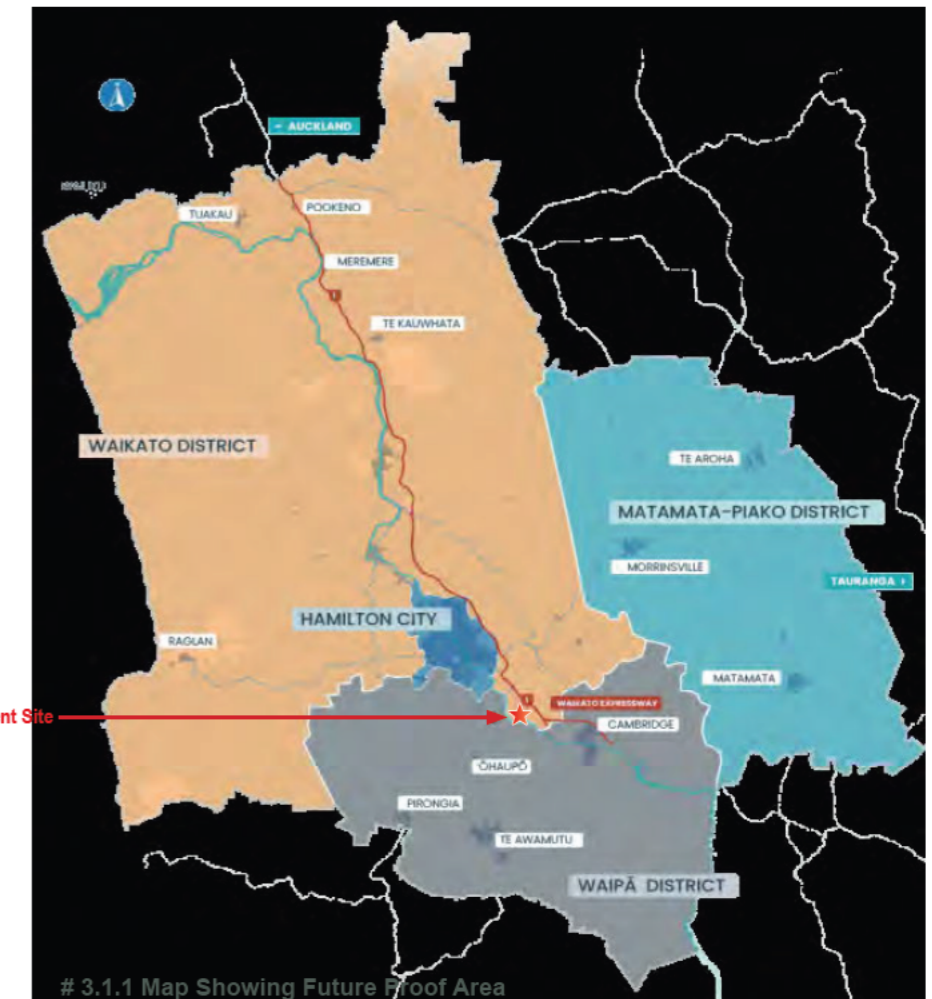
• Waikato 2070

The WTR Greenfields Racecourse supports the Waikato 2070 Growth Strategy by contributing to **employment generation, economic diversification, and regional resilience**, while maintaining a clear distinction between rural and urban land uses.

Although the site is not located within an identified urban growth area, the proposal aligns with Waikato 2070's recognition that the **rural economy is a cornerstone of regional prosperity** and that certain employment-generating activities are most appropriately located in rural environments due to their land requirements, operational characteristics, and industry linkages.

Importantly, the development does not promote rural residential expansion or lifestyle subdivision. Instead, it introduces a **structured, masterplanned employment and activity precinct** that supports a major regional industry, reduces pressure for dispersed rural development, and avoids the incremental erosion of rural character.

By consolidating racing and training functions into a single location and enabling the redevelopment of existing urban racetrack sites, the proposal supports Waikato 2070 objectives relating to **balanced growth, economic opportunity, and long-term spatial efficiency**, while safeguarding the integrity of the rural environment.



Strategic Growth Context

• Future Proof

The WTR Greenfields Racecourse represents an **out-of-sequence development** within the Future Proof growth framework, but one that is **strategically aligned with the intent of Future Proof** in supporting long-term regional economic resilience, infrastructure efficiency, and land-use optimisation across the Hamilton–Waikato sub-region.

While the site sits outside identified urban growth areas, the development responds to Future Proof's recognition that **large-scale, regionally significant infrastructure and employment-generating activities** may require flexibility where they deliver demonstrable net regional benefit. In this case, the consolidation of multiple urban racetrack sites into a single purpose-built rural facility enables the **release of strategically located urban land** for housing and employment growth within existing settlements, supporting a more compact and efficient urban form.

The proposal is deliberately structured to leverage **existing and planned regional infrastructure**, including the state highway network and proximity to Hamilton Airport, minimising the need for unplanned or inefficient infrastructure expansion. As such, the development supports Future Proof objectives relating to **economic productivity, infrastructure alignment, and strategic land-use decision-making**, rather than incremental or ad hoc rural development.

Planning Context

Urban Design Overview

This Urban Design Assessment has been prepared with an understanding of the **statutory planning context** that applies to the WTR Greenfields Racecourse site, as administered through the **Waikato District Plan** and the wider planning framework operating at district, regional, and national levels.

The purpose of this overview is **not to duplicate or replace the detailed planning assessment** prepared by the project's planning consultants. Rather, it demonstrates that the Urban Design Assessment has been informed by, and is responsive to, **planning matters that are directly relevant to urban design quality, spatial structure, and effects management** at a referral level.

Role of the District Plan in the Urban Design Assessment

The Waikato District Plan establishes the **land-use context, zoning framework, and key environmental and amenity considerations** that inform how development is expected to respond to its setting. For the purposes of this Urban Design Assessment, the Plan is understood primarily as:

- Setting expectations for **appropriate development form and intensity** in rural areas
- Requiring consideration of **rural character, landscape values, and amenity effects**
- Identifying **key constraints and overlays** (e.g. transport corridors, natural features, and cultural sites) that influence site planning and layout
- Providing the framework within which **effects-based assessments** are undertaken

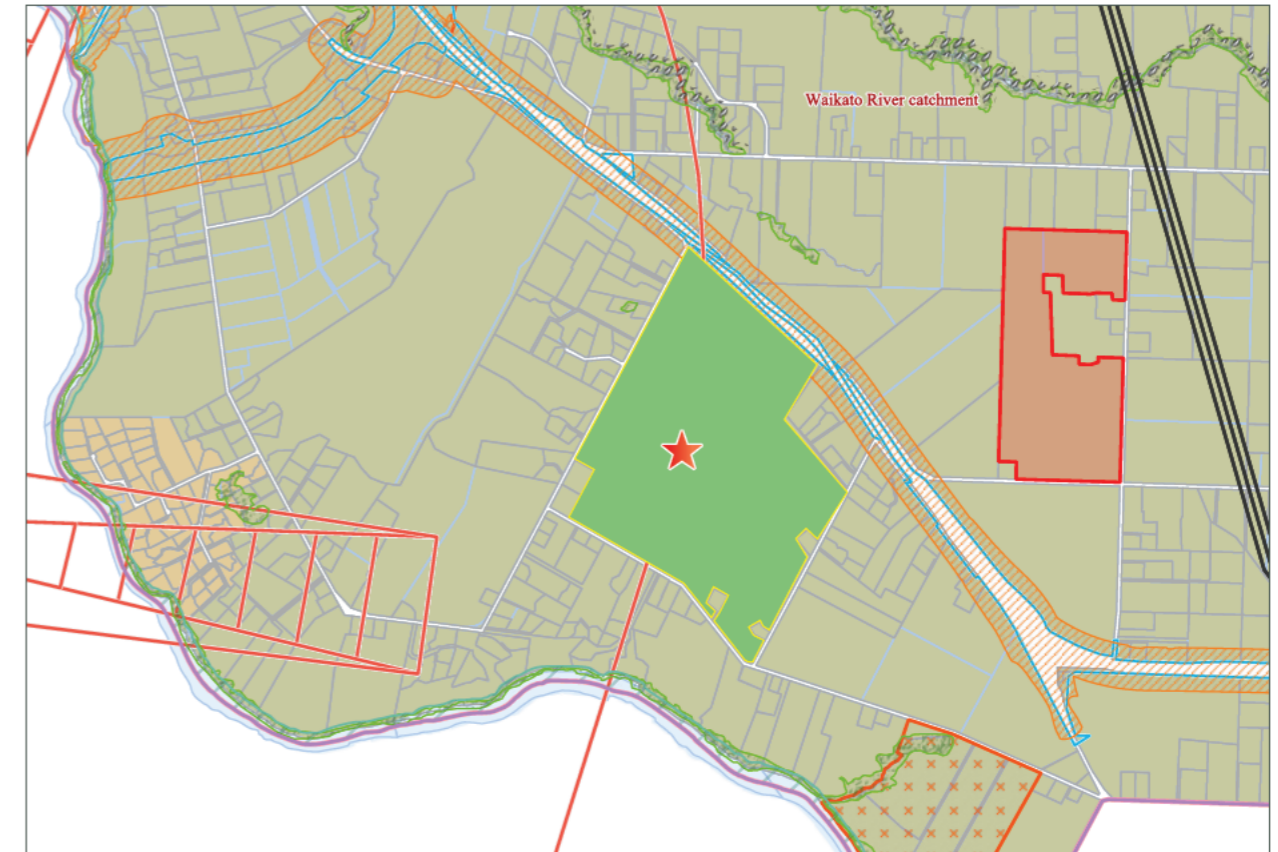
The WTR site is located within a **rural planning context**, where development outcomes are expected to respect rural character while enabling activities that have a **functional or operational need** to be located in rural environments. This understanding has directly informed the site planning, spatial structure, access hierarchy, and landscape-led design approach reflected in the Masterplan and assessed in this report.

Urban Design-Relevant Planning Considerations

From an urban design perspective, the planning context raises a number of considerations that are specifically addressed within this assessment, including:

- **Scale and intensity**
Recognition that the proposal is a large, infrastructure-led development, requiring a masterplanned approach to ensure legibility, coherence, and appropriate transition to the surrounding rural environment.
- **Rural character and interface management**
Understanding that rural amenity, openness, and landscape structure are defining characteristics of the receiving environment, informing setbacks, buffers, landscape corridors, and the placement of built form.
- **Transport and access relationships**
Awareness of the site's relationship to the state highway network and local rural roads, informing arrival sequences, access hierarchy, and the separation of public, operational, and service movements.
- **Natural and cultural features**
Recognition that ecological values, waterways, and known cultural sites act as structuring elements for site layout, rather than matters to be addressed solely through mitigation.
- **Effects-based thinking**
Acceptance that planning outcomes are assessed on the basis of effects, reinforcing the importance of integrated design responses rather than reliance on zoning alone.

These considerations sit squarely within the scope of an Urban Design Assessment and have informed both the **analysis and evaluation of design outcomes**, without straying into detailed planning interpretation.



3.2.1 Waikato District Plan - Zone Planning Map

Relationship to Strategic and Higher-Order Planning

The Urban Design Assessment has also been prepared with an understanding of the **broader strategic planning context**, including regional growth strategies and national policy direction, as outlined in earlier sections of this report. While these instruments are addressed in detail elsewhere, they collectively reinforce:

- The importance of **land-use efficiency at a regional scale**
- The role of **purpose-designed rural locations** for land-intensive, regionally significant activities
- The need for **long-term adaptability and stewardship** in major developments

This strategic awareness supports the urban design rationale for the WTR proposal, particularly in relation to site selection, spatial structure, and staging.

Scope and Proportionality

Consistent with a **Referral Fast Track application**, this Urban Design Assessment focuses on **strategic urban design matters** rather than detailed statutory compliance. Detailed interpretation of planning provisions, activity status, and policy compliance is appropriately addressed in the accompanying planning evidence.

The approach adopted ensures that:

- Urban design outcomes are **grounded in the planning context**
- There is **clear alignment between planning considerations and design responses**
- The assessment remains **within the proper scope of urban design expertise**



FRAMEWORK FOR ASSESSMENT Urban Design Protocol - Referral Submission

New Zealand Urban Design Protocol

The New Zealand Urban Design Protocol provides a nationally recognised framework for assessing urban design quality and has been adopted by central government agencies, local authorities, and major infrastructure providers across Aotearoa New Zealand.

The Protocol establishes a shared understanding of what constitutes good urban design by articulating seven interrelated design qualities - Context, Character, Choice, Connections, Creativity, Custodianship, and Collaboration - which together define the attributes of successful, enduring, and people-centered places. These qualities are widely embedded within district and regional planning frameworks and are routinely referenced in statutory urban design assessments and expert reviews.

Purpose and Role in the Assessment Framework

Within the context of this Urban Design Assessment, the Urban Design Protocol functions as a strategic, principle-based lens against which the overall quality of the WTR referral proposal can be evaluated. It provides a high-level framework that:

- Ensures the proposal responds positively to its **physical, cultural, and environmental context**.
- Promotes legibility, coherence, and identity at a site, precinct, and landscape scale.
- Encourages diversity of use, activity, and experience over time.
- Supports integrated movement networks that prioritise accessibility and safety.
- Reinforces long-term stewardship, adaptability, and environmental responsibility.
- Emphasises collaborative processes and integrated decision-making.

The Protocol does not prescribe specific design solutions. Instead, it establishes a common language and evaluative structure that enables professional judgment to be applied in a transparent and consistent manner.

Application to a Greenfield, Infrastructure-Led Development

For a large-scale, greenfield development such as the Waikato Thoroughbred Racing racecourse, the Urban Design Protocol is particularly relevant in assessing how a fundamentally new place:

- Is shaped by and responds to its rural, landscape, and regional context.
- Establishes a clear and distinctive character and identity appropriate to its function and setting.
- Provides meaningful choices in terms of movement, experience, and use for a wide range of users, including patrons, staff, participants, and the wider community.
- Creates strong connections—physical, visual, and experiential—both within the site and to its surrounding environment.
- Demonstrates custodianship, including long-term care of land, landscape, infrastructure, and natural systems.

Within this assessment, the Protocol is used to structure a holistic evaluation of urban design performance, ensuring that the proposal is considered not only as a collection of buildings and infrastructure, but as a coherent place that will evolve over time.

Relationship to Other Assessment Frameworks

The Urban Design Protocol operates alongside the Simple Design Guide and Design Quality Assessment Tool by providing a nationally recognised benchmark for good urban design outcomes. While the Simple Design framework enables detailed, expectation-based and empirical assessment, the Urban Design Protocol ensures alignment with established best-practice principles commonly relied upon by consent authorities and decision-makers.

Urban Design Protocol Evaluation Criteria

UDP.1 Context

EXPECTATION

The development is expected to respond positively and appropriately to its physical, cultural, social, and planning context, reinforcing a strong and authentic sense of place.

- Included in Stage 1 (Referral) Assessment? - **YES** - High-Level Assessment only
- Included in Stage 2 (Substantive) Assessment? **YES**

UDP.2 Character

EXPECTATION

The development is expected to contribute positively to local identity and character through coherent, legible, and place-responsive design.

- Included in Stage 1 (Referral) Assessment? - **In Part** - Partially assessed only in the referral application
- Included in Stage 2 (Substantive) Assessment? **YES**

UDP.3 Choice

EXPECTATION

The development is expected to provide diversity, flexibility, and inclusivity in uses, spaces, and experiences to support a wide range of users over time

- Included in Stage 1 (Referral) Assessment? - **YES** - High-Level Assessment only
- Included in Stage 2 (Substantive) Assessment? **YES**

UDP.4 Connections

EXPECTATION

The development is expected to create safe, legible, and well-integrated movement networks that connect people, places, and activities effectively.

- Included in Stage 1 (Referral) Assessment? - **YES** - High-Level Assessment only
- Included in Stage 2 (Substantive) Assessment? **YES**

UDP.5 Creativity

EXPECTATION

The development is expected to demonstrate thoughtful innovation and design quality that enhances distinctiveness, delight, and user experience.

- Included in Stage 1 (Referral) Assessment? - **YES** - High-Level Assessment only
- Included in Stage 2 (Substantive) Assessment? **YES**

UDP.6 Custodianship

EXPECTATION

The development is expected to demonstrate long-term environmental, social, and economic stewardship through sustainable and resilient design.

- Included in Stage 1 (Referral) Assessment? - **YES** - High-Level Assessment only
- Included in Stage 2 (Substantive) Assessment? **YES**

UDP.7 Collaboration

EXPECTATION

The development is expected to reflect genuine interdisciplinary collaboration and stakeholder engagement that meaningfully informs and improves design outcomes.

- Included in Stage 1 (Referral) Assessment? - **YES**
- Included in Stage 2 (Substantive) Assessment? **YES**

Design Quality Assessment Framework

Simple Design Guide

Re-Imagine's Simple Design Guide and its associated Design Quality Assessment Tool provide the overarching framework for assessing the urban design quality of the Waikato Thoroughbred Racing (WTR) referral greenfield racecourse development.

Developed by Re-Imagine Ltd, the Simple Design Guide is an outcome-based, expectation-led design quality framework intended to move beyond prescriptive compliance and minimum standards, and instead focus on the creation of high-quality, enduring, and memorable places. The framework has been applied extensively across New Zealand and Australia and has informed bespoke design quality guidelines for public, private, and institutional clients, including Housing New Zealand / Kāinga Ora, Sunshine Coast Council (AU), and a range of large-scale community and infrastructure projects.

Purpose and Philosophy

The Simple Design Guide is founded on the principle that good design quality is best achieved through clarity of expectations rather than rigid prescription. It establishes a clear vision for what constitutes quality outcomes, articulated through concise, plain-language design expectations that are understandable, transparent, and auditable. The Guide is deliberately non-statutory, yet is designed to integrate seamlessly with statutory planning and consent processes by providing a robust evidential basis for professional urban design assessment and review.

The framework recognises that successful places must respond not only to physical design considerations - such as site planning, circulation, landscape, and built form - but also to metaphysical qualities, including sense of place, identity, wellbeing, stewardship, inclusiveness, and long-term community value.

Structure of the Simple Design Guide

The Simple Design Guide is structured around:

- Five Design Principles
Planning, Placemaking, Public Space, Community, and Sustainability.
- Ten Design Elements

The ten Design Elements collectively describe the physical and experiential characteristics of successful places, covering matters such as site planning, access and circulation, diversity, public realm quality, landscape, environmental wellbeing, character and identity, community creation, safety, and social wellbeing.

Simple DESIGN GUIDE	5 CORE PRINCIPLES		Design Elements	PHYSICAL CHARACTERISTICS		METAPHYSICAL CHARACTERISTICS		
	Good Design	1		Planning	1	Site Planning	6	Character
		2		Placemaking	2	Circulation	7	Lifestyle
		3		Public Spaces	3	Diversity	8	Desirability
		4		Community	4	Public Realm	9	Stewardship
		5		Sustainability	5	Sustainability	10	Guardianship

Desired outcomes for each design element are expressed through a small number of design quality expectations, articulated in simple, outcome-focused statements. This structure enables consistent interpretation across a wide range of development typologies, including complex greenfield and infrastructure-led projects such as the proposed WTR racecourse.

Design Quality Assessment Tool

The Design Quality Assessment Tool translates the qualitative expectations of the Simple Design Guide into a structured, quantitative assessment framework, typically implemented through a spreadsheet-based scoring tool. The assessment framework enables:

- Systematic evaluation of how well a proposal meets or exceeds each design quality expectation.
- Transparent scoring against a defined scale ranging from poor outcome through to exemplar performance.
- Application of weightings to reflect the relative importance of different design elements for a specific project or development stage.
- Calculation of an overall Design Quality Score, providing an auditable, evidence-based measure of urban design and/or design quality performance.

The Design Quality Score is compiled from 40 expectation-based criteria as described in each of the Design Elements. Evaluation is based on the degree to which the proposal meets, exceeds, or fails to meet the design quality expectation based on the following profile:

3	Exemplar Project	The proposal is considered <u>exemplary</u> in respect of this measurable
2	Exceeds Expectation	The proposal has <u>exceeded</u> the quality expectations of this measurable
1	Meets Expectation	The proposal has <u>met</u> the quality expectations of this measurable
0	Borderline	The proposal that is considered to be <u>borderline</u> in respect of this measurable
-1	Doesn't Meet Expectation	The proposal <u>has not met</u> the quality expectations of this measurable
-2	Poor Project Outcomes	The proposal is considered to offer a <u>poor outcome</u> in respect of this measurable
n/a	Not Applicable / Not Assessed	Indicates this measurable <u>has not been assessed</u> as part of the review

This approach has been successfully used to assess and benchmark large portfolios of development projects, including over 280 completed Housing New Zealand / Kāinga Ora developments over a five-year period, enabling monitoring and facilitation of continuous improvement in design quality outcomes at both project and organisational levels

Application to the Waikato Thoroughbred Racing Development

For the WTR referral proposal, the Simple Design Guide Framework and Design Quality Assessment Tool provide a clear and consistent framework for assessing the urban design quality of the development in a manner that is:

- Outcome-focused, rather than rule-based.
- Scalable, enabling assessment at a masterplan, precinct, or individual built-form level.
- Transparent and auditable, supporting expert review and decision-making.
- Adaptable, allowing project-specific priorities - such as landscape integration, rural context, cultural responsiveness, movement networks, and long-term stewardship - to be appropriately weighted.

The framework supports assessment of the proposal at the pre-resource consent stage, while also establishing a baseline against which future detailed design stages and subsequent development phases can be reviewed and refined over time. This ensures that design quality aspirations articulated at the outset of the project are retained, tested, and enhanced as the development progresses.

Value in the Statutory Assessment Context

Within the context of this Urban Design Assessment and the Fast-Track consenting process, the Simple Design Guide and Design Quality Assessment Tool provide a robust evidential basis for evaluating whether the WTR proposal delivers high-quality urban design outcomes consistent with best-practice principles, regional and national policy direction, and broader community wellbeing objectives.

By combining clear expectations with an empirical assessment methodology, the framework assists decision-makers in understanding not only whether the proposal meets design quality expectations, but also how and to what extent those expectations are achieved.

Design Quality Assessment - Good Design Principles

Good Design

Good design cannot be achieved by prescription or regulation, nor is it defined by a particular style or fashion. Good design is timeless, and the Simple Design Guide was developed to promote good design as a tool to add value to communities, development partners and investors. The goal of the Simple Guide is to foster the creation of developments and communities that are renowned for their unique character, quality architecture, exciting public spaces, healthy natural environments and all-round functionality.

Promoting quality design outcomes involves more than just a checklist of parts, and each site has its own challenges and opportunities that must be explored as part of the design process. However, for the purpose of this Design Quality Assessment, matters for consideration have been embodied in Five Design Principles and articulated through expectations described in Ten Design Elements.

The five 'Good Design' Principles and their associated design quality expectations are articulated as follows:

P1. PLANNING

Good Design Principle

Successful places function as a holistic, seamlessly integrated environment where buildings, spaces, natural environments, and circulation networks work together and support one another.

EXPLANATION

When the components of a place - its streets, landscapes, and structures - are designed in isolation, the environment can feel fragmented and difficult to navigate. A holistic planning approach ensures that the physical layout of a place feels natural and intuitive, creating a cohesive urban pattern that improves with age.

EXPECTATION

Development will be expected to demonstrate a deep understanding of the surrounding built and natural fabric, ensuring that new additions integrate seamlessly with existing urban environments, transport networks and natural landscapes to create a unified environment.

P2. PLACEMAKING

Good Design Principle

Great design transforms a mere physical space into a meaningful place by fostering an emotional and psychological bond between people and their surroundings.

EXPLANATION

A "Sense of Place" is the unique character that emerges when the history, culture, and natural beauty of a location are woven into its modern form. When we design with this bond in mind, we can create environments that evoke feelings of belonging and identity, ensuring that people feel personally connected to and invested in their community.

EXPECTATION

Design proposals will be expected to demonstrate how the development interprets and enhances the site's distinct cultural and physical heritage to create a recognizable identity that encourages a long-term sense of attachment for its users.

P3. PUBLIC SPACE

Good Design Principle

High-quality public spaces are the foundation of a healthy civic and community life and must be designed to be accessible, safe, and enduring for people of all ages to enjoy.

EXPLANATION

The value of successful places is often determined by the spaces between its buildings - spaces that provide the stage for social interaction, community expression, recreation, and movement. Public and communal spaces that have clarity of purpose, are attractive and well-maintained become self-policing and cherished assets that serve the community for generations.

EXPECTATION

The design of streets, parks, reserves, squares, boulevards, vistas and other public spaces - and the manner with which buildings interact with them - should ensure that they are attractive, animated, well used, well supervised, and easily maintained for use by all members of the community.

P4. COMMUNITY

Good Design Principle

Successful places reflect the diversity and rich lifestyles of the population and foster a sense of pride and stewardship in the community.

EXPLANATION

Social connectivity, stability, and local pride are nurtured when an environment reflects the varied needs, cultures, and ages of its inhabitants. By providing for a wide spectrum of the population, a development fosters a sense of shared ownership and resilience that outlasts shifting social trends.

EXPECTATION

Development will be expected to provide a genuine mix of uses and activities that cater to different demographics and income levels, ensuring the project contributes to the social and economic wellbeing of the entire community.

5. SUSTAINABILITY

Good Design Principle

Enduring design balances environmental health, economic viability, and social equity to meet the needs of today without exhausting the resources of tomorrow.

EXPLANATION

True sustainability is not a single feature but a state of equilibrium; focusing on one goal - such as financial return - at the expense of the environment or social health creates a fragile system. A balanced approach ensures that a development remains relevant and functional for future generations.

EXPECTATION

Design proposals will be expected to exhibit a comprehensive strategy where environmental, social, economic, and cultural outcomes are integrated, proving that the project is capable of long-term performance without degrading its surroundings.

Design Quality Assessment - Physical Criteria - Referral Submission

Physical (aka 'Rational') Considerations

Design Quality Assessment Criteria are adjusted to meet the particular profile and considerations of a given proposal.

Physical considerations deemed appropriate for the Stage 1 Referral application are listed below: (See Appendix for schedule of Physical considerations to be included in Stage 2 Substantive Urban Design Assessment Report)

1. SITE PLANNING

1.1 Site Layout

EXPECTATION

Site design should show a contextually informed response to the relationships between buildings, spaces and circulation networks, and surrounding context.

1.2 Land Forms & Features

EXPECTATION

Development should show a clear understanding of and positive response to landforms, level changes, and natural features.

- High-level assessment only for Stage 1 (Referral)

1.3 Land Use & Transportation

EXPECTATION

Development proposals should exhibit a holistic approach to access and transportation that integrates land use and an appropriate hierarchy of circulation networks.

2. CIRCULATION

2.1 Entrance Experience

EXPECTATION

The entrance experience should embody the core values, inspire pride and delight, and impart a sense of personal security.

- High-level assessment only for Stage 1 (Referral)

2.2 Streetscape Design

EXPECTATION

Streetscape interfaces should positively enhance the identity and perceived quality of the surrounding neighbourhood.

- High-level assessment only for Stage 1 (Referral)

2.3 Access, Servicing & Parking

EXPECTATION

Access, servicing, and parking areas should be functional, visually attractive, and sensitive to local amenity values.

- High-level assessment only for Stage 1 (Referral)

3. DIVERSITY

3.1 Mixed-Use Environments

EXPECTATION

Proposals should comprise or actively contribute to a vibrant, prosperous, and sustainable mixed-use environment.

- High-level assessment only for Stage 1 (Referral)

3.2 Cultural & Social Inclusion

EXPECTATION

The development supports cultural diversity and social inclusion through the design of spaces, activities, and environments that are welcoming, legible, and meaningful to a wide range of communities.

- High-level assessment only for Stage 1 (Referral)

4. PUBLIC REALM

4.1 The Spaces Between

EXPECTATION

Public and communal spaces should promote a high quality, attractive, and memorable urban environment.

- High-level assessment only for Stage 1 (Referral)

4.2 Public & Private Spaces

EXPECTATION

The boundaries between public, private and communal spaces should be clearly defined.

- High-level assessment only for Stage 1 (Referral)

4.3 Landscape & Planting

EXPECTATION

Landscape design, planting should reflect the importance of the space, whilst enhancing the amenity of the wider environment.

- High-level assessment only for Stage 1 (Referral)

4.4 Boundary Treatments

EXPECTATION

Boundary treatments and fencing should enhance local amenity values and be of a quality appropriate to their setting.

- High-level assessment only for Stage 1 (Referral)

5. SUSTAINABILITY

5.1 Environmental Design

EXPECTATION

Environmental impacts should be reduced by use of sustainable resources and adoption of low impact urban design practices.

- High-level assessment only for Stage 1 (Referral)

5.2 Natural Environments

EXPECTATION

Development should respect natural landscapes and include features to protect indigenous habitats and promote biodiversity.

- High-level assessment only for Stage 1 (Referral)

5.3 Green Networks

EXPECTATION

Development proposals should include features that help to strengthen and extend a network of green corridor

- High-level assessment only for Stage 1 (Referral)

5.4 Stormwater & Flooding

EXPECTATION

Development proposals should include hydraulic management features such as water retention, detention, re-use, and recycling.

- High-level assessment only for Stage 1 (Referral)

Design Quality Assessment - Metaphysical Criteria - Referral Submission

Metaphysical (aka 'Emotional') Considerations

Design Quality Assessment Criteria are adjusted to meet the particular profile and considerations of a given proposal.

Metaphysical considerations deemed appropriate for the Stage 1 Referral application are listed below: (See Appendix for schedule of Metaphysical considerations to be included in Stage 2 Substantive Urban Design Assessment Report)

6. CHARACTER

6.1 Context & Character

EXPECTATION

Design should be informed by local context and character including both natural and built environments and features.

- High-level assessment only for Stage 1 (Referral)

6.2 Landmarks & Vistas

EXPECTATION

Gateways, landmarks, views, and vistas should be identified, created, protected, and visually enhanced throughout all areas of the development.

- High-level assessment only for Stage 1 (Referral)

6.3 Cultural Connections

EXPECTATION

Proposals should protect and celebrate the site's cultural heritage and include features that enhance connections which are significant within its surrounding environment.

- High-level assessment only for Stage 1 (Referral)

7. DESIRABILITY

7.1 Architecture Design

EXPECTATION

Architecture should be conceptually strong, functionally coherent, well modulated, and attractive.

- High-level assessment only for Stage 1 (Referral)

7.2 Materials & Colours

EXPECTATION

Materials and colours should enhance amenity, enrich the pervading local vernacular, and be technically robust.

- High-level assessment only for Stage 1 (Referral)

8. LIFESTYLE

8.1 Lifestyle (24/7/365)

EXPECTATION

Development proposals should contribute to the creation of an active, vibrant, and inclusive environment that is considerate to neighbouring context - 24-hours-a-day, 7-days-a-week, 365 days-a-year.

8.2 Activities, Events & Celebrations

EXPECTATION

Site planning should be designed to accommodate a vibrant mix of activities including special events, festivals, and celebrations.

8.3 Flexibility & Adaptability

EXPECTATION

The development provides flexible and adaptable spaces that can respond to changing community needs, event types, user groups, and future activities over time.

- High-level assessment only for Stage 1 (Referral)

8.4 Active Lifestyles

EXPECTATION

Designs should explore opportunities to promote active lifestyles including walking, running, cycling, and active play.

- High-level assessment only for Stage 1 (Referral)

9. STEWARDSHIP

9.1 Pride & Stewardship

EXPECTATION

Design should foster a sense of stewardship and inspire people to feel pride in both the development and its impact on the receiving community.

- High-level assessment only for Stage 1 (Referral)

9.2 CPTED

EXPECTATION

Developments should exhibit good CPTED principles to prevent crime and positively influence human behaviour, including good natural surveillance, and mitigating concealment and entrapment risks.

- High-level assessment only for Stage 1 (Referral)

9.4 Social Connection

EXPECTATION

The proposal fosters social and community connection through the provision of shared spaces, adaptable environments, and opportunities for planned and informal social activity.

- High-level assessment only for Stage 1 (Referral)

10. GUARDIANSHIP

10.1 Creating & Adding Value

EXPECTATION

Proposals should add value by enhancing liveability and delivering economic, social, and environmental benefits to all.

- High-level assessment only for Stage 1 (Referral)

10.2 Distinctive Zone Planning

EXPECTATION

Facilities should have clear delineation between public, semi-public, semi-private, and private spaces to help people understand the function and purpose of any given space within the development.

- High-level assessment only for Stage 1 (Referral)

Urban Design Assessment - Cultural Considerations

Cultural Design Assessment

Specialist Māori Cultural Design Advisers have been engaged to provide kaupapa Māori-informed advice across the planning, design, construction, and operational phases of the WTR Racecourse Development, supporting effective tangata whenua engagement, identifying and articulating mana whenua values, and ensuring these values are appropriately integrated into urban design outcomes including site layout, built form, landscape, lighting, water-sensitive design, cultural viewsheds to maunga, and mana-whenua-led governance processes for naming, interpretation, and cultural protocols.

Consequently, the extent of cultural design considerations are limited to a high-level 'Cultural Overlay' (Section 7.4).

Information and analysis included in Section 7.4 of this report are provided as an initial urban design framework only, pending consultation, formal review, and refinement by the appointed Cultural Design Adviser(s).

It is important to ensure that the mana and values of manawhenua are accurately reflected, and this report acknowledges that all cultural analyses, considerations, and recommendations from the cultural advisers will take precedence over the content of this draft.

Cultural Urban Design Assessment - Substantive Submission

It is intended that the Te Aranga Cultural Design Principles will be applied as the overarching framework for assessing and guiding cultural urban design considerations for the substantive submission. Assessment of the proposals against these principles will be undertaken in collaboration with the Specialist Māori Cultural Design Adviser(s) to ensure mana whenua values are appropriately recognised, embedded, and translated into coherent, measurable, and enduring design outcomes across the project.

Te Aranga Principles

The **Te Aranga Māori Cultural Design Principles** provide a framework for embedding Mana Whenua values, **mātauranga Māori**, and **cultural narratives** into the planning, design, and development of the built environment.

Developed through collaboration between Mana Whenua, design professionals, and local authorities, the principles articulate how development can recognise, respect, and express Māori relationships with land, water, people, and place. They are increasingly referenced within statutory planning frameworks and urban design assessments as a benchmark for culturally responsive and place-based design.

Within the context of the Urban Design Assessment, it is intended that Te Aranga is used as an evaluative lens rather than a checklist, ensuring that cultural considerations are integrated holistically into site planning, movement networks, landscape design, public realm outcomes, and long-term place management.

Relationship to the Overall Assessment Framework

Te Aranga sits alongside the Urban Design Protocol and the Simple Design Assessment Matrix as a complementary framework to ensure cultural values are embedded within broader urban design quality considerations. Together, the three frameworks provide:

- Nationally recognised urban design principles.
- Clear, expectation-based and auditable design quality assessment.
- A culturally grounded, place-specific approach to design and stewardship.

This integrated framework supports a robust, transparent, and best-practice assessment of the WTR proposal's urban design and cultural outcomes, appropriate to the scale, significance, and long-term aspirations of the development.

Te Aranga Design Principles

Proposed framework for Substantive Cultural Considerations Assessment

CDP.1 Mana (Authority / Status)

The development is expected to recognise, respect, and enhance the mana of tangata whenua and the mana of place through culturally grounded and dignified design outcomes.

CDP.2 Whakapapa (Names & Naming)

The development is expected to express and reinforce local whakapapa by accurately embedding mana whenua names, narratives, and historical associations into the identity of the place.

CDP.3 Taiao (Natural Environment)

The development is expected to respond sensitively to the natural environment by protecting, restoring, and enhancing ecological systems in accordance with kaitiakitanga.

CDP.4 Mauri Tu (Environmental Health)

The development is expected to protect and enhance the mauri of land, water, and ecosystems through environmentally responsible, resilient, and restorative design.

CDP.5 Mahi Toi (Creative Expression)

The development is expected to meaningfully integrate Māori creative expression that authentically reflects mana whenua narratives and contributes to a distinctive sense of place.

CDP.6 Tohu (Cultural Markers)

The development is expected to incorporate clear, authentic, and place-specific cultural markers that communicate mana whenua stories and support legibility and identity.

CDP.7 Ahi Ka (Living Presence)

The development is expected to acknowledge and support the ongoing presence, use, and living culture of mana whenua within the contemporary built environment.

Regional Context

Overview

The proposed Waikato Thoroughbred Racing (WTR) Racecourse Development is located within the Waikato District, in close proximity to the administrative boundaries of Hamilton and Waipa District. This border-edge location places the site at the intersection of multiple territorial authorities while maintaining strong functional relationships with the wider Hamilton-Cambridge urban and economic catchment.

Regional Governance Context

Although the WTR site itself is located within Waikato District, it is spatially and operationally influenced by neighbouring local authorities, including Hamilton City and Waipa District. This proximity reinforces the site's regional role, with access to metropolitan-scale services, infrastructure, and facilities extending beyond district boundaries. The Regional Context Analysis illustrates that the site sits within a shared sphere of influence rather than a discrete or isolated rural jurisdiction.

Regional Facilities & Catchment

All major regional facilities referenced in Section 4.4 - including Te Rapa Racecourse, Cambridge Racecourse, Waipa Racecourse, Cambridge Raceway, Hamilton International Airport, Lake Karapiro Rowing Centre, Mystery Creek Events Centre, Trust Velodrome, Stadium Waikato, Hamilton Gardens, Claudelands Events Centre, and Seddon Park- are located outside the Waikato District boundary. Their distribution across Hamilton City and Waipa District reinforces the role of the WTR site as part of a wider regional network of sporting, recreational, transport, and event infrastructure rather than a standalone local facility.

Connectivity & Travel Distances

The Regional Context mapping demonstrates that the WTR site lies within a 5-10 km direct travel radius of Hamilton and Cambridge, with efficient connections provided by the regional and state highway network.

While direct (as-the-crow-flies) distances are shown, the report recognises that actual travel distances are typically 1.5 to 2.0 times greater due to the configuration of local and regional road networks. Notwithstanding that, the site remains well positioned to support regional movement patterns, workforce access, and visitor travel.

Summary – Regional Context

In regional terms, the proposed WTR Racecourse Development is strategically located within the Waikato growth corridor, adjacent to - but not constrained by - multiple territorial authority boundaries.

Its proximity to Hamilton, Cambridge, and a concentration of regionally significant facilities supports its function as a region-serving racing and training hub.

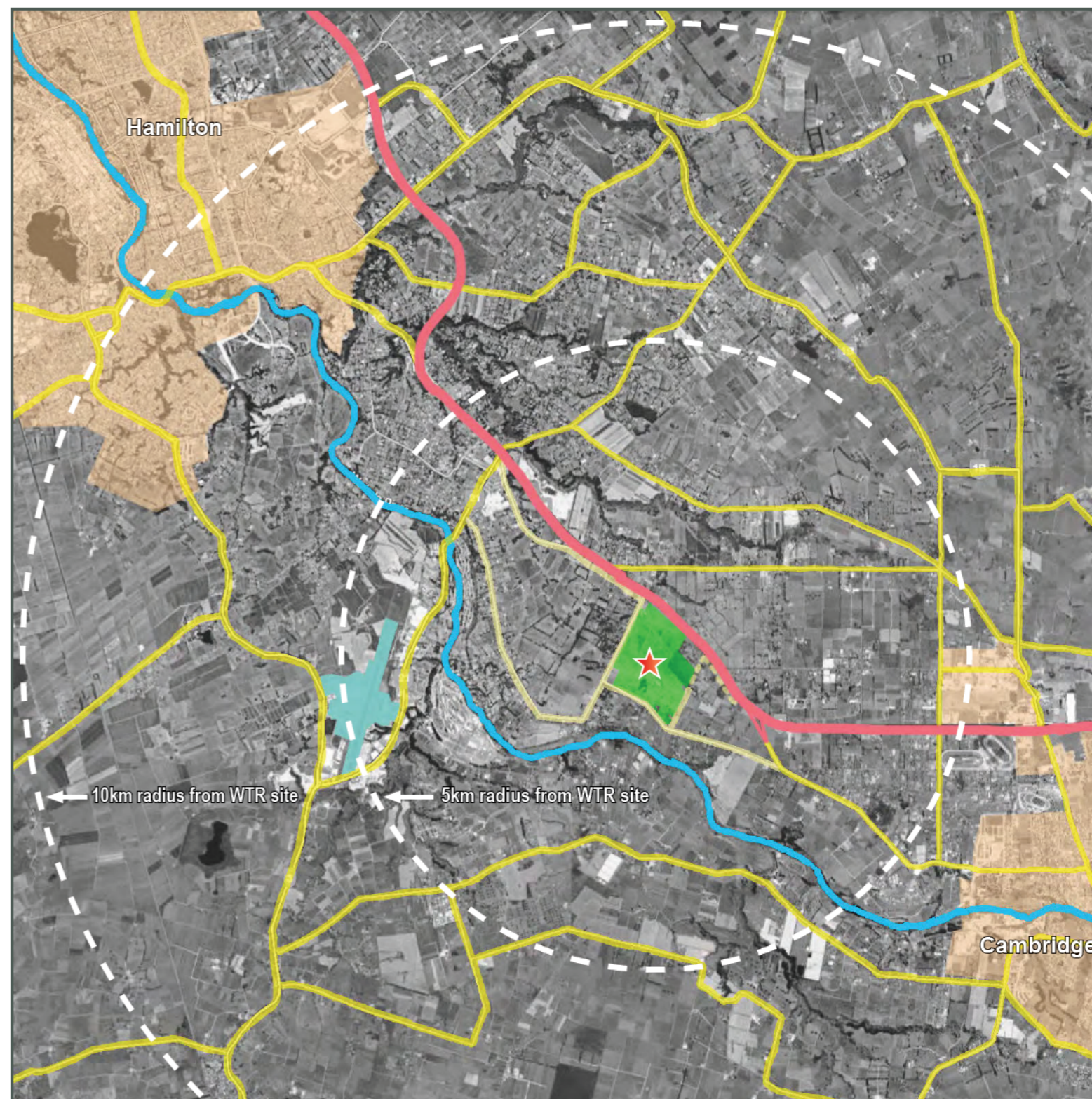
The site's location enables it to contribute to the broader Waikato regional economy, sporting, and events network while operating within a coherent and well-connected regional context.



4.1.1 Regional Authorities

Regional Context Analysis

The above Regional Context Analysis illustrates that whilst the site is located within the Waikato District, its close proximity to the administrative boundaries of Hamilton and Waipa District means that the site also sits within a shared sphere of influence rather than in a discrete or isolated rural jurisdiction.



4.1.2 Regional Context showing Direct Travel Distances

Travel Distances

Local and regional road networks are such that travel distances by vehicle are between 1.5x and 2.0x greater than the direct travel distances shown on the above diagram. Refer to Section 4.4 for more realistic travel distances and times from the WTR site to other significant regional facilities.

Legend

- ★ WTR Development Site
- Waikato Expressway (SH1) - Existing
- Regional Road Network
- Local Road Network
- Waikato River



Local Context

Overview

The proposed Waikato Thoroughbred Racing (WTR) Greenfields Racecourse Development at Pencarrow Road is located within the rural hinterland approximately 20 km south-east of Hamilton and approximately 10 km north-east of Cambridge. The site occupies a strategically positioned location within the Hamilton - Cambridge growth corridor, providing separation from established urban areas while maintaining efficient access to regional infrastructure and supporting facilities.

Surrounding Environment

The surrounding environment is characterised by an open rural landscape comprising productive agricultural land, equestrian activities, and dispersed rural-residential lifestyle blocks. Built form is generally low-density and visually recessive, with landscape character defined by paddocks, shelterbelts, and rural road corridors. This context provides a compatible setting for an equine-based development and enables sensitive landscape integration consistent with rural amenity values.

Accessibility

While rural in character, the site benefits from strong regional accessibility, including proximity to Hamilton International Airport and existing connections to the Waikato Expressway (SH1). Future-planned infrastructure, including the Hamilton Southern Links Expressway and associated interchanges, is expected to further enhance strategic connectivity and enable traffic movements to be managed in a manner that minimises effects on the local rural road network.

Regional Proximity and Interface

The site is located within convenient travel distances of Hamilton, Cambridge, and regionally significant facilities, including Mystery Creek Events Centre. This proximity supports operational efficiency, workforce access, and visitor servicing, while the site's rural separation avoids direct interface effects with established urban residential areas.

Summary – Local Context

Overall, the Pencarrow Road site provides an appropriate and credible rural setting for a regionally significant racing and training facility. Its rural land-use compatibility, strategic accessibility, and rural separation of equine operations from sensitive urban environments (biosecurity, training regimes, event logistics etc.) reinforce the functional fit and enable the development to be integrated through appropriate scale, setbacks, landscape design, and managed interfaces with surrounding rural activities.



4.2.2 Site in Context - from South looking North



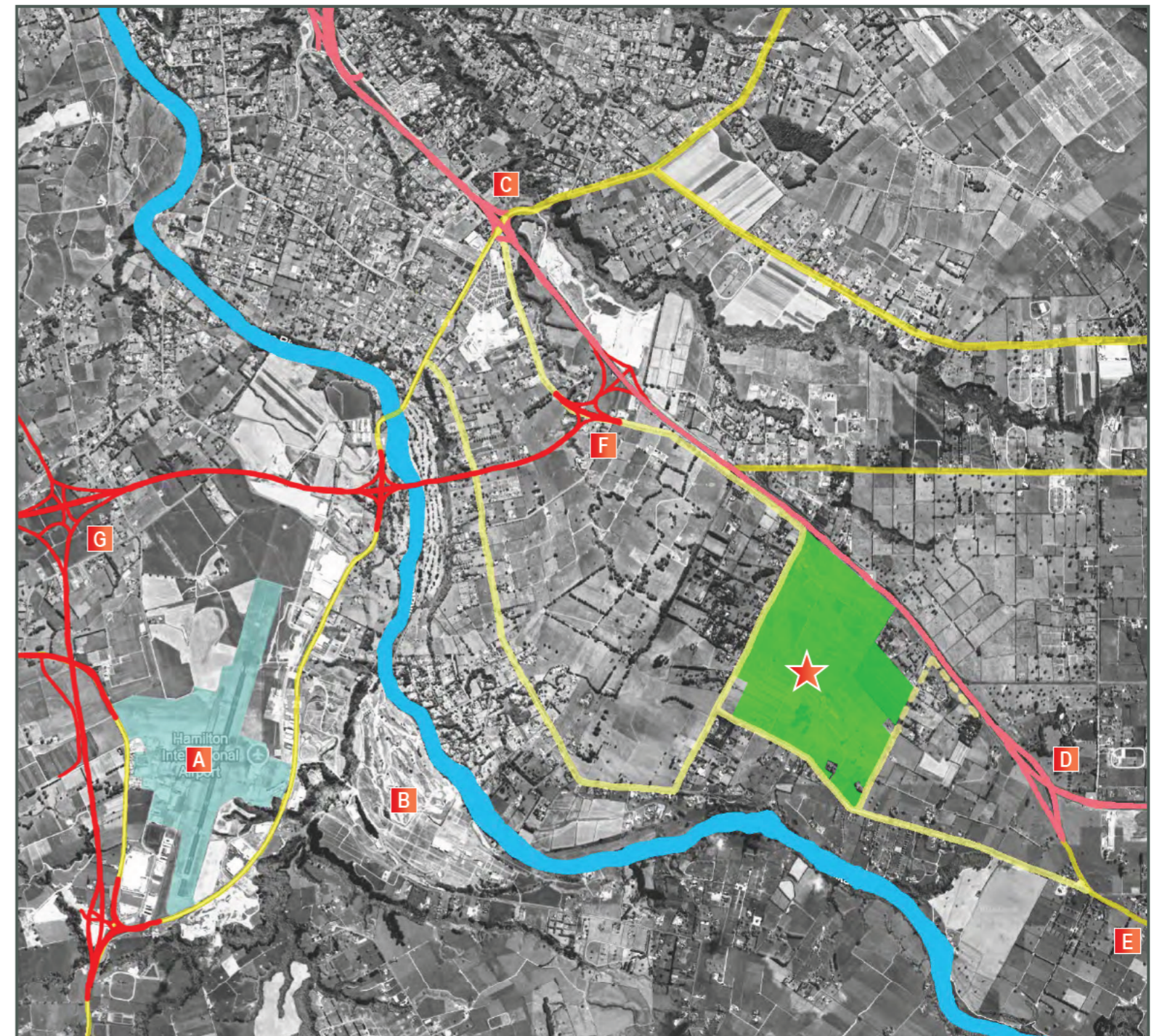
4.2.3 Site in Context - from East looking West



4.2.4 Site in Context - from West looking East



4.2.5 Site in Context - from North looking South



4.2.1 Local Area Context

Legend

- ★ WTR Development Site
- Waikato Expressway (SH1) - Existing
- Hamilton Southern Links Expressway - Proposed
- Regional Road Network
- Local Road Network
- Waikato River
- A Hamilton International Airport
- B Mystery Creek Events Centre
- C SH1 Tamahere Interchange - Existing
- D SH1 Cambridge Interchange - Existing
- E Thermal Explorer Highway - Existing
- F Southern Links Tamahere Interchange - Proposed
- G Southern Links Central Interchange - Proposed

00.00 Title



Neighbourhood Context + Boundary Interfaces

Overview

The proposed WTR Racecourse site is situated within a low-density rural neighbourhood characterised by large landholdings, open paddocks, shelterbelts, and visually recessive development. The local context is defined by a network of rural roads, linear landscape features, and established vegetation patterns that collectively provide separation, rural amenity, and limited intervisibility between properties.

Site & Neighbourhood Context

The immediate site context reflects a predominantly pastoral landscape with gentle topography and expansive views contained by hedgerows, shelterbelts, and mature trees. Surrounding land uses comprise agricultural activities and rural-residential lifestyle properties, with built form generally set back from boundaries and integrated within the landscape. This pattern establishes a clear rural character that informs appropriate expectations for scale, setbacks, and landscaping at site interfaces.

Surrounding Road Network Character

The surrounding road network comprises rural corridors including Pencarrow Road, Duncan Road, and Hooker Road, each characterised by narrow carriageways, grassed verges, and an absence of urban kerb-and-channel treatments. These roads function primarily as local access routes serving rural properties, with limited frontage development and a strong landscape presence. The northern boundary interface with the SH1 Waikato Expressway is visually screened by earthworks and structural landscaping, reducing visual and acoustic effects on adjacent properties.

Te Awa River Ride Interface

The western and southern boundaries of the site interface with the Te Awa River Ride, a regional walking and cycling route connecting key towns and landscapes within the Waikato. This corridor forms an important recreational and movement spine, and the presence of the River Ride reinforces the need for careful boundary treatment that recognises public use, rural amenity, and landscape continuity.

Neighbouring Properties Interfaces

Neighbouring properties along all site boundaries are characterised by low-density, visually recessive rural development set within established vegetation. Interfaces to the west and south are defined by rural road corridors and landscape buffers, while the eastern and north-eastern boundaries adjoin large rural allotments with shelterbelts and mature trees. Collectively, these conditions provide a robust framework for managing visual effects, maintaining rural character, and integrating new development through setbacks, planting, and edge treatments. The Waikato River lies a short distance to the south, but the undulating landforms and intervening vegetation limit direct visual connections to the river corridor itself.

Summary – Local Neighbourhood Context

Overall, the local neighbourhood context is defined by a consistent rural character, limited development intensity, and strong landscape structure. The surrounding road network, recreational corridors, and adjoining rural properties establish clear expectations for sensitive boundary management and landscape integration, supporting the site's suitability for a regionally significant equine facility within a well-established rural setting.



4.3.1 Site & Neighbourhood Context Plan

Legend

- ★ Proposed Development Site
- sH1 Waikato Expressway - Existing
- Local Road Network
- Te Awa River Ride Route
- Existing Site Access Point



4.3.2 Pencarrow Road / Te Awa River Ride - Interface

The western boundary interface comprises a straight, undulating rural road corridor that rises to a small crest approximately mid-way along the site's boundary. Neighbouring development is low-density and visually recessive, with landscape character defined by paddocks, shelterbelts, hedgerows, and mature trees.



4.3.3 SH1 Expressway / Neighbouring Properties - Interface

The western part of the northern boundary comprises the SH1 Waikato Expressway which is largely screened from view by earthworks and structure landscaping. Development to the northeast corner is low-density and visually regressive with a character defined by paddocks, shelterbelts, hedgerows, and mature trees / orchards.



4.3.4 Duncan Road / Neighbouring Properties - Interface

As above, development to the site's northeast corner is low-density, visually regressive, with a generally rural character defined by large sections, paddocks, shelterbelts, hedgerows, and mature trees / orchards. The southern part of the eastern boundary interface is characterised by large paddocks, shelterbelts, and a selection of mature trees.



4.3.5 Hooker Road / Te Awa River Ride - Interface

The southern boundary comprises a rural road corridor and the Te Awa River Ride, a public walking and cycling network that connects key towns and landscapes within the surrounding region. Neighbouring development is low-density and visually recessive, with an undulating rural landscape that prevents direct visual access to the nearby Waikato River.



Regionally Significant Facilities

Overview

The proposed Waikato Thoroughbred Racing (WTR) Greenfields Racecourse site at Pencarrow Road, Tamahere is strategically located within the southern Hamilton - Cambridge growth corridor and benefits from a high level of accessibility to regionally significant horse racing, sporting, transport, and events infrastructure. The site's location enables efficient integration with the wider Waikato network while maintaining an appropriate separation from established urban areas, supporting its function as a large-scale, regionally significant facility.

Horse Racing Facilities

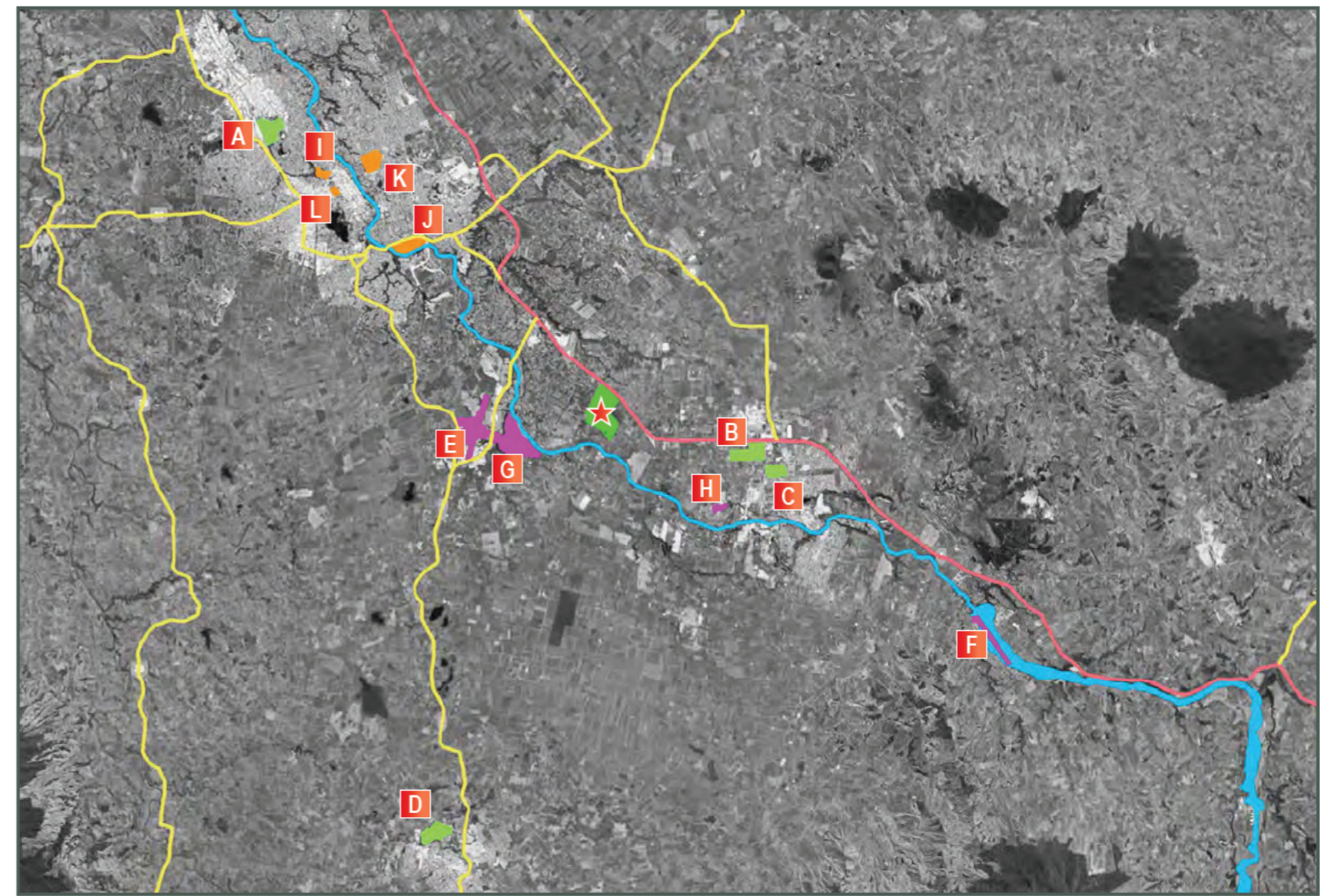
The site is closely connected to the Waikato and national racing network. Cambridge Racecourse (Cambridge Jockey Club) is located approximately 7 km from the site, while Cambridge Raceway is located approximately 8 km away. Te Rapa Racecourse is located approximately 24 km to the north, and Waipa Racecourse (Waipa Racing Club) is located approximately 28 km to the south. This proximity reinforces the site's strategic role within an established and concentrated horse-racing cluster.

Regional Facilities

The site benefits from the networked relationship between WTR and other regional venues (events calendar, complementary rather than competing functions) and convenient access to key regional transport, sporting, and events infrastructure. Hamilton Airport is located approximately 11 km from the site, providing regional and national air connectivity. The Lake Karāpiro Rowing Centre is located approximately 22 km to the southeast. The Mystery Creek Events Centre is located approximately 12 km away, while the Grassroots Trust Velodrome (Avantidome) is located approximately 9 km from the site. These facilities collectively reinforce the site's integration with regionally significant sporting and events infrastructure.

Hamilton City Facilities

Hamilton city-based sporting, cultural, and events facilities are readily accessible from the site. FMG Stadium Waikato, Hamilton Gardens, Claudelands Events Centre, and Seddon Park are all located within approximately 15–22 km of the site. This level of proximity demonstrates that the WTR site is well positioned relative to Hamilton's primary civic and events destinations, supporting its role as part of the wider metropolitan and regional events network.



4.4.1 Regionally Significant Facilities Map

- Legend**
- ★ WTR Development Site
 - Waikato Expressway (SH1)
 - Regional Road Network
 - Waikato River
 - Horse Racing Facilities
 - Regional Facilities
 - Hamilton City Facilities

Horse Racing Facilities

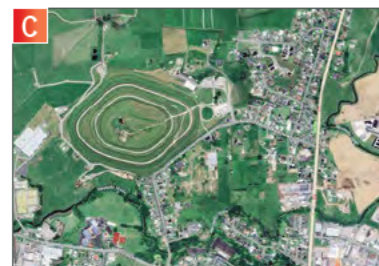
+ Estimated travel distances (kms) / times from WTR site by road



4.4.2 Te Rapa Racecourse
- 24km (25-30mins) from WTR Site



4.4.3 Cambridge Racecourse
- 7km (10mins) from WTR Site



4.4.4 Waipa Racecourse
- 28km (25-35mins) from WTR Site



4.4.5 Cambridge Raceway
- 8km (10-15mins) from WTR Site

Regional Facilities

+ Estimated travel distances (kms) / times from WTR site by road



4.4.6 Hamilton Airport
- 11km (15mins) from WTR Site



4.4.7 Lake Karapiro Rowing
- 22km (20-30mins) from WTR Site



4.4.8 Mystery Creek
- 12km (10-20mins) from WTR Site



4.4.9 Trust Velodrome
- 9km (10-15mins) from WTR Site

Hamilton City Facilities

+ Estimated travel distances (kms) / times from WTR site by road



4.4.10 Stadium Waikato
- 22km (20-35mins) from WTR Site



4.4.11 Hamilton Gardens
- 15km (20-30mins) from WTR Site



4.4.12 Claudelands Events Centre
- 20km (20-35mins) from WTR Site

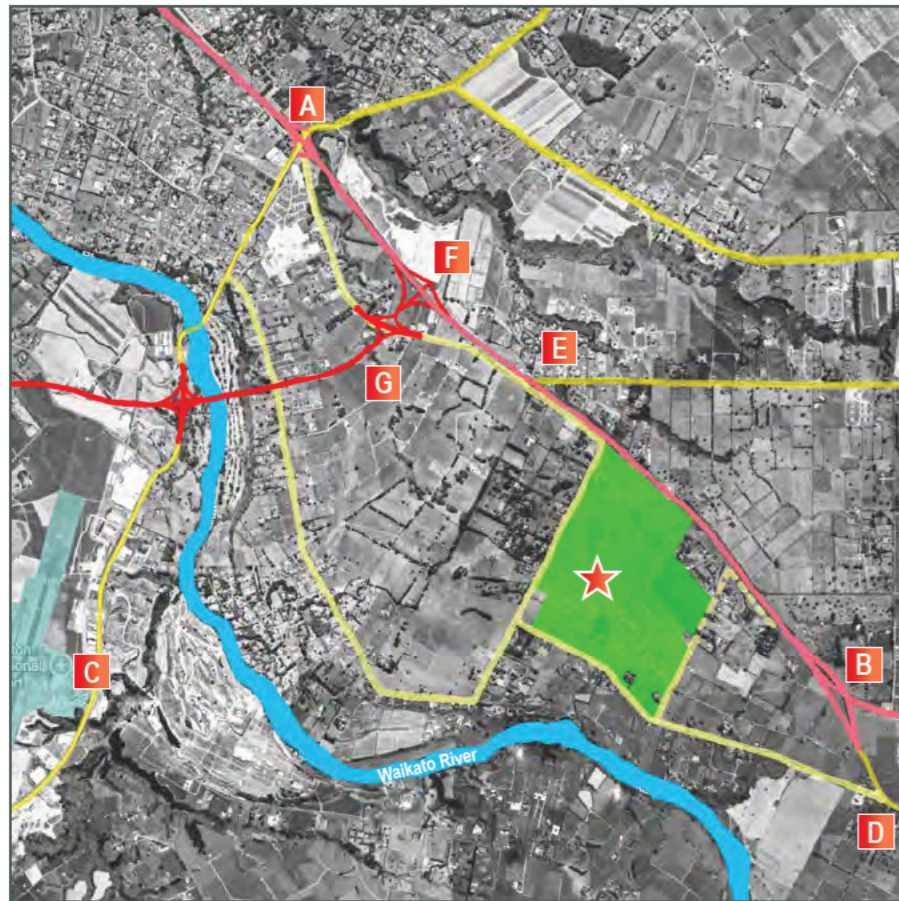


4.4.13 Seddon Park
- 20km (20-35mins) from WTR Site



Transport Network

The site is well served by both existing and future-planned transport network hierarchy, including state highways, regional and local road networks.



4.5.1 Transport Network

Legend

- Waikato Expressway - Existing
- Regional Arterial Roads
- Rural & Collector Roads
- Hamilton Southern Links Expressway - Proposed

Existing & Future-Planned Transport Networks

The site has direct connectivity to the regional arterial road system and indirect access to the Waikato Expressway (SH1). The site is strategically positioned in proximity to Hamilton Airport, supporting regional passenger and freight movements, and is located within the catchment of the proposed SH1 Hamilton Southern Links interchange, which is intended to enhance east-west and north-south connectivity across southern Hamilton. Local access is provided via the council-managed rural and collector road network, integrating with key freight and commuter routes serving Hamilton, Cambridge, and the wider Waikato region

- A** Tamahere Interchange - Existing (SH1 / Hamilton east local road network)
- B** Cambridge Interchange - Existing (SH1 / Cambridge connections)
- C** Hamilton Airport - Existing (SH21 / Airport Road connection)
- D** Thermal Explorer Highway - Existing (connection to Cambridge)
- E** SH1 Underpass - Existing (direct connection between Tamahere Drive and Strawberry Fields Lane)
- F** Southern Links Interchange - Proposed (SH1 / Hamilton southern growth areas and SH 21)
- G** Southern Links Interchange - Proposed (Connection to Tamahere Drive)

Access & Circulation

The site is bounded on three sides by local road networks, so a logical hierarchy of access & circulation options are available.



4.5.2 Local Roads / Existing Site Access

Legend

- Waikato Expressway - Existing
- Local Road Network
- Te Awa River Ride Route
- Existing Site Access Point

Local Roads, Cycleways & Site Access (Existing)

The site is bounded on three sides by local roads which provide direct connectivity to the regional arterial road system. The site also has direct proximity to the Te Awa River Ride, a public walking and cycling network that runs along the west and southern boundaries of the site. Public pedestrian and cycle access to the Waikato River corridor is provided from the southern edge of the site via a crossing of Hooker Road, connecting to the Cambridge - Tamahere section of Te Awa, which includes off-road river-edge path sections further south.

- H** Pencarrow Road / Te Awa River Ride (West) This comprises a straight, undulating road that rises to a small crest approximately halfway along the site's western boundary - (viewpoint 'b' in the above diagram).
- I** Hooker Road / Te Awa River Ride (West) This comprises a level road that defines the southern boundary of the site and connects through to the Thermal Explorer Highway.
- J** Duncan Road This comprises a level 'No Exit' road that defines the eastern boundary of the site.
- K** Public Footpath / Cycleway The Te Awa River Ride provides a public footpath and cycleway for the full extent of the site's western boundary.

Surrounding Road Network

The site is surrounded on three sides by a well-integrated local road network. Existing access points are located along all three road frontages.

Pencarrow Road / Te Awa River Ride (West)



View 'a' View of Pencarrow Rd / Te Awa River Ride (West) looking north towards SH1



View 'b' View from elevated viewpoint looking south towards Waikato River



View 'c' Existing entrance to 636 Pencarrow Rd / Te Awa River Ride (West)



View 'd' Existing entrance to 592 Pencarrow Rd / Te Awa River Ride (West)

Hooker Road / Te Awa River Ride (South)



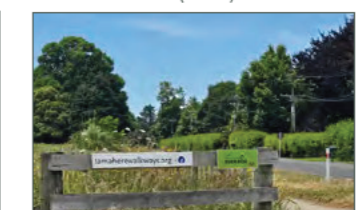
View 'e' View of Hooker Rd / Te Awa River Ride (South) looking east



View 'f' View of Hooker Rd / Te Awa River Ride (South) & Pencarrow Rd junction



View 'g' Existing site entrance from Hooker Rd / Te Awa River Ride (South)



View 'h' Signs indicating Tamahere Walkways.org. and River Ride Route

Duncan Road



View 'i' View of Duncan Rd looking north towards SH1



View 'j' View of Duncan Rd & Hooker Rd / Te Awa River Ride (South) junction



View 'k' Existing site entrance from Duncan Rd



View 'l' View of Duncan Rd looking north towards Tamahere Hospital & Healing Centre



4.5.3 Te Awa River Ride Map showing Te Awa River Ride route in relation the proposed site

Te Awa River Ride

The Te Awa River Ride comprises a 65 km cycling and walking trail following the Waikato River between Ngaruawahia and Lake Karapiro. The trail connects key towns and landscapes - rivers, lakes, bridges, boardwalks, and waterfalls - and has been developed as a multi-day journey comprising a series of shorter 'day-ride' sections, with food, accommodation, and amenities along the route.



SITE & CONTEXT ANALYSIS

Cultural Considerations

Tangata Whenua Context - Cultural Adviser

Note: The preliminary information, illustrative material, and interpretations within this section are provided as an initial urban design framework, pending formal review and refinement by the appointed Māori Cultural Design Advisers. To ensure the mana and values of manawhenua are accurately reflected, all forthcoming reports, cultural analyses, and recommendations from these advisers will take precedence over the content of this draft.

Maunga

Even when the development is not on the maunga, intervisibility triggers assessment obligations and the proposal must show it understands what is seen, from where, by whom, and why it matters (cultural landscape methodology, not just landscape & visual). Identity-defining elements visible from the elevated crest along Pencarrow Road / Te Awa River Ride (West) include the following cultural landscape features:

A Maungatautari (Sanctuary Mountain)

Longstanding place of habitation and ownership interests by multiple Tainui iwi (including Ngāti Raukawa, Ngāti Wairere, Ngāti Hauā, Ngāti Koroki).

Urban Design considerations: It is important to protect viewshafts; avoid visual dominance (bulk/height/glare); and consider narrative interpretation and acknowledgment where appropriate.

B Te Miro area maunga chain (Ruru / Te Miro, Maungakawa, Te Tapui)

The Te Miro district includes a chain of volcanic cones explicitly described together (Ruru, Maungakawa, Te Tapui), reinforcing that they operate as a set in landscape perception.

Urban Design considerations: These maunga horizons are culturally "charged" and it is important to ensure that ridgelines are not "clipped" with built form and that night-time lighting spill toward their silhouettes is mapped and managed appropriately.

C Copse of Kahikatea Trees

A small copse of Kahikatea Trees is located in the southern area of the development site

Urban Design considerations: Retaining these Kahikatea remnants is important because they serve as important biological "anchor points," preserving the unique genetic heritage and ancient ecosystem structure of a lost forest that once defined the entire Waikato landscape. They also provide living links to the pre-European landscape, offering a tangible connection to the history of the Tangata Whenua and the natural heritage of the Waikato.

Awa and Catchment Relationships

D Waikato River

The Waikato River is recognised as both a practical and spiritual life source (mauri, ritual use, food, waka route, ancestral presence). Ngāti Hauā settlement documents also describe the Waikato River as synonymous with mana and linked to identity and wellbeing (mauri).

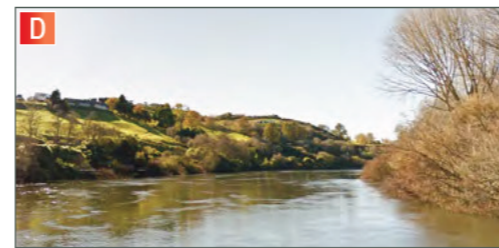
Urban Design considerations: Stormwater, water-sensitive design, earthworks, and ecology are important cultural health / mauri topics that need to be explicitly included in the Urban Design Assessment. Whilst direct connections to the Waikato River from the Te Awa River Ride are currently located 1.0km east of the site, consideration should be given to enhancing cultural awareness and physical connectivity including through signage and interpretation.

Kingitanga and post-war history (contextual layer)

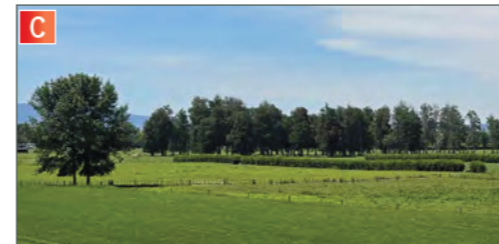
E Kingitanga

Urban Design considerations: This broader area carries strong associations with Kingitanga history and the wider Waikato story. The Waikato regional narrative and Treaty settlement context are material to how landscapes are understood and narrated today.

It is important that any proposed "gateways", "place identity", naming, public art, and interpretation, should incorporate mana-whenua-led and historically literate narratives.



5.1.1 Waikato River



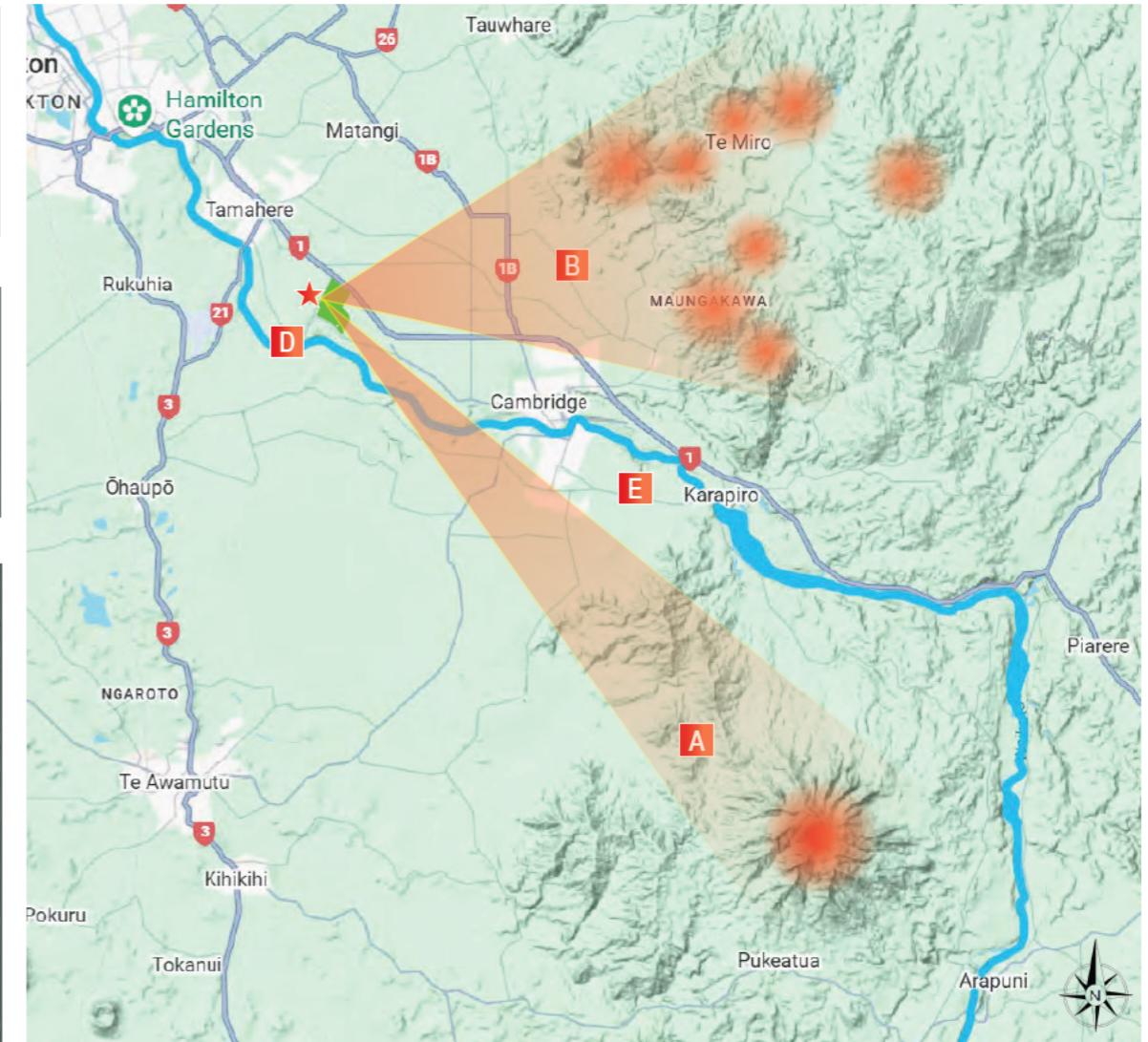
5.1.2 Copse of Protected Trees



5.1.3 Site Reference Map

Legend

- ★ Development Site - Elevated Viewpoint
- Maunga Viewshafts
- SH1 Waikato Expressway - Existing
- Local Road Network
- Te Awa River Ride Route



5.1.4 Regional Context - Cultural Overlay

Specialist Māori Cultural Design Adviser

A specialist Māori Cultural Design Adviser has been engaged to provide kaupapa Māori-informed advice across the planning, design, construction, and operational phases of the WTR Racecourse Development, supporting effective tangata whenua engagement, identifying and articulating mana whenua values, and ensuring these values are appropriately integrated into urban design outcomes including site layout, built form, landscape, lighting, water-sensitive design, cultural viewsheds to maunga, and mana-whenua-led governance processes for naming, interpretation, and cultural protocols.

Cultural Urban Design Assessment - Substantive Submission

It is intended that the Te Aranga Cultural Design Principles will be applied as the overarching framework for assessing and guiding cultural urban design considerations for the substantive WTR Racecourse Development submission. Assessment of the proposals against these principles will be undertaken in collaboration with the Specialist Māori Cultural Design Adviser to ensure mana whenua values are appropriately recognised, embedded, and translated into coherent, measurable, and enduring design outcomes across the project.



5.1.5 Panoramic Photograph taken from Elevated Viewpoint along Pencarrow Road / Te Awa River Ride (West)

CULTURAL OVERLAY

Urban Design Response: Issues, Risks & Opportunities

Purpose of Section

This section of the report provides a high-level urban design overview of the proposed Waikato Thoroughbred Racing Greenfields Racecourse development, based on the current draft masterplanning, architectural, and landscape proposals. It identifies key issues, risks, and opportunities, and outlines the strategic urban design structure that will underpin subsequent stages of detailed design and assessment. Given the Stage 1 Referral context, the emphasis is on spatial logic, place-making intent, and effects management, rather than resolved architectural detail.

Issues, Risks & Opportunities

The WTR Greenfields Racecourse represents an opportunity to design a large-scale, purpose-built equine campus from first principles, on a greenfield site, within a coherent rural setting, and without the incremental constraints that have historically limited operational performance and place quality at the existing more urban-constrained facilities. That opportunity, however, is accompanied by a set of real and substantive issues and risks that require transparent acknowledgment and proactive management if the Stage 1 Referral submission is to establish the robust platform needed for subsequent detailed design.

The following urban design-related issues, risks, and opportunities have been identified in respect of this Stage 1 Referral application.

Strategic Project Constraints

The most significant strategic constraint is the proposal's relationship to the National Policy Statement for Highly Productive Land (NPS-HPL). The site encompasses LUC 1 and 2 soils - among the most productive in the Waikato - and the permanent conversion of this land to non-primary production use requires a compelling and well-evidenced demonstration of functional rural necessity and regional net benefit. From an urban design perspective, the spatial efficiency of the masterplan - the avoidance of rural-residential fragmentation and the concentration of development into a single, coordinated precinct - represents the strongest available response to this tension, and that argument is reflected throughout the site planning logic.

The management of identified ecological values, including long-tailed bat habitats and significant indigenous vegetation, introduces a parallel constraint that is, from an urban design perspective, also an opportunity. Where these features are retained, protected, and integrated as structuring elements of the masterplan - as exemplified by the copse of Kahikatea trees - they become character-defining assets rather than constraints to be mitigated. This integrated approach to ecological retention is a strength of the current proposals and should be reinforced through subsequent design stages.

The Assessment of Landscape Effects Report confirms that the proposed earthworks programme will result in permanent removal of high-quality LUC1 soils from the southern third of the site, specifically in association with the Senior Living and Lifestyle Block components. This is acknowledged as a distinct sub-risk within the broader NPS-HPL constraint, and is transparently recognised in both the landscape and urban design assessments as the most significant adverse physical effect associated with the development. The urban design response - concentrating residential and commercial development into a structured, coordinated precinct rather than enabling dispersed rural-residential fragmentation - represents the strongest available mitigation of this risk, and the spatial hierarchy of the masterplan has been deliberately configured to reflect that priority.

The recorded archaeological site associated with Māori horticultural activity in the southeast corner of the site similarly transitions from constraint to opportunity through thoughtful integration. Its retention, protection, and provision of managed public access transforms a potential adverse effect into a meaningful placemaking asset - one that connects the development to the deep cultural history of the Waikato and supports the broader cultural design narrative being developed in collaboration with the appointed Māori Cultural Design Advisers.

Strategic Context and Greenfield Conditions

The greenfield scale and character of the site is both the proposal's greatest design advantage and one of its most significant planning challenges. The ability to establish a coherent spatial hierarchy, integrated movement network, and landscape-led framework from the outset - unconstrained by existing built form or incremental subdivision - is what enables the masterplan to achieve a level of spatial logic and operational clarity that would be impossible to replicate at any of the existing constrained urban-constrained sites.

At the same time, the scale of the proposal - approximately 164 hectares of rural land, comprising multiple track configurations, a Village Hub, extensive equine facilities, residential development, and major event infrastructure - means that the masterplan must work exceptionally hard to maintain proportionality with its rural context, to manage staged delivery without creating interim visual disorder, and to demonstrate that the long-life infrastructure commitments embedded in Stage 1 Referral will be honoured and refined through the more detailed substantive process.

The long-life nature of the development also introduces a future-proofing imperative. The spatial framework established at Stage 1 Referral must be sufficiently robust to accommodate staged delivery, evolving operational requirements, and changing community expectations over several decades - while remaining anchored to a clear and consistent set of design principles that ensure quality outcomes are maintained throughout.

Planning and Statutory Risk Considerations

The WTR Greenfields Racecourse is an out-of-sequence development within the Future Proof growth framework and does not sit within an identified urban growth area. While the report demonstrates that the proposal is strategically aligned with the intent of Future Proof, the Waikato Regional Policy Statement, and Waikato 2070, the out-of-sequence nature of the development means that the evidential threshold for demonstrating appropriateness is necessarily higher than it would be for a development located within an identified growth corridor.

From an urban design perspective, the primary risk in this regard is that the scale and mixed-use complexity of the proposal - including the Village Hub, senior living, lifestyle blocks, and commercial equine support services - may be read as incremental rural residential or commercial development rather than as a coherent, campus-style facility with a clear and demonstrable functional need for a rural location. The design response to this risk is the clear spatial hierarchy of the masterplan, which organises uses in a manner that subordinates residential and commercial components to the primary equine operational purpose, and demonstrates through site planning that each component is integral to the functioning of the precinct as a whole.

Reverse Sensitivity and Rural Amenity Risks

The introduction of a large-scale racing and training facility into a low-density rural environment - with its associated lighting, noise, traffic generation, and relatively large-format building forms - has the potential to create adverse amenity effects for surrounding rural-residential lifestyle properties and recreational users of the Te Awa River Ride. These risks are acknowledged and have been actively considered in the masterplan proposals, including through the use of significant setbacks, structural screen planting, the internalisation of operational activities within the centre of the site, and the careful placement of the formal public entrance on Hooker Road to manage race-day traffic flows away from the more sensitive Pencarrow Road and Duncan Road interfaces.

The relationship with the Te Awa River Ride is a particular area of sensitivity, given its regional significance as a recreational and movement corridor. The proposals address this through generous boundary setbacks, a landscape-led interface strategy, and the positive provision of an additional shared cycling and pedestrian connection through the site between Pencarrow Road and Hooker Road - a direct enhancement to the recreational network rather than a reduction in its amenity.

The Greenfield Opportunity

Against these constraints and risks, the scale of the opportunity must be clearly stated. The consolidation of four fragmented, urban-constrained facilities - Te Rapa Racecourse, Cambridge Racecourse, Cambridge Raceway, and Waipa Racecourse - into a singular, integrated equine campus represents a once-in-a-generation opportunity for the Waikato racing industry and for the region. It enables the establishment of a coherent, long-life spatial structure and landscape framework from first principles, in a functionally appropriate rural setting, at a scale and quality that cannot be achieved through incremental improvement of the existing constrained urban sites. The retirement of those existing facilities will, in turn, release strategically located urban land for housing and employment growth that directly supports the intent of regional growth strategies.

From an urban design perspective, this is precisely the kind of large-scale, landscape-led, masterplanned precinct that the Simple Design Guide framework and the NZ Urban Design Protocol are designed to support and evaluate. The quality of the design response to date - including the arborescent architecture of the main events building, the thoughtful integration of ecological and archaeological features, and the landscape-led approach to boundary interfaces - provides a strong foundation for the more detailed design resolution that the substantive submission will deliver.

Risk Mitigation Through Design

The primary mechanisms for managing urban design-related risk through design include: the use of landscape buffers, setbacks, and spatial sequencing to maintain rural character at site boundaries; the clear separation of public, operational, and service functions to minimise conflict between user groups and maintain operational resilience; and the use of staging as both a design and risk-management tool, ensuring that each phase of development is coherent and complete in its own right, while contributing to the long-term vision of the precinct as a whole.

The commitment to ongoing design quality review through the Simple Design Guide framework, the NZ Urban Design Protocol, and the Te Aranga Māori Cultural Design Principles - as described in Section 9 of this report - provides the structural mechanism for ensuring that these risk mitigation strategies are maintained and refined as the project evolves through subsequent design stages.

Overall Spatial Structure

Spatial Planning Principles

The proposal adopts a campus-based planning model with clear functional zoning and precinct definition, both of which are paramount for optimal functionality and privacy / protection of private and operationally sensitive areas. The inherent nature of the development has resulted in a landscape-led structuring of the proposal, including to deliver optimal racing, training, and operational outcomes, retain and protect existing historic, cultural, and ecological features, and manage water-related effects including stormwater, flooding, and irrigation.

The Equine Campus Model

Conceptualizing the development as a multi-functional hub for racing, training, and commercial activity underlines the vision of the proposal, and provides the basis for delivering an integrated equine campus model, the scale and quality of which is unprecedented in the New Zealand context.

Site-Wide Spatial Hierarchy

The proposal adheres to a site-wide spatial hierarchy the broadly comprises:

1. Primary racing and training precincts
2. Existing historic, cultural, and ecological features
3. Supporting commercial and community zones
4. Service, logistics, and back-of-house areas
5. Vehicle, cycling, and pedestrian access and circulation requirements
6. Residential development opportunities including senior living and lifestyle blocks

Primary Racing and Training Core

The primary racing and training core comprises the following components:

- Centralization of the 2400m Main Track, 1200m straight, and associated inner training circuits.
- 1400m Back (training) Track adjacent to thoroughbred barns and associated facilities
- Spatial allocation for a 1000m Harness Track, Equestrian Events Ring, and overflow event parking
- Main Finish and Events Building with dual aspect to both the Main and Harness Tracks.

Precinct-Based Specialization

Dedicated zones have been provided for training, bloodstock sales facilities, and administrative headquarters.

A "Village Hub" has been integrated into the proposal to anchor commercial and service activities.

Public-Operational-Service Separation

A clear spatial logic underpins movement and access provisions throughout the development site, including for:

- Minimisation of conflict between user groups
- Operational resilience and safety considerations

Edges, Interfaces, and Buffers

An edge condition palette has been included in the landscape documentation set showing how existing rural interface boundaries might be addressed

The proposal has considered the respective interfaces with the Te Awa River Ride, including extending the pedestrian and cycling network by provision of an additional in-site connection between Pencarrow Rd and Hooker Rd.

Integration of ecological and cultural overlay provisions are being developed including with the active involvement of appropriate Māori cultural advisers.



6.2.1 Overall Spatial Structure

URBAN DESIGN RESPONSE

Access, Movement & Legibility

Regional Connectivity and Arrival Sequence

The proposal leverages proximity to the Waikato Expressway (SH1) and Hamilton International Airport, including regarding the location of the main visitor access point that comprises a formal ceremonial entry from Hooker Road, the sequence of which is illustrated below.

Access Strategy Overview

The proposals access strategy comprises a hierarchy of site entrances which has been informed by the relative hierarchy of the surrounding roading network and neighbouring interface sensitivities on the three main site frontages.

- The principal site access comprises the Main Entry Boulevard and is located on Hooker Road.
 - This route provides access to the main events building and associated commercial support facilities, as well as to the village centre located between the Main Access Boulevard and the retained copse of Kahikatea Trees, and the main visitor parking areas.
- A controlled access route with footpaths connects Pencarrow Road entrance (northwest corner of the site) with the formal entrance on Hooker Road.
 - This route is designed to facilitate through-site service access - including for event facilities, equine support services, day yards, and holding pens - as well as access to visitor and operational car parking areas.
 - The route also works as a shared path option that complements the existing Te Awa River Ride and provides an alternative cycling and pedestrian connection between Pencarrow Road and Hooker Road.
- A second controlled service access route - without footpaths - links the Pencarrow Road access route to the trainers' entrance on Duncan Road.
 - This is a designated operational route that provides rear-of-house access to the main track facilities, and to the backtrack, warm-up track, thoroughbred barns and associated facilities
- Separate dedicated access is provided to the proposed residential development areas - including both senior living and lifestyle blocks.

Internal Movement Hierarchy

- The primary internal circulation route network is described above and illustrated on the Circulation Plan Drawing on this page.
- Key considerations noted in design documentation include:
 - Separation of pedestrian, vehicle, and equine movements
 - Separation of public, operational, and service movements to ensure safety and efficiency.
 - Management of restricted versus overflow parking for major event days.

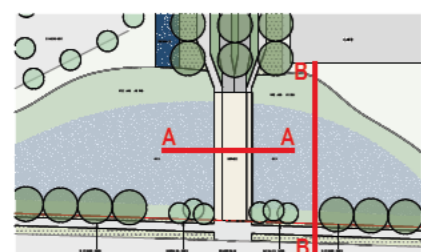
Active Mode Integration

- Consideration has been given to active mode integration, including:
 - Interface and physical connectivity with the regionally significant Te Awa River Ride.
 - Utilization of pedestrian tunnels and underpasses to maintain site permeability.
 - Internal walking routes and public realm connections
 - Event-day versus non-event-day movement

Legibility and Wayfinding

- The spatial structure has considered the arrival sequence, orientation, and the quality of the visitor experience
- Key features and landmarks have been identified and integrated into the site masterplan proposals. Further acknowledgment and celebration of these landmark features will be explored as part of the substantive design proposals, including natural wayfinding, orientation, and placemaking strategies.

Main Entry - Formal Entrance Sequence - (Hooker Road)



6.3.2 Main Entry: Wetland Feature



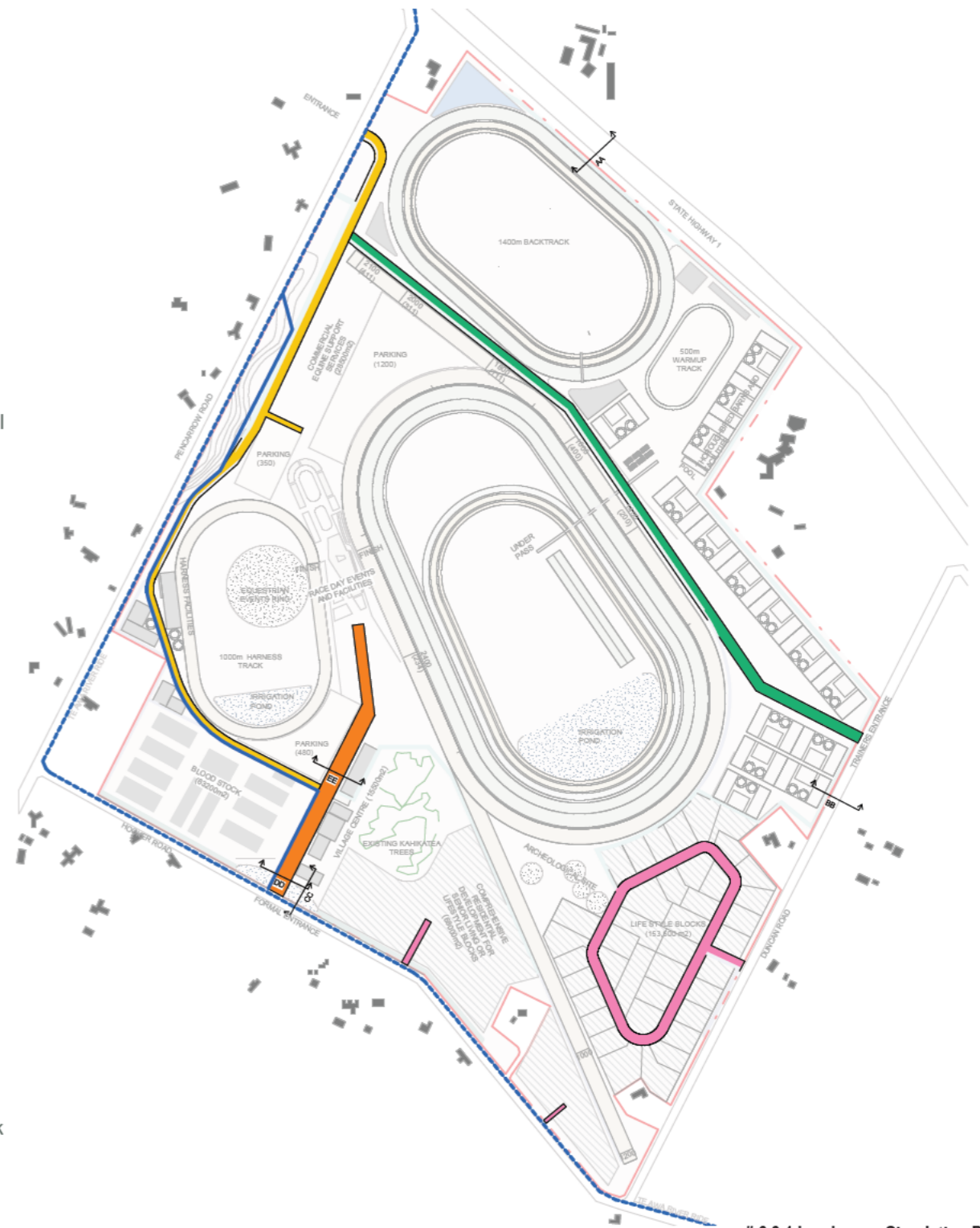
6.3.3 Main Entry Bridge: Section A



6.3.4 Main Entry Bridge: Section B



6.3.5 Main Entry: Tree-Lined Boulevard



6.3.1 Landscape Circulation Plan

- Main Entry Boulevard (Refer to LA203)
- Private Access Rd (No Footpath)
- Private Access Rd (With Footpath)
- Council Urban Rd
- Proposed Shared Path
- Existing Shared Path



URBAN DESIGN RESPONSE

Landscape & Open Space

Landscape-Led Design Framework

Given the complexities of integrating a multi-disciplinary, high-performance equine racing and training facility into an existing rural environment means that landscape design becomes the primary organising element of the proposed masterplan.

Notwithstanding the performance and operational requirements of a world-class racing and training facility, the team has worked to ensure that the nature of the receiving environment - including its rural character and sense of openness - has been retained and where possible reinforced.

Open Space Typologies

The design of track infields and training areas have been designed to enhance visual and landscape amenity, and to include sustainable design features for stormwater management, flood mitigation, as well as water retention and recycling for irrigation purposes.

Public-facing open spaces and event areas have been designed in close collaboration with the architecture team to deliver a seamless integration of buildings and spaces that is attractive, functionally optimised, and designed in such a way as to enhance the user / visitor experience.

Ecological Retention & Environmental Enhancement

Ecological and environmental enhancement features include:

- Preservation of the mature stand of existing Kahikatea trees and indigenous vegetation.
- Prioritization of indigenous planting to support local fauna and biodiversity.
- Retention and enhancement of existing vegetation.
- Integration of environmental infrastructure as visible systems.

The Blue-Green Infrastructure Network

Blue-green infrastructure network considerations include:

- Visible integration of stormwater management and irrigation ponds as legible landscape features.
- Integration of stormwater and irrigation landscapes throughout key parts of the development.

Rural Buffer and Interface Management

Rural buffer and interface management considerations include:

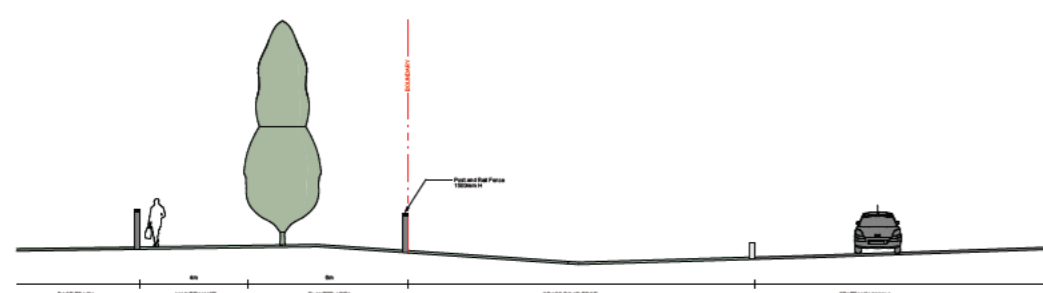
- Use of screen planting and setbacks to maintain the character of surrounding rural corridors.
- Boundary interface strategy that can be adjusted to address specific boundary interface sensitivities within a cohesive design framework.

Cultural and Experiential Layers

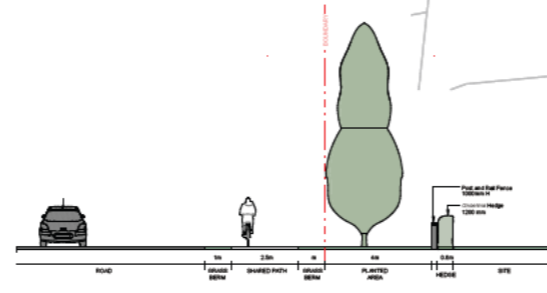
Cultural and experiential landscape design strategies include:

- Identification, protection, and enhancement of cultural features, vistas, and landscape opportunities.
- Recognition of mana whenua values supported by direct engagement with specialist cultural design advisers
- Incorporation of accessible, place-based narratives within open space design, including existing ecological and archaeological features.

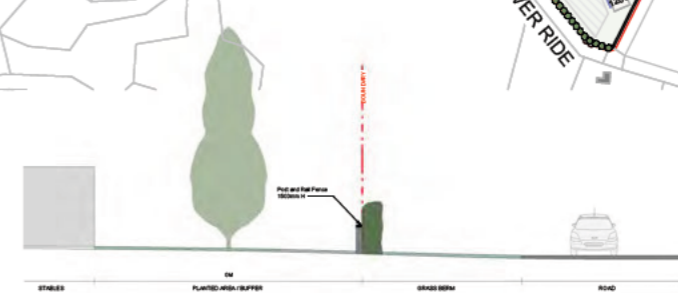
Boundary Interface Design: Indicative Site Sections



#6.4.3 SH1 Waikato Expressway - Interface Design



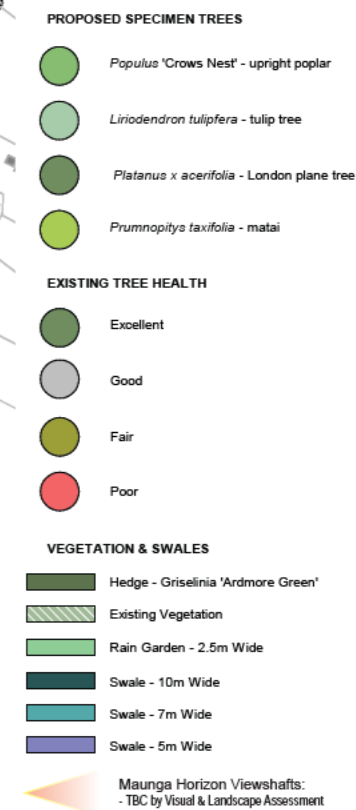
6.4.2 Pencarrow Road - Interface Design
- Indicative only
- See landscape drawings for Pencarrow Rd interface variations



6.3.4 Duncan Road - Interface Design



6.4.1 Landscape Site Plan



URBAN DESIGN RESPONSE

Built Form & Character

Built Form Strategy

The development's inherent nature of is such that external spaces effectively define the function, structure, and character of the proposal. The distribution of built form is thus determined by the operational requirements of the integrated equine facility and distributed throughout the site accordingly. Complementary residential development is commensurate with the character and nature of existing neighbourhood developments, including lifestyle blocks and Tamahere Country Club. These factors, combined with appropriate set-backs and boundary interface design means that excessive bulk and dominance effects are avoided.

Character Zones

Placing the formal 'public entrance' on Hooker Road ensures that race-day traffic flows are appropriately managed and consequential adverse effects are largely internalised. Location and layout of training and operational precincts are informed by operational and functional interface requirements, though care has been taken to preserve existing historic, cultural, and ecological features. Commercial and operational support facilities are contained within the centre of the site.

Rural Context Response

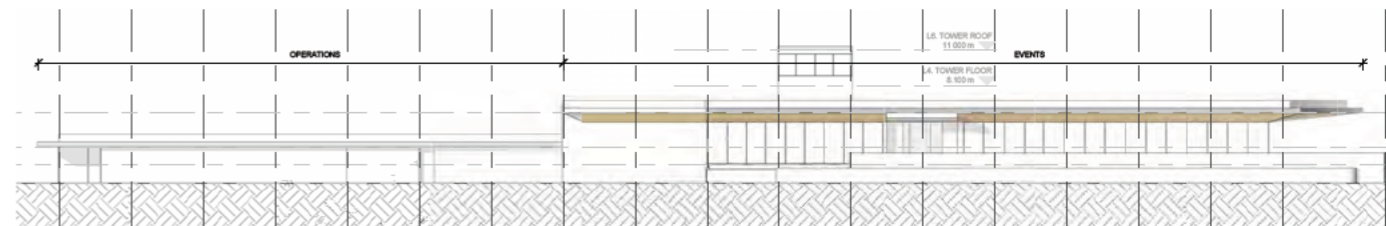
Overall development form is such that scale, transitions, and setbacks are commensurate with the surrounding environment. Form and materiality are appropriate to local context. Operational requirements are such that a sense of rural openness is retained, and impact on long-term views appears minimal.

Architectural Identity and Local Vernacular

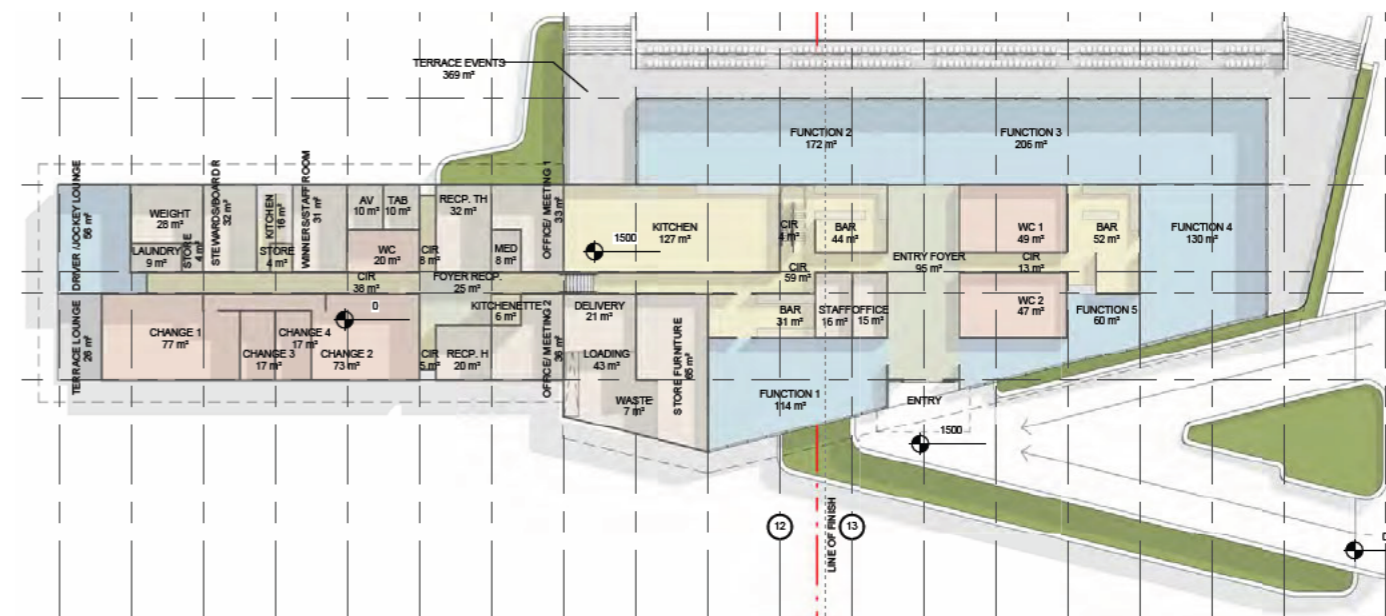
Architecture design is compatible with local vernacular, and consistent in character. Allowance has been made for diversity within a functionally coherent and aesthetically attractive architectural language, including commercial, operational, and residential development components. Adoption of the Design Quality Assessment framework for future design stages should provide an effective quality control mechanism that allows architectural proposals to evolve over time whilst maintaining consistency in respect of design quality outcomes.

Key Building Typologies

The Spectator + Finish Facility / Function + Event Centre comprises the main centrepiece of the development, and is envisaged as an elegant single-storey pavilion with an arborescent timber structure that references the site's existing copse of kahikatea trees - an important ecological feature and a remnant of the great Waikato Forest that once characterised the area. Internal / external interface design is particularly effective, comprising arborescent post-and-beam timber structures with large overhangs and full height glazing.



6.5.1 Proposed Northern Elevation



6.5.2 Proposed Floor Plan



6.5.3 Aerial View of Proposed Development



6.5.4 Event + Operations Building - Render 1



6.5.5 Event + Operations Building - Render 2



6.5.6 Horse Tie-Ups Bay



6.5.7 Senior Living / Lifestyle Residential Development

URBAN DESIGN RESPONSE

Effects Overview

Purpose & Scope of the Urban Design Effects Assessment

This section provides a high-level assessment of urban design effects arising from the proposed development, based on the masterplanning information currently available. It focuses on **urban design-specific effects**, including spatial, visual, experiential, and contextual considerations, rather than statutory compliance. The assessment is proportionate to a Stage 1 Referral Fast Track application, recognising that detailed effects analysis will be refined through subsequent design stages.

Positive Effects

Regional & Strategic Effects

Regional Economic Enablement:

- The development reinforces Waikato's role as New Zealand's pre-eminent bloodstock region, contributing to an estimated \$466 million annual economic output.
- The development also entails consolidation of regionally significant racing infrastructure into a world-class facility with consequential benefits to both the racing institutions and the wider Waikato region.

Strategic Land-Use Optimization:

- By retiring existing racetracks in Cambridge, Waipa, and Hamilton, the project releases strategically located and urban land for much-needed housing and industrial growth.
- Notwithstanding potential adverse effects noted elsewhere, the release of constrained urban land for housing and industrial growth aligns with the purpose and planned outcomes of long-term regional growth strategies.

Ecological Enhancement:

- The masterplan moves beyond simple preservation by actively integrating the site's natural features, such as the Waikato Kahikatea Stands, into a managed wider green network that supports indigenous biodiversity.

Spatial & Place-Making Effects

Masterplanned Equine Campus:

- The creation of a coherent, masterplanned equine campus and the establishment of a clear spatial hierarchy from inception has enabled the development team to produce a landscape-led proposal that integrates well within its rural setting.
- This is considered an optimal outcome for such a large and strategically located landholding - particularly when compared to an ad hoc rural development alternative.

Movement & Accessibility Effects

Enhanced Regional Connectivity

- The proposal has considered both existing and future-planned transport networks designed to enhanced regional connectivity without compromising SH1 function.
- The development takes advantage of its three road frontages to provide a clear and appropriate separation of movement types resulting in improved legibility and safety compared to a more conventional ad hoc rural development approach.

Potential Adverse Effects & Mitigation

Scale and Rural Context Effects

Visual Amenity and Rural Character:

- Introduction of large-scale racing infrastructure and commercial hubs could impact the low-density rural character.
Mitigation: Landscape buffers and spatial separation strategies include significant setbacks, utilization of the pervading undulating topography, and incorporation of situationally appropriate structural screen planting solutions including along the site's interface boundaries.

Transportation and Local Road Impacts:

- Large-scale events may pressure the local rural road network.
Mitigation: The proposal leverages proximity to the SH1 expressway and incorporates internal circulation hierarchies and managed entrances to separate high-volume event traffic from local movements.

Highly Productive Soils:

- The permanent loss of LUC 1 and 2 soils for primary production.
Mitigation: The proposal demonstrates an operational need for a rural location and provides a regional net benefit through urban land release elsewhere.

Perceived Development Intensity:

- Perceived intensity relative to surrounding rural land.
Mitigation: Building placement strategy ensures that the combined facilities buildings are located near the centre of the site and away from boundary interfaces thus mitigating perceived development intensity effects.

Interface and Amenity Effects

- Edge conditions with neighbouring properties.
Mitigation: Pencarrow Rd interface development is limited in extent, rural in character, and largely hidden from view by existing landforms. Hooker Rd interface development comprises equine-related facilities and a senior living residential development. Duncan Rd interface development comprises a protected archaeological site and lifestyle blocks. None of these are considered inherently problematic regarding interface amenity effects.

Landscape and Visual Effects:

- The introduction of large-scale racing infrastructure, residential development, and associated built form into a low-density rural environment has the potential to adversely affect landscape character and visual amenity.
Mitigation: The Assessment of Landscape Effects Report confirms that built form setbacks of a minimum 30m from all boundaries, the planting of approximately 2,000 semi-mature trees, boundary hedging, and the use of recessive rural-compatible materials are collectively effective in reducing landscape and visual effects.

Relationship with Te Awa River Ride:

- Amenity effects relating to recreational users of Te Awa River Ride.
Mitigation: Significant setbacks and structural screen planting along interface boundaries are likely to enhance rather than undermine amenity effects for Te Awa River Ride users. The proposed incorporation of a development information and cultural connections viewpoint on the raised knoll along Pencarrow Rd provides further enhances amenity effects for these users.

Interim and Staging-Related Effects

- Partial build-out conditions and temporary visual or landscape effects during early stages
Mitigation: Staging proposals have considered potential interim and staging-related effects. Staging-related operational requirements are also considered beneficial in mitigating potential adverse staging-related effects.

Ongoing Effects Mitigation

Framework-Based Controls

Ongoing mitigation of potential adverse urban design-related effects should include periodic structured reviews of evolving design proposals using the assessment frameworks adopted in this report, including:

- Urban Design Protocol
- Simple Design Guide and Design Quality Assessment Tool
- Te Aranga Design Principles

The development team's commitment to use the above frameworks to provide continuity of urban design quality during the substantive design review and refinement process is also noted.

Conclusion - Urban Design Effects

The WTR Greenfields Racecourse is expected to generate significant regional benefits by consolidating equine operations into a purpose-built, sustainable facility. From an urban design perspective, the project represents a managed transition of rural land into a structured employment and activity precinct that is appropriate to its location.

From an urban design perspective, the proposed development is assessed as having overall positive effects, particularly at a regional, spatial, and long-term place-making level.

While certain adverse effects are inherent in a development of this scale, these are anticipated, understood, and capable of being appropriately managed through the proposed spatial structure, landscape-led design approach, and staged delivery framework.

The proposal demonstrates a robust urban design rationale appropriate for Fast Track Referral consideration, while clearly signaling a commitment to ongoing design quality, refinement, and stewardship in subsequent stages.

The project demonstrates a high degree of alignment with the NZ Urban Design Protocol and Te Aranga Principles. While the development represents a significant change in land use, the masterplanned approach ensures that adverse effects are managed through sensitive landscape integration, while the positive regional economic and housing supply outcomes provide a substantial net benefit to the Waikato region.

In conclusion, the overall layout of the site and development proposal represents a logical and well-considered urban design outcome for the following reasons:

- The campus-based masterplan establishes a clear spatial hierarchy that centralises primary racing and equine functions, subordinates residential and commercial components to that primary purpose, and maintains a coherent separation of public, operational, and service movements throughout the site.
- The greenfield context has been used constructively, enabling a landscape-led framework to be established from first principles - one that integrates stormwater, ecology, archaeological features, and rural interface management as structuring elements rather than afterthoughts.
- Known constraints, including the NPS-HPL classification, the Te Awa River Ride interface, the recorded archaeological site, and the Kahikatea copse, have each been treated as design opportunities that strengthen the proposal's contextual responsiveness and placemaking identity.
- The three-entry access hierarchy is logically configured relative to the surrounding road network, separating ceremonial, operational, and equine training movements in a manner that minimises conflict and maintains rural amenity across all three road frontages.
- The NZ Urban Design Protocol and Simple Design Guide assessments both reflect a proposal that performs meaningfully above minimum expectations for this stage of the consenting process.

NZ Urban Design Protocol

These following pages comprise a structured review of the proposal to determine the degree to which it meets, exceeds, or fails to meet the design quality expectations of the NZ Urban Design Protocol.

1. Context

EXPECTATION

The development is expected to respond positively and appropriately to its physical, cultural, social, and planning context, reinforcing a strong and authentic sense of place.

MEASURABLES

- Proposal aligns with relevant statutory and non-statutory planning frameworks **1.0**
- Development responds appropriately to its physical, cultural, social, and planning context **1.0**
- Built form relates positively to surrounding scale, grain, and landscape **0.5**
- Cultural context (including mana whenua values where relevant) is recognised **-0.5**

EVALUATION

The proposal **meets** expectations in this category. Specific considerations include:

- The proposal comprises a structured, masterplanned employment and activity precinct that supports a major regional industry, reduces pressure for dispersed rural development, and avoids the incremental erosion of rural character.
- Policy and planning framework alignment includes:
 - Waikato 2070 alignment:** recognises that certain employment-generating activities are most appropriately located in rural environments due to their land requirements, operational characteristics, and industry linkages.
 - Waikato Regional Policy Statement alignment:** supports regional economic wellbeing, integrates with the strategic transport network, and demonstrates a managed and purposeful approach to rural land use.
 - Waikato 2070 Growth Strategy alignment:** contributes to employment generation, economic diversification, and regional resilience, while maintaining a clear distinction between rural and urban land uses.
 - Future Proof alignment:** leverages existing and planned regional infrastructure and supports Future Proof objectives relating to economic productivity, infrastructure alignment, and strategic land-use decision-making, rather than incremental or ad hoc rural development.
- Overall, the proposal exemplifies managed rural development, balancing protection of rural character and highly productive land considerations with the need to accommodate regionally important activities that cannot reasonably be located within urban areas.
- It should be noted that the Cultural Context score (-0.5) is reflective of the following considerations:
 - Maunga Horizon Viewshafts identified in Section 6.5 of this report have not been acknowledged in either the site masterplan design or the Landscape Assessment Report.
 - Cultural design considerations in this report are preliminary and subject to review by the appointed Cultural Advisers.

This review also notes that the Maunga Horizon Viewshafts do not appear to have been compromised and we anticipate a comprehensive resolution of these considerations in the substantive submission.

2. Character

EXPECTATION

The development is expected to contribute positively to local identity and character through coherent, legible, and place-responsive design.

MEASURABLES

- The proposal contributes positively to local identity and sense of place **1.0**
- Architectural expression is functionally coherent, legible, and considerate of local character **1.5**
- Public-facing interfaces (streets, edges, frontages) are active and well defined **n/a**
- Design is specific to location and avoids generic or "anywhere" outcomes **1.0**

EVALUATION

The proposal **meets** expectations in this category. Specific considerations include:

- Whilst landforms are relatively benign, the proposal has taken advantage of subtle changes in topography to manage stormwater management and flood mitigation effects.
- Existing ecological and archaeological features have been identified, protected, and integrated in such a way as to maintain and enhance their amenity values including by facilitating managed public access.
- The existing copse of Kahikatea trees has been retained and their long term amenity value is likely to be enhanced including through planned maintenance and irrigation.
- Retention and protection of the archaeological site in the southeast corner of the site is noted.
- The Hooker Rd ceremonial entrance and associated boulevard proposal imparts a sense of grandeur and civic pride that is appropriate for such an important regional facility.
- The entrance bridge and associated wetlands are potentially character defining, illustrate a commitment to sustainable urban design principles, and offer the possibility of managing entrance security requirements without undermining the amenity values of the Hooker Rd interface.
- Architecture proposals are functionally coherent, legible, and considerate of local character, including the arborescent design of the main event + operations building that references the kahikatea trees, and the design of supplementary operational and residential buildings that comprise a modern interpretation of traditional rural developments including form and materiality.

3. Choice

EXPECTATION

The development is expected to provide diversity, flexibility, and inclusivity in uses, spaces, and experiences to support a wide range of users over time.

MEASURABLES

- Provides a diversity of uses, activities, or dwelling types (as relevant) **1.0**
- Supports user choice across different times of day and seasons **1.0**
- Spaces are flexible and are designed to be adaptable over time **1.0**
- Design supports inclusivity and facilitates accessibility for all users **1.0**

EVALUATION

The proposal **meets** expectations in this category. Specific considerations include:

- Combining a range of complimentary but diverse equine training and racing developments - (and their associated participants and visitor cohorts) - within a single integrated proposal positively counterbalances perceptions of elitism that can sometimes be associated with elite equine racing environments.
- The proposal comprises an inclusive, community-oriented development that combines optimal equine facilities with a diverse mix of complementary uses, including a multi-purpose events centre, hotels and hospitality venues, veterinary and medical facilities, a comprehensive senior living village, and a range of rural lifestyle residential blocks.
- Facilities for people with disabilities including disabled riders and equine therapy are also integral to the vision of the masterplan proposal.

4. Connections

EXPECTATION

The development is expected to respond positively and appropriately to its physical, cultural, social, and planning context, reinforcing a strong and authentic sense of place.

MEASURABLES

- Clear and legible movement networks for pedestrians, cyclists, vehicles, and servicing **1.0**
- Safe, convenient, and attractive pedestrian connections to the wider area **1.0**
- The proposal integrates with existing and planned transport networks **1.0**
- Public and private realms are clearly defined yet well connected **1.0**

EVALUATION

The proposal **meets** expectations in this category. Specific considerations include:

- In transport terms, the site's location adjacent to the Waikato Expressway and reinforces the WRPS emphasis on protecting the function of nationally significant transport corridors and managing effects on the wider transport system.
- Existing and future-planned local and regional highways networks have been considered and the site's entrance hierarchy has been configured appropriately.
- Access and servicing have been thoughtfully configured, including with respect to existing and future-planned transport networks, population centres, and other regional facilities and activities.
- Hooker Rd main entry proposals are visually attractive and sensitive to local amenity values.
- Managed public access is provided for, including to the Main Events Building, Commercial Village Centre, and existing ecological and archaeological features.
- Providing additional pedestrian routes between Pencarrow Rd and Hooker Rd significantly enhances pedestrian networks and local pedestrian connectivity.

Exceeds Expectation **Meets Expectation** **Assessment is Borderline** **Doesn't Meet Expectation** **n/a** **Not Assessed Review**

NZ Urban Design Protocol

These following pages comprise a structured review of the proposal to determine the degree to which it meets, exceeds, or fails to meet the design quality expectations of the NZ Urban Design Protocol.

5. Creativity

EXPECTATION

The development is expected to demonstrate thoughtful innovation and design quality that enhances distinctiveness, delight, and user experience.

MEASURABLES

- Design demonstrates innovation appropriate to context and function **1.5**
- Creative responses enhance legibility, delight, or user experience **1.0**
- Materials, form, or landscape design are attractive and distinctive **1.0**
- Innovation is functionally and/or creatively purposeful and not merely cosmetic **1.5**

EVALUATION

The proposal **meets** expectations in this category. Specific considerations include:

- The proposal comprises a successful integration of a complex, multi-disciplinary equine facility in such a way as to meet functional, operational, and logistical requirements with relatively little adverse impact on the receiving environment.
- While the creation of a world-class, integrated equine and racing precinct can risk becoming an exclusive environment accessible only to dedicated users and invited visitors, the proposal represents a clear and deliberate departure from this model. Instead, the vision of the proposal comprises a vibrant, inclusive, mixed-use, community-oriented development that combines optimal, world-class equine facilities with a diverse mix of complementary uses. These include a multi-purpose equine events centre, hotels and hospitality venues, veterinary and medical facilities, an early childhood education centre, a comprehensive senior living village, and a range of rural lifestyle residential blocks.
- Architectural form and materials are attractive, distinctive, and offer a contemporary reinterpretation of the existing rural developments that characterise the surrounding area.
- Image reference sheets provided in support of the landscape design package are similarly appropriate in form, character, and materiality.

6. Custodianship

EXPECTATION

The development is expected to demonstrate long-term environmental, social, and economic stewardship through sustainable and resilient design.

MEASURABLES

- Development demonstrates environmental responsibility and long-term sustainability **1.0**
- Responds appropriately to climate, ecology, and resource efficiency **1.0**
- Design supports long-term stewardship and ease of maintenance **1.0**
- The proposal enhances social, economic, and environmental resilience and future adaptability **1.0**

EVALUATION

The proposal **meets** expectations in this category. Specific considerations include:

- The strategic objectives of the WTR development include regional economic enhancement and enablement:
 - To reinforce Waikato's position as NZ's pre-eminent bloodstock and thoroughbred racing region, building on its estimated \$466 million annual economic contribution.
 - To leverage Hamilton Airport, state highways, and regional event infrastructure to support international connectivity, tourism growth, and workforce accessibility.
- By consolidating racing and training functions into a single location and enabling the redevelopment of existing urban racetrack sites, the proposal also supports Waikato 2070 objectives relating to balanced growth, economic opportunity, and long-term spatial efficiency, while safeguarding the integrity of the rural environment.
- From an economic perspective, the proposal supports a regionally significant industry that is intrinsically linked to rural land resources, reinforcing the WRPS objective of enabling activities that contribute to regional prosperity and employment, particularly where there is a functional need for a rural location.
- The development also helps mitigate rural-residential fragmentation by consolidating land use into a single, coordinated precinct. By consolidating multiple urban racetrack sites into a single purpose-built rural facility, the proposal enables the release of strategically located urban land for housing and employment within existing settlements, supporting a more compact and efficient urban form.

7. Collaboration

EXPECTATION

The development is expected to reflect genuine interdisciplinary collaboration and stakeholder engagement that meaningfully informs and improves design outcomes.

MEASURABLES

- Evidence of early and ongoing collaboration across disciplines **1.0**
- Engagement with stakeholders (including mana whenua where applicable) is evident **1.0**
- Urban design has informed key strategic and spatial decisions **1.0**
- Design proposals have evolved in response to feedback and review **1.5**

EVALUATION

The proposal **meets** expectations in this category. Specific considerations include:

- The strategic objectives of the WTR development align with industry-specific needs including regional consolidation and operational resilience:
 - To establish a single, modern racing and training hub capable of supporting contemporary thoroughbred operations, improved animal welfare outcomes, and year-round training and event activity and supports long-term industry sustainability.
 - WTR have worked extensively with a wide range of industry and stakeholders and associated agencies - including through co-design workshops and extensive strategic options analysis - to deliver an integrated development proposal that meets the needs and operational requirements of a diverse range of disparate users, including:
 - Te Rapa Racecourse
 - Cambridge Racecourse
 - Cambridge Raceway
 - Waipa Racecourse

Summary Conclusions

The **baseline** NZ UDP Score is shown in the following table:

Design Element	Element Score
1 P.1 CONTEXT	4.0
2 P.2 CHARACTER	2.0
3 P.3 CHOICE	3.0
4 P.4 CONNECTIONS	3.0
5 P.5 CREATIVITY	3.0
6 P.6 Custidianship	3.0
7 P.7 COLLABORATION	4.0
Urban Design Protocol Assessment Score: 22.0	

The **Referral** NZ UDP Score based on this assessment is:

Design Element	Element Score
1 P.1 CONTEXT	2.0
2 P.2 CHARACTER	3.5
3 P.3 CHOICE	4.0
4 P.4 CONNECTIONS	4.0
5 P.5 CREATIVITY	5.0
6 P.6 Custidianship	4.0
7 P.7 COLLABORATION	4.5
Urban Design Protocol Assessment Score: 27.0	

The NZ Urban Design Protocol assessment returns a Stage 1 **Referral** evaluated score of **27.0** against a baseline benchmark of **22.0** - a step-up of five points across the Seven C's that reflects a proposal performing meaningfully above the minimum expectations for this stage of the Fast Track process.

- The proposal meets expectations across all seven criteria and exceeds expectations in the areas of Creativity and Collaboration - the two dimensions of the Protocol that speak most directly to the ambition and integrity of the design process itself. The Creativity score reflects a masterplan that has successfully integrated the complex operational requirements of a world-class equine facility into a coherent, inclusive, and place-responsive design proposition that deliberately rejects the model of an exclusive racing environment in favour of a vibrant, community-oriented campus. The Collaboration score reflects the depth of stakeholder engagement undertaken with the four consolidating racing clubs and the early appointment of Specialist Māori Cultural Design Advisers to ensure mana whenua values are integrated into the design process from the outset.
- The Context and Character assessments confirm that the proposal responds positively to its physical, cultural, and planning context, with the Hooker Road ceremonial entrance, the retention of the Kahikatea copse, and the arborescent architecture of the main Event + Operations building each contributing to a legible, place-specific identity grounded in the landscape and cultural history of the Waikato. The Connections and Choice assessments confirm that the access hierarchy, movement network, and diversity of uses are well-configured for a development of this scale at referral stage.
- The one borderline measurable - cultural recognition within the Context criterion - reflects the preliminary status of the Cultural Overlay pending finalisation of the Cultural Advisers' reports. This is a function of the staged assessment process rather than a weakness of the design, and is expected to be fully resolved through the Te Aranga assessment in the substantive submission.
- Overall, the proposal demonstrates a high degree of alignment with the NZ Urban Design Protocol and provides a credible, principle-based foundation for the detailed design resolution and cultural integration that the substantive submission will deliver.



Exceeds Expectation



Meets Expectation



Assessment is Borderline



Doesn't Meet Expectation



n/a Not Assessed Review

Design Quality Assessment - Good Design Principles

The Stage 1 Referral Urban Design Quality Assessment in respect of the Five 'Good Design' Principles that form the basis of the Simple Design Guide framework is as follows::

P1. PLANNING

EXPECTATION

Development will be expected to demonstrate a deep understanding of the surrounding built and natural fabric, ensuring that new additions integrate seamlessly with existing urban environments, transport networks and natural landscapes to create a unified environment.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE	1.0
CURRENT EVALUATED DESIGN QUALITY SCORE	1.0

The proposals **meet** expectations in this category. Specific considerations include:

- The masterplan comprises a successful integration of a complex, multi-disciplinary equine facility in such a way as to meet functional, operational, and logistical requirements with relatively little adverse impact on the receiving environment.
- Scale, density, and visual impact effects appear to be commensurate with the surrounding urban, rural, and natural environments.
- Roading and access strategy is clear and logical, and acknowledges both existing and future-planned local and regional highways networks.
- Walking and cycling networks have been addressed to a level expected for a referral application, including interface with the Te Awa River Ride.
- Consideration has been given to development interface design along all three road frontages. Site interface design strategy can also be adjusted to address specific neighbouring interface sensitivities.
- Existing natural and archaeological features have been identified, retained, and integrated into the site masterplan.
- Key cultural connections have been identified, including Maungatautari (Sanctuary Mountain) and the Te Miro area maunga chain (Ruru / Te Miro, Maungakawa, Te Tapui).

P2. PLACEMAKING

EXPECTATION

Design proposals will be expected to demonstrate how the development interprets and enhances the site's distinct cultural and physical heritage to create a recognizable identity that encourages a long-term sense of attachment for its users.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE	0.5
CURRENT EVALUATED DESIGN QUALITY SCORE	0.5

The proposals **meet** expectations in this category. Specific considerations include:

- Notwithstanding that Placemaking considerations and not seen as integral to a Stage 1 Referral submission, appropriate recognition has been given to its importance and the proposal includes features that should enable the development to meet the substantive proposal's more detailed design quality expectations.
- The publicly accessible site interpretation and cultural connections feature on the existing Pencarrow Rd knoll and the consequential recognition and protection of viewlines to the maunga horizons of Maungatautari (Sanctuary Mountain) and the Te Miro area maunga chain (Ruru / Te Miro, Maungakawa, Te Tapui) is an important and unique placemaking feature.
- The formal Hooker Road site entrance combined with retention of the existing copse of Kahikatea trees offers an opportunity to present an attractive, memorable, and site specific entrance experience.
- Retention and protection of the archaeological site in the southeast corner of the site is noted.

P3. PUBLIC SPACE

EXPECTATION

The design of streets, parks, reserves, squares, boulevards, vistas and other public spaces – and the manner with which buildings interact with them – should ensure that they are attractive, animated, well used, well supervised, and easily maintained for use by all members of the community.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE	0.5
CURRENT EVALUATED DESIGN QUALITY SCORE	1.0

The proposals **exceed** expectations in this category. Specific considerations include:

- Given the proportionate nature of a Stage 1 Referral Fast Track application, development proposals are expected to comprise a high-level yet robust masterplanning framework that provides a logical and well-considered basis for further refinement of public, communal, operationally restricted, and private open spaces. In this respect, the proposal meets the expectations described.
- Overall site planning is clear, logical, and well defined regrading intended purpose and anticipated use.
- Whilst the majority public and communal spaces are contained within the legal boundaries of the development site, the proposal provides for managed public access to these spaces the consequence of which will be to enhance public space amenity access for both users, potential residents (senior living and lifestyle block development) and the wider Tamahere community - and specific evidence to this effect is expected to be provided as part of the more advanced substantive development proposals.
- Established WTR governance structures are such than ongoing supervision and maintenance of public and communal spaces over the long term to the benefit of both users, visitors, and the wider community.

P4. COMMUNITY

EXPECTATION

Development will be expected to provide a genuine mix of uses and activities that cater to different demographics and income levels, ensuring the project contributes to the social and economic wellbeing of the entire community.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE	1.0
CURRENT EVALUATED DESIGN QUALITY SCORE	1.5

The proposals **meet** expectations in this category. Specific considerations include:

- While the creation of a world-class, integrated equine and racing precinct can risk becoming an exclusive environment accessible only to dedicated users and invited visitors, the Waikato Thoroughbred Racing (WTR) proposal represents a clear and deliberate departure from this model. Instead, it is founded on the delivery of an inclusive, community-oriented development that combines optimal, world-class equine facilities with a diverse mix of complementary uses. These include a multi-purpose equine events centre, hotels and hospitality venues, veterinary and medical facilities, an early childhood education centre, a comprehensive senior living village, and a range of rural lifestyle residential blocks.
- These facilities combined with the proposed managed public access to a range of open spaces, retained natural landscapes, and preserved archaeological sites ensures that the development as currently configured meets - and to some extent exceeds - Community-related design quality expectations.

5. SUSTAINABILITY

EXPECTATION

Design proposals will be expected to exhibit a comprehensive strategy where environmental, social, economic, and cultural outcomes are integrated, proving that the project is capable of long-term performance without degrading its surroundings.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE	0.5
CURRENT EVALUATED DESIGN QUALITY SCORE	1.0

The proposals **meet** expectations in this category. Specific considerations include:

- The masterplan proposal has been refined in response to detailed environmental assessments including geotechnical engineering, flooding, and contaminated land, as well as archaeological and ecological features and environments.
- Stormwater management and flood mitigation features have been included as a strategic and integral element of the masterplan design.
- Important natural and archaeological features have been identified, preserved, protected, and integrated as character-defining features in the masterplan.
- Facilities for people with disabilities including disabled riders and equine therapy are integral to the vision of the masterplan proposal.
- The masterplan's spatial framework has been deliberately structured to enable staged delivery, support a diversification of uses, and provide long-term adaptability, ensuring the precinct can respond to changing industry practices, environmental standards, and community expectations over time.

Exceeds Expectation
Meets Expectation
Assessment is Borderline
Doesn't Meet Expectation
n/a
Not Assessed Review

Design Quality Assessment - Design Elements

These Design Quality Assessments comprise a structured, quantitative assessment of the proposal to determine the degree to which it meets, exceeds, or fails to meet the design quality expectations pertinent to this project.

1. Site Planning

1.1 Site Layout

EXPECTATION

Site design should show a contextually informed response to the relationships between buildings, spaces and circulation networks, and surrounding context.

EVALUATION

BASLINE TARGET DESIGN QUALITY SCORE	1.0
CURRENT EVALUATED DESIGN QUALITY SCORE	1.0

The proposal **meets** expectations in this category

- Site planning is logical and optimised regarding operational requirements.
- Existing ecological and archaeological features have been identified, protected, and integrated in such a way as to maintain and enhance their existing amenity values including by facilitating managed public access.
- Existing and future-planned local and regional highways networks have been considered and the site's entrance hierarchy has been configured appropriately.
- Relationships between buildings and spaces are logical in the context of a referral application.

1.3 Land Use & Transport Networks

EXPECTATION

Development proposals should exhibit a holistic approach to access and transportation that integrates land use and an appropriate hierarchy of circulation networks.

EVALUATION

BASLINE TARGET DESIGN QUALITY SCORE	1.0
CURRENT EVALUATED DESIGN QUALITY SCORE	1.0

The proposal **meets** expectations in this category

- The proposal has considered existing and future-planned transport networks and organised its entrance and internal circulation hierarchy accordingly.
- Proximity to Hamilton Airport and existing / future-planned SH1 connections further validates the appropriateness of the site for its intended purpose.
- Locating the main entrance on Hooker Rd is appropriate given the status of this route within the surrounding road hierarchy.
- Restricting Pencarrow Rd entrance to a light-vehicle service entry point at the northwest corner of the site reduces potential traffic-related interface effects on adjacent landholdings.

1.2 Land Forms & Features

EXPECTATION

Development should show a clear understanding of and positive response to landforms, level changes, and natural features.

EVALUATION

BASLINE TARGET DESIGN QUALITY SCORE	1.0
CURRENT EVALUATED DESIGN QUALITY SCORE	1.0

The proposal **meets** expectations in this category

- Whilst landforms are relatively benign, the proposal has taken advantage of subtle changes in topography to manage stormwater management and flood mitigation effects.
- The existing copse of Kahikatea trees has been retained and their long term amenity value is likely to be enhanced including through planned maintenance, irrigation, and managed public access.
- Maunga horizon viewshafts have been noted, including from the existing knoll on Pencarrow Road. The substantive submission is expected to include proposals that recognise these important maunga horizons and protect / enhance the visual and cultural connections to them - including in consultation with the appointed Māori cultural design advisers, and validated through visual & landscape impact analysis.

2. Circulation

2.1 Entrance Experience

EXPECTATION

The entrance experience should embody the core values, inspire pride and delight, and impart a sense of pride and personal security.

EVALUATION

BASLINE TARGET DESIGN QUALITY SCORE	0.5
CURRENT EVALUATED DESIGN QUALITY SCORE	1.0

The proposal **exceeds** expectations in this category

- Whilst the entrance design is conceptual, sufficient information has been provided to confirm that quality expectations for a referral submission have exceeded the baseline requirements.
- The Hooker Rd ceremonial entrance and associated boulevard proposal imparts a sense of grandeur and civic pride that is appropriate for a regional facility of this nature.
- The entrance bridge and associated wetlands are potentially character defining, illustrate a commitment to sustainable urban design principles, and offer the possibility of managing entrance security requirements without undermining the amenity values of the Hooker Rd interface.

2.3 Access, Servicing & Parking

EXPECTATION

Access, servicing, and parking areas should be functional, accessible, visually attractive, and sensitive to local amenity values.

EVALUATION

BASLINE TARGET DESIGN QUALITY SCORE	1.0
CURRENT EVALUATED DESIGN QUALITY SCORE	1.0

The proposal **meets** expectations in this category

- Access and servicing have been thoughtfully configured, including with respect to existing and future-planned transport networks, population centres, and other regional facilities and activities.
- Hooker Rd main entry proposals are visually attractive and sensitive to local amenity values.
- Managed public access is provided for, including to the Main Events Building, Commercial Village Centre, and existing ecological and archaeological features.
- Providing additional pedestrian routes between Pencarrow Rd and Hooker Rd significantly enhances pedestrian networks and local pedestrian connectivity.

2.2 Streetscape Design

EXPECTATION

Streetscape interfaces should positively enhance the identity and perceived quality of the surrounding neighbourhood.

EVALUATION

BASLINE TARGET DESIGN QUALITY SCORE	0.5
CURRENT EVALUATED DESIGN QUALITY SCORE	0.5

The proposal **meets** expectations in this category

- Whilst streetscape interface design is expected to be conceptual in a referral application, the proposal should offer confidence that the streetscape interface design strategy provides a sound basis for further refinement in order to meet the more detailed expectations of a substantive assessment.
- Positioning the boundary fence behind the legal boundary the streetscape strategy presents the opportunity to enhance streetscape amenity values along all three primary road interfaces, including for the Te Awa River Ride.
- Landscape treatments behind the boundary fence also have the potential to be adjusted to address particular interface conditions.



Exceeds Expectation



Meets Expectation



Assessment is Borderline



Doesn't Meet Expectation



n/a

Not Assessed Review

Design Quality Assessment - Design Elements

These Design Quality Assessments comprise a structured, quantitative assessment of the proposal to determine the degree to which it meets, exceeds, or fails to meet the design quality expectations pertinent to this project.

3. Diversity

3.1 Mixed-Use Environments

EXPECTATION

Proposals should comprise or actively contribute to a vibrant, prosperous, and sustainable mixed-use environment.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE	1.0
CURRENT EVALUATED DESIGN QUALITY SCORE	1.5

The proposal **exceeds** expectations in this category

- While the creation of a dedicated equine and racing precinct can risk becoming an exclusive environment accessible only to dedicated users and invited visitors, the proposal represents a clear and deliberate departure from this model.
- The referral masterplan comprises an inclusive, community-oriented development that combines optimal equine facilities with a diverse mix of complementary uses, including a multi-purpose events centre, hotels and hospitality venues, veterinary and medical facilities, a comprehensive senior living village, and a range of rural lifestyle residential blocks.
- These facilities combined with managed public access to a range of open spaces, and retained ecological and archaeological features ensures that the development meets - and to some extent exceeds - design quality expectations in this category.

3.1 Cultural & Social Inclusion

EXPECTATION

Cultural diversity and social inclusion should be promoted through the design of spaces and environments that are welcoming, and meaningful to a range of communities.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE	0.5
CURRENT EVALUATED DESIGN QUALITY SCORE	1.0

The proposal **exceeds** expectations in this category

- Combining a range of complimentary but diverse equine training and racing developments - (and their associated participants and visitor cohorts) - within a single integrated proposal positively counterbalances perceptions of elitism that can sometimes be associated with elite equine racing environments.
- Inclusion of a mixed-use commercial village, facilities for people with disabilities including disabled riders, a range of lifestyle and senior living residential options, retention and enhancement of existing ecological and archaeological sites, and the provision of managed public access to the heart of the proposed development also help to foster a sense of cultural and social inclusion.

4. Public Realm

4.1 The Spaces Between

EXPECTATION

Public and communal spaces should promote and present a high quality, attractive, and memorable urban environment.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE	0.5
CURRENT EVALUATED DESIGN QUALITY SCORE	1.0

The proposal **exceeds** expectations in this category for three principal reasons:

- **Mix of Uses:** The range and extent of publicly accessible mixed-use facilities: and the public spaces within which they exist is impressive for what might have been an exclusive proposal.
- **Perceived Quality:** People's 'first impression' of a place is shaped more by the spaces between buildings - streets, entrances, squares, boulevards, vistas and other public spaces - than the buildings themselves, and the landscape plan and associated images exceeds expectations for a referral application.
- **Ecology and Archeology:** The manner in which the Kahikatea trees and Borrow Sites have been integrated into the masterplan.

4.3 Landscape Design & Planting

EXPECTATION

Landscape design, planting should reflect the importance of the space, whilst enhancing the amenity of the wider environment.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE	1.0
CURRENT EVALUATED DESIGN QUALITY SCORE	1.0

The proposal **meets** expectations in this category

- Whilst the overall landscape and planting design is somewhat indicative - as would be expected for a referral application - the landscape proposals appear generally sound.
- Indicative sections have been included to clarify the design intent of key features and boundary interfaces (e.g. entrance boulevard and Pencarrow Rd boundary).
- Image sheets are helpful in clarifying the overall quality of the design intent, including look and feel, and indicative trees and planting palettes.

4.2 Public & Private Space Definition

EXPECTATION

The boundaries between public, private and communal spaces should be clearly defined in order to help people understand the social etiquette of any given space.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE	0.5
CURRENT EVALUATED DESIGN QUALITY SCORE	0.5

The proposal **meets** expectations in this category

- The proposed masterplan comprises a framework of public, communal, and private / operational spaces that has a level of clarity that might be reasonably expected for a referral application.
- The more detailed substantive proposal would be expected to prevent a clear and distinction between public, communal (aka visitor), and private (aka operational, including vehicle and pedestrian access routes, access points, thresholds, interface definition and their associated boundary treatments).

4.4 Boundary Treatments & Fencing

EXPECTATION

Boundary treatments and fencing should enhance local amenity values and be of a quality appropriate to their setting.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE	0.5
CURRENT EVALUATED DESIGN QUALITY SCORE	0.5

The proposal **meets** expectations in this category

- Whilst detailed proposals for boundary treatments and fencing design would not be expected for a referral application, documentation should be sufficient to clarify the design intent including perceived design quality and appropriateness to setting.
- The landscape plan, indicative sections, and supporting image sheets collectively provide an adequate evidential basis for the proposal to satisfy the requirements of a referral application, acknowledging that the performance expectations for boundary treatments and fencing designs at this stage are comparatively modest

Exceeds Expectation
 Meets Expectation
 Assessment is Borderline
 Doesn't Meet Expectation
 n/a
 Not Assessed Review

Design Quality Assessment - Design Elements

These Design Quality Assessments comprise a structured, quantitative assessment of the proposal to determine the degree to which it meets, exceeds, or fails to meet the design quality expectations pertinent to this project.

5. Sustainability

5.1 Environmental Design

EXPECTATION

Environmental impacts should be reduced by use of sustainable resources and adoption of low impact urban design practices.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE **1.0**
CURRENT EVALUATED DESIGN QUALITY SCORE **1.0**

The proposal **meets** expectations in this category

- Stage 1 (Referral) sustainability considerations are expected to comprise a strategic framework of intent supported by indicative features in the masterplan and landscape design reports. The proposal meets these expectations, including:
 - Specialist reports, including environmental, geotechnical, civil, and hydraulic analysis.
 - Water adequacy assessments.
 - Stormwater management and flood mitigation features in key locations including detention ponds, wetland areas, irrigation ponds

5.3 Green Networks

EXPECTATION

Development proposals should include features reinforce local fauna and flora and help to strengthen and extend a network of green corridors

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE **1.0**
CURRENT EVALUATED DESIGN QUALITY SCORE **1.0**

The proposal **meets** Stage 1 (Referral) expectations in this category

- The masterplan includes a network of swales, wetlands, rain gardens, and irrigation ponds that have the potential to be developed into a network of green 'ecological' corridors as part of the more developed substantive design proposals.

5.2 Natural Environments

EXPECTATION

Development should respect natural landscapes and include features to protect indigenous habitats and promote biodiversity.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE **1.0**
CURRENT EVALUATED DESIGN QUALITY SCORE **1.0**

The proposal **meets** expectations in this category

- Topographical and ecological surveys have been undertaken, including in relation to existing fauna and flora.
- Significant natural environments have been identified and incorporated into the masterplan in such a way as to retain, protect, and enhance their wellbeing.
- Expert advice has been sought including existing trees and the habitats, living patterns, and wellbeing of local bat colonies.

5.4 Stormwater & Flooding

EXPECTATION

Development proposals should include hydraulic management features such as water retention, detention, re-use, and recycling.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE **1.0**
CURRENT EVALUATED DESIGN QUALITY SCORE **1.0**

The proposal **meets** expectations in this category

- Water retention features have been located in strategic locations throughout the site.
- Water adequacy has been identified as a key consideration and addressed in the masterplan proposals, including use of water retention ponds for onsite irrigation.

6. Character

6.1 Context & Character

EXPECTATION

Design should be informed by local context and character including both natural and built environments and associated features.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE **1.0**
CURRENT EVALUATED DESIGN QUALITY SCORE **1.0**

The proposal **meets** expectations in this category

- Architecture Design:** Architecture design meets design quality expectations for a referral submission, including the elegant timber structure of the main Event + Operations building that references the kahikatea forests that once characterised this area, and the design of supplementary operational and residential buildings that comprise a modern interpretation of traditional rural developments including form and materiality.
- Landscape Design:** Landscape design proposals - and specifically the Image Reference Sheets that support them - meet design quality expectations in this section.

6.3 Cultural Connections

EXPECTATION

Proposals should protect and celebrate the site's cultural heritage and include features that enhance connections which are significant within its surrounding environment.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE **1.0**
CURRENT EVALUATED DESIGN QUALITY SCORE **1.0**

The proposal **meets** expectations in this category

- Cultural Advisers:** Specialist Māori cultural design advisers have been engaged to ensure mana whenua values are appropriately integrated into urban design outcomes - including in the more detailed substantive development proposals.
- Kahikatea Trees:** This copse of trees has been identified and integrated into the masterplan to protect it and enhance its long-term wellbeing through planned maintenance and irrigation.
- Archaeological Site:** The site has been identified and integrated such that it is protected and provided with controlled public access.

6.2 Gateways, Landmarks & Vistas

EXPECTATION

Gateways, landmarks, views, and vistas should be identified, created, protected, and visually enhanced throughout all areas of the development.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE **1.0**
CURRENT EVALUATED DESIGN QUALITY SCORE **1.0**

The proposal **appears to meet** expectations in this category

- Maunga Viewshafts:** Existing viewshafts towards existing maunga have been identified including **Maungatautari** (Sanctuary Mountain) and the **Te Miro area maunga chain** (Ruru / Te Miro, Maungakawa, Te Tapui), and the importance of protecting the integrity of connections to these maunga horizons - including from the existing knoll on Pencarrow Road - has been noted. Whilst a more detailed visual impact assessment will need to be undertaken as part of the substantive review process, it would appear that the scale and location of proposed buildings - including the main events building - is such that the integrity of these character-defining viewshafts can be retained.
- Te Awa River Ride:** Integration with and enhancement of the Te Awa River Ride experience has been enhanced through the introduction of a through-side shared cycling and pedestrian connection. Boundary interface design has also been configured such that the amenity of the Te Awa River Ride route can be appropriately enhanced at key locations along the site boundary.



Exceeds Expectation



Meets Expectation



Assessment is Borderline



Doesn't Meet Expectation



Not Assessed Review

Design Quality Assessment - Design Elements

These Design Quality Assessments comprise a structured, quantitative assessment of the proposal to determine the degree to which it meets, exceeds, or fails to meet the design quality expectations pertinent to this project.

7. Desirability

7.1 Architecture Design

EXPECTATION

Architecture should be conceptually strong, functionally coherent, well-modulated, aesthetically attractive, and considerate of the surrounding urban character.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE	0.5
CURRENT EVALUATED DESIGN QUALITY SCORE	1.5

The proposal **exceeds** expectations in this category

- Architecture design comprises a level of design refinement beyond that normally expected for a referral submission.
- The main event + operations building comprises an elegant single-storey pavilion with an arborescent timber structure that references the existing copse of kahikatea trees - a remnant of the great Waikato Forest that once characterised the area. Building location, form, and operational planning appear to be appropriate. Internal / external interface design is particularly impressive, including arborescent post-and-beam timber structures with large overhangs and full height glazing.
- Design of both operational and residential buildings comprises a contemporary interpretation of traditional rural developments and built forms that is entirely appropriate to its context.

7.2 Materials & Colours

EXPECTATION

Material and color selections should be visually attractive, considerate of local context, and demonstrate high standards of robustness and construction quality.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE	0.5
CURRENT EVALUATED DESIGN QUALITY SCORE	1.5

The proposal **exceeds** expectations in this category

- The degree of detail shown in the architectural renderings exceeds that normally expected for a referral submission.
- Material and colour selections are visually attractive, and comprise a contemporary reinterpretation of traditional materials that is considerate of local context.

8. Lifestyle

8.1 Lifestyle (24/7/365)

EXPECTATION

Development should contribute to an active, vibrant, and contextually considerate environment - 24-hours-a-day, 7-days-a-week, 365 days-a-year.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE	1.0
CURRENT EVALUATED DESIGN QUALITY SCORE	1.0

The proposal **meets** expectations in this category

- The proposal provides for managed public access to a wide range of facilities and spaces which enhance public amenity and lifestyle opportunities for users, visitors, potential senior living and lifestyle residents, and the wider Tamahere community.

8.2 Activities, Events & Celebrations

EXPECTATION

Site planning should be designed to accommodate a vibrant mix of activities including special events, festivals, and celebrations.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE	1.0
CURRENT EVALUATED DESIGN QUALITY SCORE	1.5

The proposal **meets** expectations in this category

- Whilst the majority public and communal spaces are contained within the site's legal boundaries, the proposal provides for managed public access to these areas including for non-equestrian events.
- The masterplan's mixed-use components and site infrastructure have been configured to support a wide range of activities, events, and celebrations - including for the wider community.

8.3 Flexibility & Adaptability of Use

EXPECTATION

The development provides flexible and adaptable spaces that can respond to changing community needs, event types, user groups, and future activities over time.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE	1.0
CURRENT EVALUATED DESIGN QUALITY SCORE	1.5

The proposal **meets** expectations in this category

- The proposal comprises an inclusive, community-oriented development that combines optimal equine facilities with a diverse and inherently flexible mix of complementary uses, including a multi-purpose events centre, hotels and hospitality venues, commercial business opportunities, and a range of 'onsite' living options.

8.4 Active Lifestyles

EXPECTATION

Designs should explore opportunities to promote active lifestyles including walking, running, cycling, recreation, and active play.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE	1.0
CURRENT EVALUATED DESIGN QUALITY SCORE	1.5

The proposal **meets** expectations in this category

- Enhancements and extension of existing pedestrian and cycle networks - including new connections through the development site - improve and help to promote enhanced wellbeing and active lifestyles.
- Walking and cycling networks have been addressed, including interface with the Te Awa River Ride.
- The proposal facilitates managed access to a range of spaces and ecological / archaeological features that further enhance the intergenerational / active lifestyle opportunities provided.

■ Exceeds Expectation
 ■ Meets Expectation
 ■ Assessment is Borderline
 ■ Doesn't Meet Expectation
 ■ n/a Not Assessed Review

Design Quality Assessment - Design Elements

These Design Quality Assessments comprise a structured, quantitative assessment of the proposal to determine the degree to which it meets, exceeds, or fails to meet the design quality expectations pertinent to this project.

9. Stewardship & Security

9.1 Pride & Stewardship

EXPECTATION

Design should foster a sense of stewardship and inspire people to feel pride in both the development and its impact on the receiving community.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE **1.0**
CURRENT EVALUATED DESIGN QUALITY SCORE **1.0**

The proposal **meets** expectations in this category

- The proposal integrates functional and operational requirements of a complex equine facility with managed public access to key buildings, facilities, and spaces - the benefits of which are likely to include an enhanced sense of community pride and stewardship.

9.4 Community Connection

EXPECTATION

Social and community connection should be fostered through provision of shared spaces, adaptable environments, and opportunities for planned and informal activity.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE **0.5**
CURRENT EVALUATED DESIGN QUALITY SCORE **1.0**

The proposal **exceeds** expectations in this category

- The vision of the proposal comprises an inclusive, community-oriented development that combines optimal, world-class equine facilities with a diverse mix of complementary uses and community facilities.
- These facilities combined with managed public access to a range of open spaces, retained natural landscapes, and preserved archaeological sites ensures that the referral proposal meets - and to some extent exceeds - design quality expectations in this category.

9.2 CPTED

EXPECTATION

Proposals should embrace good CPTED principles to prevent crime and positively influence human behaviour, including good natural surveillance and mitigation of concealment and entrapment risks.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE **1.0**
CURRENT EVALUATED DESIGN QUALITY SCORE **1.0**

The proposal **meets** expectations in this category

- Whilst a full CPTED analysis is beyond the scope of a Stage 1 (Referral) urban design assessment, the proposal is sufficiently developed to mitigate concerns in this regard, including:
 - Site planning is logical and operationally optimised.
 - Zonal planning framework provides a good basis for managing and defining public / private interfaces and thresholds.
 - 24/7/365 security monitoring requirements of equine activities provide enhanced surveillance for the wider local community.
 - Proposed 'onsite' senior living and lifestyle blocks further enhance the sense of ownership and site-wide stewardship, including beyond operational hours.

10. Guardianship

10.1 Creating & Adding Value

EXPECTATION

Proposals should add value by enhancing civic amenity, liveability and delivering economic, social, and environmental benefits to all.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE **1.0**
CURRENT EVALUATED DESIGN QUALITY SCORE **1.0**

The proposal **meets** expectations in this category

- The strategic objectives of the WTR development reflect a combination of industry-specific needs and regional growth objectives, including:
 - Industry Consolidation and Operational Resilience**
 - To establish a single, modern racing and training hub capable of supporting contemporary thoroughbred operations, improved animal welfare outcomes, and year-round training and event activity and supports long-term industry sustainability.
 - Regional Economic Enablement**
 - To reinforce Waikato's position as NZ's pre-eminent bloodstock and thoroughbred racing region, building on its estimated \$466 million annual economic contribution.
 - The site's proximity to Hamilton Airport, state highways, and regional event infrastructure supports international connectivity, tourism growth, and workforce accessibility.

10.2 Distinctive Zone Planning

EXPECTATION

Proposals should clearly delineation between public, communal and private spaces to help people understand the function and purpose of any given space.

EVALUATION

BASELINE TARGET DESIGN QUALITY SCORE **1.0**
CURRENT EVALUATED DESIGN QUALITY SCORE **1.0**

The proposal **meets** expectations in this category

- The referral proposal comprises a successful integration of a complex, multi-disciplinary equine facility in such a way as to meet functional, operational, logistical, and equine security requirements whilst maintaining managed public access to key facilities and significant proportions of the development site.
- Whilst specific zonal boundaries, access points, and interface security arrangements have yet to be addressed, the masterplan framework provides adequate clarity of intent.
- Access and circulation strategy appears clear and logical, including local network hierarchy and integration.
- Development interface design strategy can be adjusted to address specific zonal and/or neighbouring interface sensitivities and requirements.



Exceeds Expectation



Meets Expectation



Assessment is Borderline



Doesn't Meet Expectation



n/a

Not Assessed Review

Design Quality Assessment - Overview

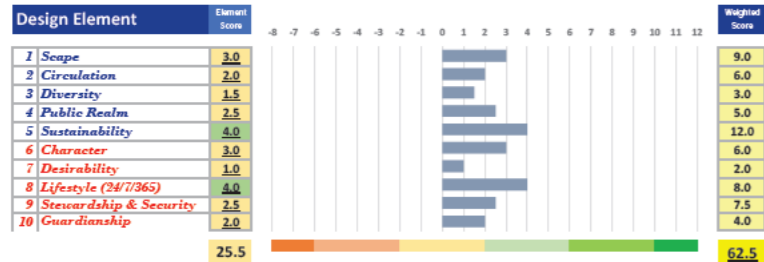
An overall assessment of the The Overall Design Quality Assessment for this stage of the project is as follows:

Baseline Assessment

BENCHMARK DESIGN QUALITY TARGET SCORE:

The **Baseline** Design Quality Scores for this project stage are as follows:

Baseline Assessment Profile:



Baseline Design Quality Assessment Matrix

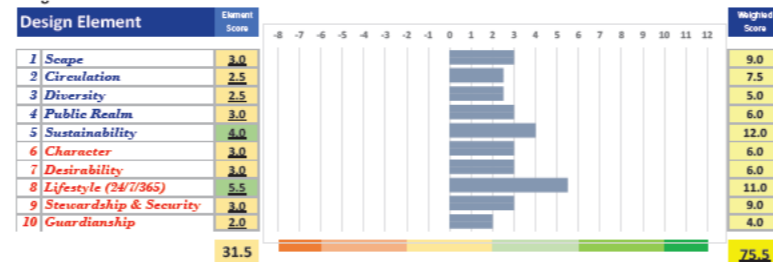
OVERALL DESIGN QUALITY SCORES			
PHYSICAL CRITERIA			
1 Site Planning	Element Score: 3.0	Weighting: 3	Weighted Score: 9.0
2 Circulation	Element Score: 2.0	Weighting: 3	Weighted Score: 6.0
3 Diversity	Element Score: 1.5	Weighting: 2	Weighted Score: 3.0
4 Public Realm	Element Score: 2.5	Weighting: 2	Weighted Score: 5.0
5 Sustainability	Element Score: 4.0	Weighting: 3	Weighted Score: 12.0
PHYSICAL CRITERIA SCORE	13.0		35.0
METAPHYSICAL CRITERIA			
6 Character	Element Score: 3.0	Weighting: 2	Weighted Score: 6.0
7 Desirability	Element Score: 1.0	Weighting: 2	Weighted Score: 2.0
8 Lifestyle (24/7/365)	Element Score: 4.0	Weighting: 2	Weighted Score: 8.0
9 Stewardship & Security	Element Score: 2.5	Weighting: 3	Weighted Score: 7.5
10 Guardianship	Element Score: 2.0	Weighting: 2	Weighted Score: 4.0
METAPHYSICAL CRITERIA SCORE	12.5		27.5
OVERALL QUALITY ASSESSMENT GENERAL DESIGN CRITERIA	25.5		62.5

Proposal Assessment

EVALUATED DESIGN QUALITY SCORE:

The **Referral** Design Quality Scores for this project stage are as follows:

Current Assessment Profile:



Current Design Quality Assessment Matrix

OVERALL DESIGN QUALITY SCORES			
PHYSICAL CRITERIA			
1 Site Planning	Element Score: 3.0	Weighting: 3	Weighted Score: 9.0
2 Circulation	Element Score: 2.5	Weighting: 3	Weighted Score: 7.5
3 Diversity	Element Score: 2.5	Weighting: 2	Weighted Score: 5.0
4 Public Realm	Element Score: 3.0	Weighting: 2	Weighted Score: 6.0
5 Sustainability	Element Score: 4.0	Weighting: 3	Weighted Score: 12.0
PHYSICAL CRITERIA SCORE	15.0		39.5
METAPHYSICAL CRITERIA			
6 Character	Element Score: 3.0	Weighting: 2	Weighted Score: 6.0
7 Desirability	Element Score: 3.0	Weighting: 2	Weighted Score: 6.0
8 Lifestyle (24/7/365)	Element Score: 5.5	Weighting: 2	Weighted Score: 11.0
9 Stewardship & Security	Element Score: 3.0	Weighting: 3	Weighted Score: 9.0
10 Guardianship	Element Score: 2.0	Weighting: 2	Weighted Score: 4.0
METAPHYSICAL CRITERIA SCORE	16.5		36.0
OVERALL QUALITY ASSESSMENT GENERAL DESIGN CRITERIA	31.5		75.5

Summary Conclusion

OVERALL DESIGN QUALITY ASSESSMENT:

The Stage 1 **Referral** Design Quality Assessment, undertaken across both the Physical and Metaphysical criteria of the Simple Design Guide, returns an overall score of **31.5 (weighted: 75.5)** against a baseline benchmark of **25.5 (weighted: 62.5)**. This represents a clear and meaningful step-up from the minimum expectations established for a Referral Fast Track application, and reflects a development proposal that, in a number of important respects, exceeds what would typically be expected at this stage of the consenting process.

- Across the Physical Criteria - Site Planning, Circulation, Diversity, Public Realm, and Sustainability - the proposal achieves a weighted score of **39.5** against a baseline of **35.0**. The strongest performance is recorded in the areas of Diversity (3.1 Mixed-Use Environments and 3.3 Cultural & Social Inclusion) and Public Realm (4.1 The Spaces Between), all of which exceed baseline expectations. This reflects the proposal's deliberate departure from the model of an exclusive, operationally closed equine facility, and its commitment instead to an inclusive, community-oriented campus that combines world-class racing infrastructure with a genuinely diverse mix of complementary uses, publicly accessible spaces, and retained ecological and archaeological features.
- Site Planning and Sustainability both meet expectations comfortably. The masterplan demonstrates a clear and contextually informed response to the site's landforms, ecological features, transport network relationships, and cultural context, while the integration of stormwater management, irrigation ponds, and blue-green infrastructure as legible, functionally active landscape features reflects a mature and holistic approach to environmental design. The Circulation assessment confirms that access, servicing, and movement hierarchies have been thoughtfully configured to reflect the relative status of surrounding road networks and the operational requirements of a large, multi-user facility - with the Hooker Road ceremonial entrance and associated wetland and boulevard proposals achieving a score that exceeds baseline expectations.
- Across the Metaphysical Criteria - Character, Desirability, Lifestyle, Stewardship & Security, and Guardianship - the proposal achieves a weighted score of **36.0** against a baseline of **27.5**. The most significant step-up in performance is recorded in the Desirability and Lifestyle categories, both of which substantially exceed baseline expectations. The architecture of the main Event + Operations building - an elegant, single-storey arborescent pavilion with a timber structure that directly references the existing copse of Kahikatea trees - demonstrates a level of conceptual refinement and contextual responsiveness that is unusual at referral stage and provides a strong precedent for the quality of architectural proposals expected through the substantive proposals. The 24/7/365 Lifestyle assessment reflects the proposal's genuine commitment to providing a vibrant, inclusive, and adaptable environment that serves the wider Tamahere community beyond the immediate needs of the racing industry.
- The Community Connection assessment under Stewardship & Security also exceeds expectations - a direct consequence of the proposal's commitment to managed public access to a wide range of facilities, spaces, and retained natural and archaeological features, which collectively ensure that the development contributes to community wellbeing and social connection well beyond its primary equine function.
- The Guardianship assessment meets expectations, reflecting the proposal's sound spatial framework and clarity of intent in relation to long-term stewardship, zone definition, and the creation of civic and economic value. Detailed resolution of waste management, care and maintenance strategies, and lighting and night-time environment design are appropriately deferred to the substantive submission, consistent with the scope and proportionality of a Referral Fast Track application.
- Taken together, the Design Quality Assessment confirms that the WTR Greenfields Racecourse referral proposal is not merely a competent infrastructure application but a genuinely ambitious, well-considered, and community-oriented design proposition. It establishes a robust platform of design quality aspirations against which subsequent stages can be reviewed, refined, and benchmarked - and it does so with a level of clarity, coherence, and creative intent that is appropriate for a development of this regional significance and long-term ambition.

See Appendix for full Design Quality Assessment Profiles

URBAN DESIGN ASSESSMENT

Statutory & Expert Support

Role of the Urban Design Expert

The role of the Urban Design Expert in this Stage 1 Referral application is to provide an independent, principle-based evaluation of the proposal's spatial logic and strategic layout.

By applying the Simple Design Guide and the NZ Urban Design Protocol, the expert ensures that the masterplan is grounded in best-practice urban design principles rather than mere prescriptive compliance. The assessment provides an auditable, evidence-based measure of design quality, facilitating a transparent review process for decision-makers. At this stage, the expert's focus remains on confirming the "fitness of the proposal" and ensuring a robust spatial platform is established for subsequent detailed design phases.

Planning Evidence

While this Urban Design Assessment is informed by the statutory planning context, it is intended to complement rather than duplicate the detailed planning evidence.

For the avoidance of doubt, the Planning Report prepared by the project's planning consultants takes precedence over this Urban Design Assessment in all statutory, legal, and RMA-related matters. This includes the final technical assessment of effects and the interpretation of policy alignment. The urban design findings presented here are contingent upon the broader statutory framework and expert planning testimony provided in support of the Fast Track application.

Landscape & Visual Evidence

A technical Assessment of Landscape Effects has been prepared by SLR Consulting Limited (Nigel Parker, Technical Director and Registered Landscape Architect; reviewed by Melissa Davis, Technical Discipline Manager and Registered Landscape Architect) in support of this Stage 1 Referral Fast Track submission.

- SLR Consulting - Assessment of Landscape Effects - WTR Waikato Racing Hub Draft Rev 01 dated March 2026

The assessment addresses the physical, perceptual, and associative dimensions of the existing landscape and evaluates the likely effects of the proposal on the character and values of the local landscape from thirteen identified representative viewpoints across all three road frontages and the SH1 boundary.

The Assessment of Landscape Effects concludes that the site and immediate surrounds constitute an attractive rural landscape with attributes of note but without features of regional significance, and assigns the existing landscape a Moderate landscape value overall. The proposal is assessed as having a Low-Moderate degree of adverse effect to the landscape character and values of the site and surrounds during the construction period and until proposed planting has established. Thereafter the proposal is assessed as having a Low degree of physical adverse effect to the landscape. Adverse perceptual effects - including visual effects - are assessed as Low-Moderate in the short term, receding to Low in the medium and long term as mitigation planting establishes.

The SLR assessment supports and substantiates the urban design effects analysis presented in this report, and is read alongside it as a complementary technical evidence document. Detailed visual impact assessments and further technical landscape evidence - including specific built form resolution, lighting strategy, and maunga viewshaft analysis - will be provided as part of the substantive submission, consistent with the scope and proportionality of the Fast Track consenting process.

Cultural Evidence

It is noted that two **Specialist Māori Cultural Design Advisers** have been appointed to provide kaupapa Māori-informed guidance for the project.

As their evaluation process and formal reporting is currently in progress and has not been finalized prior to the issuance of this report, the "Cultural Overlay" sections herein remain preliminary and for internal urban design framework purposes only. Obtaining and integrating authentic cultural advice is recognized as a fundamental component of the project's integrity. Consequently, all forthcoming reports and recommendations provided by the appointed Cultural Advisers will take precedence over the preliminary cultural overview contained within this draft.

Anticipated Conferencing Themes

Urban Design-Related Conferencing Themes

Based on the documentation reviewed for this Stage 1 Referral submission, the following urban design-related themes are anticipated to be central to the statutory review and expert conferencing process:

- **Regional Net Benefit vs. Local Impact:**
Evaluation of the "regional net benefit" provided by releasing urban land for housing versus the permanent loss of highly productive (LUC 1 and 2) soils at the Pencarrow Road site.
- **Consolidation Logic:**
The appropriateness of consolidating four existing, urban-constrained facilities into a single, integrated "equine campus" and the resulting operational efficiencies.
- **Rural Character and Proportionality:**
Whether the proposed scale of the racing infrastructure and "Village Hub" is commensurate with the receiving rural environment and if the proposed setbacks and landscape buffers are sufficient to maintain rural amenity.
- **Interface with the Te Awa River Ride:**
The design response to the regionally significant recreational corridor and the effectiveness of the proposed "viewpoint" on the Pencarrow Road knoll - including retaining the integrity of visual connections with the local maunga..
- **Staging and Continuity of Quality:**
The mechanisms required to ensure that the design quality aspirations established in Stage 1 Referral - such as the "Good Design Principles" - are retained and refined through to the detailed substantive delivery.

Landscape Effects — Senior Living and Lifestyle Block Components

The Assessment of Landscape Effects prepared by SLR Consulting identifies the Senior Living Development and Lifestyle Block components as the aspects of the proposal with the most adverse landscape effect, specifically in relation to the south-eastern quarter of the site where built form will no longer be scattered at distance but will become a constant landscape feature.

Whilst the SLR assessment concludes that these effects are appropriately mitigated through landscape design, setbacks, and planting, and are assessed as Low-Moderate in the short term reducing to Low in the medium term, this component is anticipated to attract scrutiny at conferencing in the context of rural character and proportionality considerations under the Waikato District Plan.

The design response - including the deliberate subordination of residential and commercial components to the primary equine operational purpose, the use of rural-compatible building typologies, and the comprehensive landscape mitigation framework - is addressed in Sections 6.2, 6.5, and 9.1 of this report.

Design Commitments

Design Principles Framework

This report affirms WTR's commitment to the ongoing application of the Five Design Principles - Planning, Placemaking, Public Space, Community, and Sustainability - as the qualitative urban design benchmark for the future design development of the proposal. It is intended that these principles will act as the "control mechanism" to ensure architectural and landscape coherence across all project stages, and alignment with good urban design outcomes.

Architecture Design Strategy

The indicative architectural proposals provided in support of the Stage 1 Referral submission are limited to that required to establish the strategic spatial logic, indicative form, and pervading materiality of the equine campus.

For the substantive submission, architecture proposals will be required to reach a threshold of definition and technical resolution that addresses the following:

- **Refinement of Primary Building Typologies:** Preliminary design of core facilities, including the Main Spectator / Finish facility, specialized equine support facilities and structures (e.g. trainers' barns and veterinary services), and the commercial "Village Hub".
- **Materiality and Local Vernacular:** Selection of materials and colour palettes that enrich the local rural vernacular, ensuring buildings are technically robust and aesthetically integrated within the pervading pastoral setting.
- **Scale, Massing, and Volume:** Modulation of built form to avoid excessive bulk or visual dominance, utilizing setbacks and scale transitions to maintain rural openness and protect long-distance vistas.
- **Metaphysical Design Quality:** Application of the substantive "Metaphysical Assessment Criteria" to ensure the built environment provides inspiration, beauty, and delight while fostering a strong, authentic sense of place.
- **Cultural Narrative Integration:** Direct response to Cultural Design Adviser reports through the incorporation of mana-whenua-led narratives in building forms, "gateways," and identity-defining features.
- **Functional Interface Definition:** Precise architectural delineation between public, communal, and private/operational thresholds to ensure clear social etiquette and operational security across the precinct.
- **Environmental Performance:** Demonstration of how building designs respond to local climate conditions and integrate low-energy, sustainable design practices.

Landscape Framework Plan

To ensure consistency with the Architecture Design Strategy, the refined Landscape Framework Plan commitments for the substantive submission should include but not be limited to:

- **Indigenous Biodiversity Enhancement:** Prioritization of native species selection and habitat restoration to support local fauna and strengthen the ecological resilience of the site.
- **Blue-Green Infrastructure Network:** Visual and ecological integration of stormwater management and irrigation ponds as legible landscape features that provide both functional hydraulic performance and enhanced visual amenity.
- **Functional Zoning and Interface Management:** Precise spatial delineation between public, communal, and operational zones to ensure site-wide legibility, including the management of boundary interfaces and the seamless integration of security and access control systems.
- **Structural Planting and Mitigation Palettes:** Development of contextually appropriate planting schedules and indicative sections designed to mitigate visual effects and reinforce the rural character of boundary interfaces.
- **Cultural Design and Viewshaft Protection:** Comprehensive response to specialist cultural design advice, including features that safeguard significant vistas toward maunga horizons and integrate place-based narratives that extend beyond the defined site boundaries.
- **Night-Time Environment and Lighting:** Detailed strategy for non-daylight operations—such as harness racing—addressing the technical balance between aesthetic enhancement, wayfinding, personal safety, and 24/7 night-time security requirements.

Cultural Design Integration Plan

This report recognises WTR's commitment to developing a Cultural Design Integration Plan in direct collaboration with the appointed Cultural Advisers. It is anticipated that the plan will include application of the **Te Aranga Māori Cultural Design Principles** to address urban design-related considerations, including to resolve site naming, cultural markers, and the protection of maunga viewshafts in a manner that authentically reflects mana whenua narratives.

Staging & Future-Proofing

The report understands that development will follow a Strategic Delivery Sequence that prioritizes core racing infrastructure while ensuring that future components - such as the harness track and the potential 40ha commercial/residential redevelopment - remain integrated within the overarching spatial hierarchy.

Conditions Framework

This report understands that a Conditions Framework will be proposed to secure key urban design outcomes, including requirements for periodic design quality reviews and the establishment of governance structures to oversee the long-term maintenance of publicly accessible spaces.

A preliminary schedule of urban design-related conditions is included in the next section of this report.

Transition Strategy

Transition Strategy:

Stage 1 (Referral) / Stage 2 (Substantive) Submissions

The WTR Greenfields Racecourse is a long-life, infrastructure-led development that requires a phased approach to urban design evaluation. The transition from Stage 1 Referral to Stage 2 Substantive represents a shift from establishing a robust spatial framework to the detailed resolution of place-making, architectural character, and environmental performance.

Referral Application: Strategic Spatial Logic

The urban design focus for the referral application is centred on the “fitness of the proposal” and the establishment of a coherent overarching structure. Key objectives for this stage include:

- **Site Suitability and Layout:** Confirming the appropriateness of the 164-hectare rural site and the internal spatial hierarchy of the draft masterplan.
- **Strategic Connectivity:** Establishing the primary access hierarchy from Hooker, Pencarrow, and Duncan Roads and its integration with existing and future-planned regional transport networks.
- **Physical Criteria Assessment:** Evaluating the proposal against the physical characteristics of the Simple Design Guide, including site planning, circulation, and initial landscape integration.
- **Baseline Alignment:** Demonstrating high-level alignment with the NZ Urban Design Protocol and identifying preliminary cultural design opportunities.

Substantive Application: Detailed Design and Place Quality

The substantive submission will move beyond conceptual logic to provide the technical definition required for construction and operational readiness. This phase will reach a threshold of resolution that, in addition to a re-evaluation of the referral review criteria, the Urban Design Assessment Report will include:

- **Metaphysical Criteria Assessment:** Evaluating the “metaphysical” qualities of the Simple Design Guide, focusing on character, identity, desirability, and the long-term sense of place.
- **Te Aranga Cultural Integration:** Conducting a collaborative assessment with Specialist Māori Cultural Design Advisers to embed mana whenua values into the detailed design of built form and landscape.
- **Performance-Based Resolution:** Providing technical evidence for lighting, acoustic management, specialized equine structures, and the detailed design of the “Village Hub”.
- **Experiential Place-Making:** Refining the “human-scale” experience of the development, including detailed entrance sequences, natural wayfinding, and the design of the spaces between buildings.

This section is designed to bridge the gap between the referral approval and the detailed requirements of the substantive stage, ensuring that the urban design commitments are legally and procedurally tethered to the project’s progression.

Conditions Framework

To ensure that the design quality aspirations established in this Stage 1 Referral assessment are maintained and refined through to delivery, the following urban design-related conditions are proposed. These conditions provide a structured mechanism for the transition to Stage 2 Substantive, ensuring that the development evolves in a manner consistent with the NZ Urban Design Protocol, the Simple Design Guide, and the **Te Aranga Māori Cultural Design Principles**.

Design Excellence and Review

- **Design Quality Management:** WTR shall maintain a consistent design quality management process through to the completion of the substantive design stage, using the Simple Design Guide framework to periodically review and benchmark evolving design proposals against the expectations established in this report.
- **Expert Oversight:** A qualified Urban Design Expert shall be retained to oversee the refinement of the masterplan and to certify that the substantive architectural and landscape proposals align with the Five Design Principles (Planning, Placemaking, Public Space, Community, and Sustainability).

Framework and Plan Requirements

- **Landscape Framework Plan (LFP):** Prior to or as part of the substantive submission, a comprehensive LFP shall be prepared. This plan must provide technical resolution for indigenous biodiversity enhancement, blue-green infrastructure, and specific structural planting for boundary mitigation as outlined in the Design Commitments.
- **Architectural Design Strategy:** Architectural proposals for the substantive stage shall be developed to a threshold that defines materiality, local vernacular, and the clear delineation of public versus operational zones to ensure site-wide legibility and safety.
- **Cultural Design Integration:** A formal report shall be provided by the appointed **Specialist Māori Cultural Design Advisers** demonstrating how mana whenua values and narratives have been authentically embedded into the site layout, built form, and landscape design.

Operational and Amenity Management

- **Lighting and Night-Time Environment:** A detailed lighting strategy shall be submitted for the substantive submission, demonstrating how night-time security and operational requirements (including potential harness racing) are balanced with the need to minimize light pollution, enhance visual amenity, and protect the silhouette of maunga horizons.
- **Interface and Boundary Controls:** Specific boundary treatment plans shall be required for the Te Awa River Ride and neighbouring rural interfaces to ensure that visual effects are managed through appropriate setbacks, landforms, and structural screen planting.
- **Wayfinding and Legibility:** A comprehensive wayfinding and signage strategy shall be developed, incorporating cultural markers and natural wayfinding features to enhance the visitor experience and reinforce the site’s unique identity.

Summary Conclusion

Urban Design Assessment

The WTR Greenfields Racecourse Urban Design Assessment, prepared in support of the Stage 1 Referral Fast Track application, has evaluated the proposed development against three complementary and internationally recognised frameworks: the NZ Urban Design Protocol (Seven C's), Re-Imagine's Simple Design Guide and Design Quality Assessment Tool, and the high-level Cultural Overlay that anticipates the full Te Aranga Māori Cultural Design Principles assessment to be undertaken in collaboration with the appointed Specialist Māori Cultural Design Advisers for the substantive submission.

Across all three frameworks, the proposal performs at a level that meets - and in a number of important respects meaningfully exceeds - the expectations established for a Stage 1 Referral Fast Track application.

Fitness of the Proposal

The WTR Greenfields Racecourse is fit for purpose as a Stage 1 Referral Fast Track submission. The proposal presents a coherent, masterplanned spatial framework that is appropriate to the scale, function, and long-term ambition of the development, and that demonstrates a clear and well-evidenced understanding of the site's physical, cultural, ecological, and planning context.

The decision to locate the formal public entrance on Hooker Road, to centralise the primary racing and training core within the interior of the site, to retain and integrate the existing copse of Kahikatea trees and the recorded archaeological site as character-defining features, and to extend the pedestrian and cycling network through the site as a complement to the Te Awa River Ride - each of these decisions reflects a spatial logic that is grounded in good urban design principles and responsive to the realities of the receiving environment.

The architecture of the main Event + Operations building - conceptually anchored in the arborescent form of the Kahikatea forest that once characterised this landscape - demonstrates that the design team has understood and responded to the place-specific opportunities of the site in a way that transcends generic infrastructure design. This level of conceptual ambition, delivered at Stage 1 Referral, provides a strong and credible foundation for the detailed design resolution that the substantivesubmission will require.

The NZ Urban Design Protocol assessment returns a Stage 1 Referral score of 27.0 against a baseline of 22.0 - a step-up of five points across the Seven C's - with particular strength in the areas of Creativity (5.0), Connections (4.0), Choice (4.0), and Collaboration (4.5). The Simple Design Guide assessment returns an overall score of 31.5 (weighted: 75.5) against a baseline of 25.5 (weighted: 62.5), with the most significant performance uplift recorded in the Diversity, Desirability, and Lifestyle categories.

Risk Understanding and Management

The proposal demonstrates a mature and transparent understanding of the urban design-related risks associated with a development of this scale, in this context, at this stage of the consenting process. The key risk areas - including the conversion of highly productive land, the management of rural amenity and interface effects, the relationship with the Te Awa River Ride, and the proportionality of the Village Hub and residential components relative to the receiving environment - have each been identified, acknowledged, and addressed through the spatial structure, landscape strategy, and access hierarchy of the masterplan.

The proposed mitigation approach - landscape buffers, setbacks, internal separation of movement types, and the use of staging as a design and risk-management tool - is considered proportionate and credible at Stage 1 Referral. More detailed resolution of these mitigations, including the specific boundary treatment designs, lighting strategy, and visual impact assessment, is appropriately deferred to the substantive submission and is reflected in the Conditions Framework proposed in Section 9 of this report.

The urban design-related risks that remain to be resolved - particularly in relation to the cultural design integration, maunga viewshaft protection, and the detailed design of the public realm and Village Hub precinct - are clearly understood, transparently acknowledged, and appropriately structured for resolution through the substantive process in direct collaboration with the appointed Māori Cultural Design Advisers and the broader specialist team.

Appropriateness of Fast-Track Referral

The WTR Greenfields Racecourse is an appropriate candidate for Fast Track referral. It is a strategically significant, regionally important, infrastructure-led development that consolidates fragmented and constrained urban facilities into a single, purpose-designed rural precinct, delivers demonstrable regional net benefit through the release of constrained urban land for housing and employment growth, and aligns with the strategic intent of the NPS-UD, the Waikato Regional Policy Statement, Waikato 2070, and the Future Proof Strategy.

The proposal's urban design response is proportionate to the stage of assessment required. The Stage 1 Referral submission is appropriately focused on confirming site suitability, spatial logic, access hierarchy, and the overall design framework - establishing the platform for subsequent detailed design without over-committing to architectural or landscape resolution that is more appropriately addressed through the substantive process. The assessment frameworks adopted in this report - the NZ Urban Design Protocol and the Simple Design Guide - provide a transparent, evidence-based, and nationally recognised basis for the evaluation of design quality that supports both expert review and decision-making by the Panel.

Commitment to Excellence in the Substantive Submission

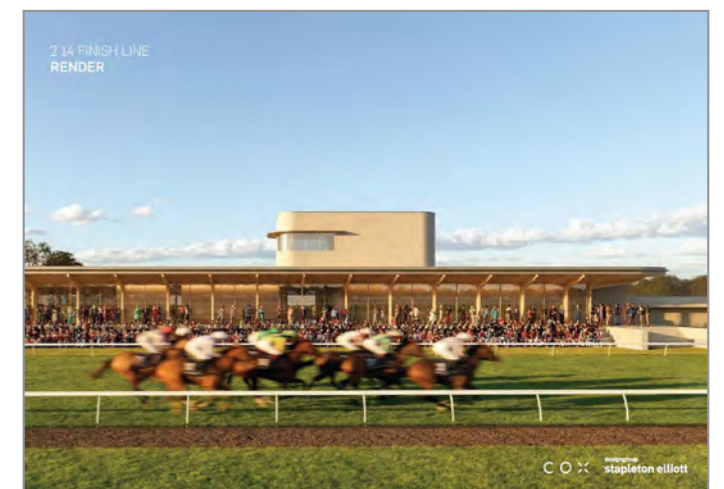
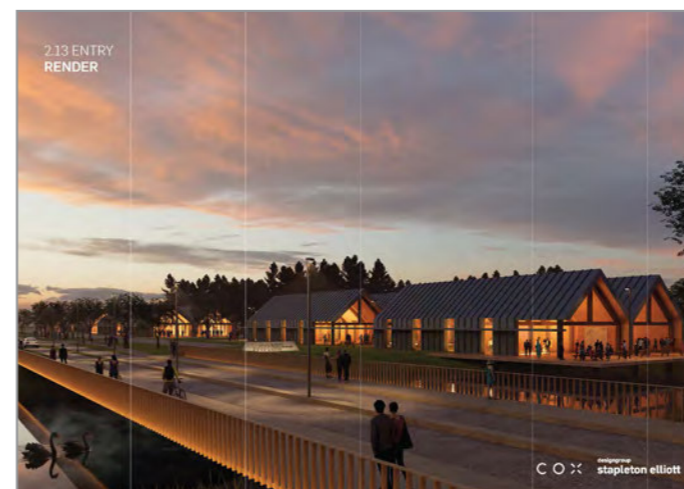
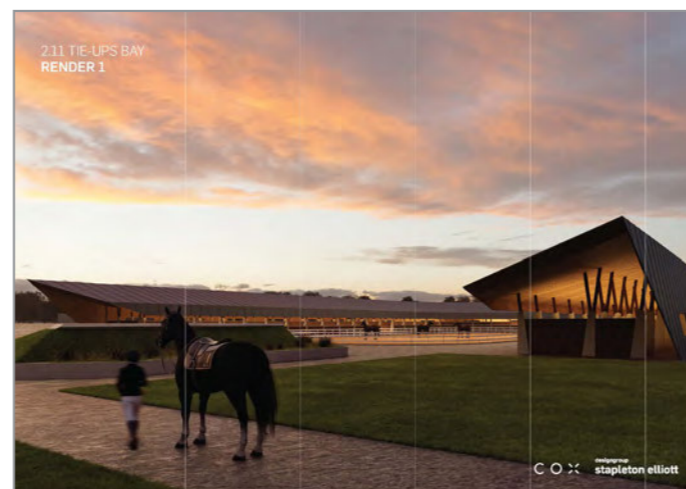
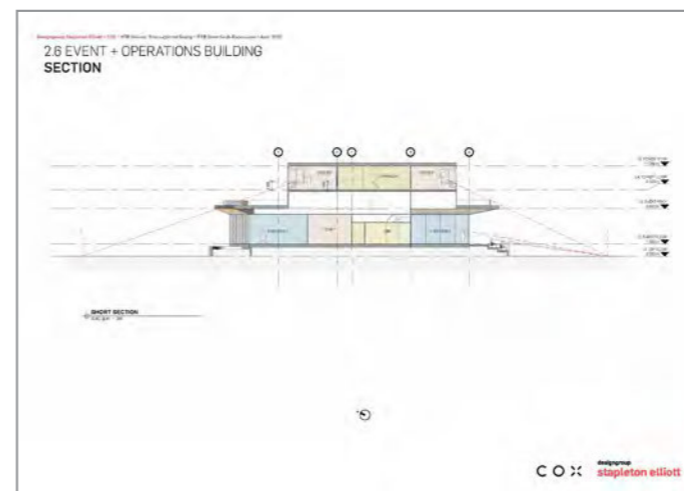
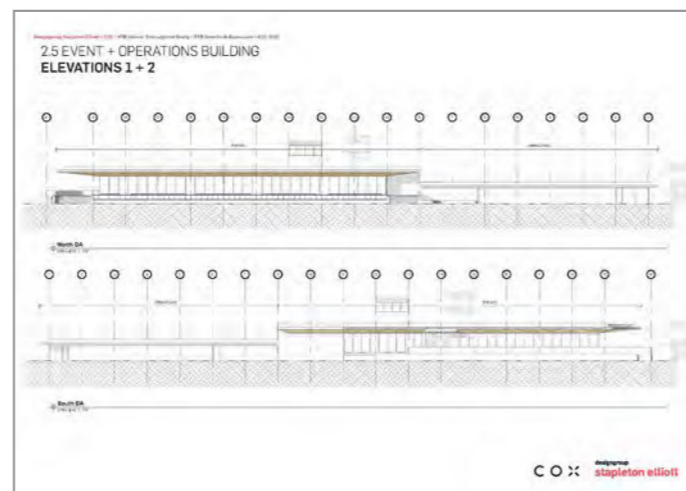
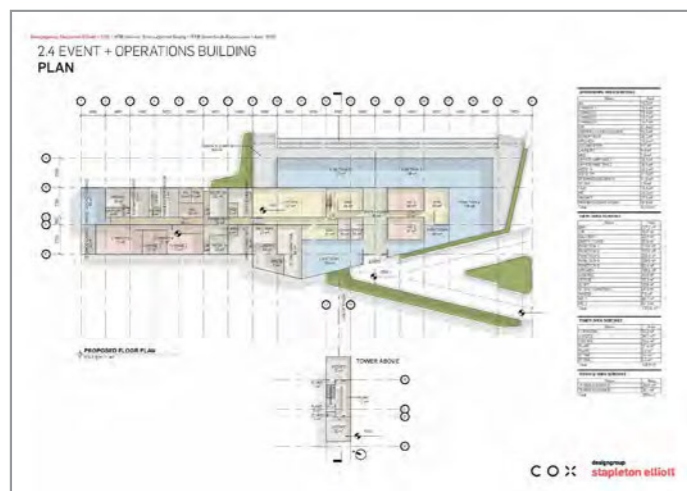
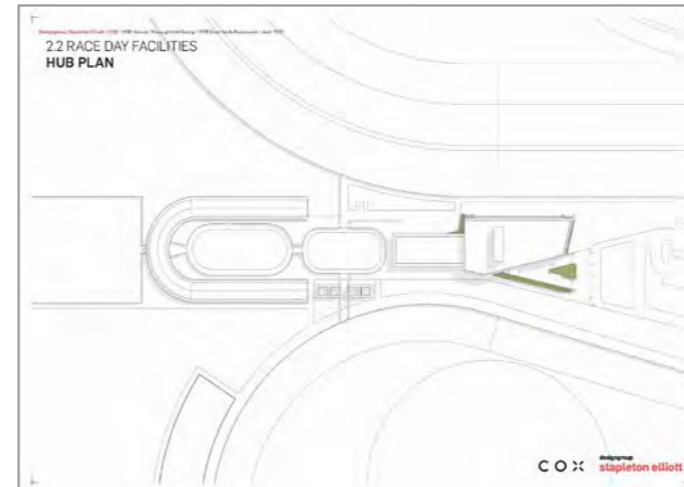
The WTR development team has demonstrated, through both the quality of the Stage 1 Referral proposals and the structure of the design quality commitments set out in Section 9 of this report, a genuine commitment to the ongoing pursuit of design excellence through the substantive submission and beyond. The Five Design Principles - Planning, Placemaking, Public Space, Community, and Sustainability - are affirmed as the qualitative benchmark against which all future design development will be reviewed and assessed. The Te Aranga Māori Cultural Design Principles are confirmed as the overarching framework for cultural design assessment in the substantive stage, to be developed and evaluated in direct collaboration with the appointed Specialist Māori Cultural Design Advisers.

The appointment of a qualified Urban Design Expert to oversee the refinement of the masterplan through the substantive stage, the proposed Conditions Framework to secure key design quality outcomes, and the commitment to periodic design quality reviews using the Simple Design Guide and NZ Urban Design Protocol provide the structural mechanisms necessary to ensure that the design aspirations articulated at Stage 1 Referral are retained, refined, and delivered as the project evolves over time.

On the basis of this assessment, the WTR Greenfields Racecourse Stage 1 Referral proposal is assessed as having overall positive urban design effects, demonstrating a robust design rationale appropriate for Fast Track Stage 1 Referral consideration, and providing a credible and well-structured platform for the delivery of a world-class, community-oriented, and culturally responsive equine precinct that will serve the Waikato region for generations to come.

Architecture Documentation Set

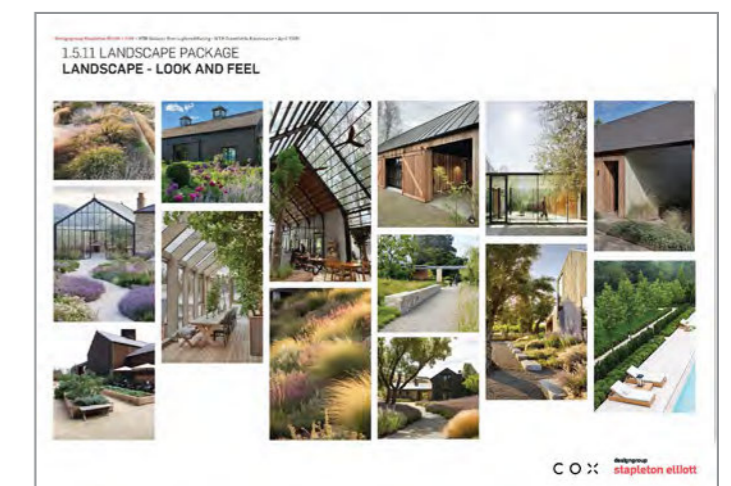
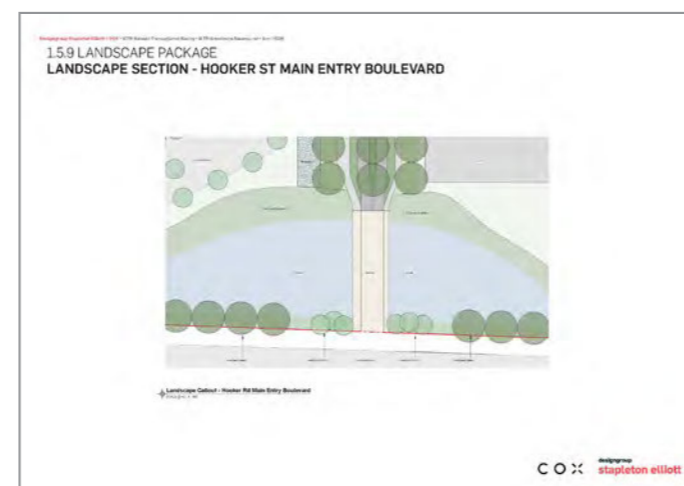
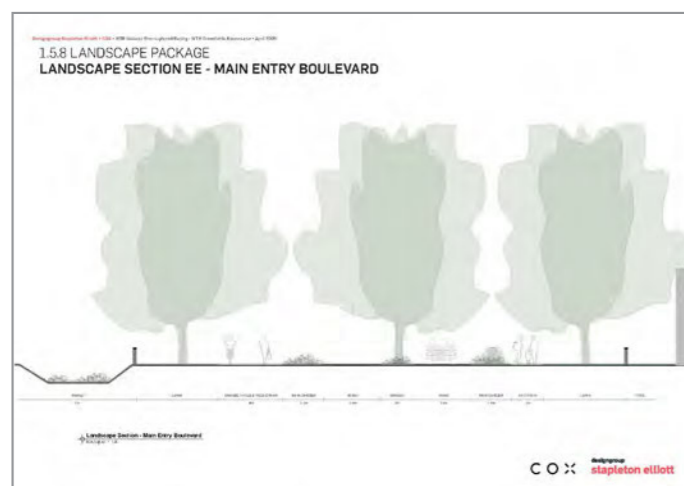
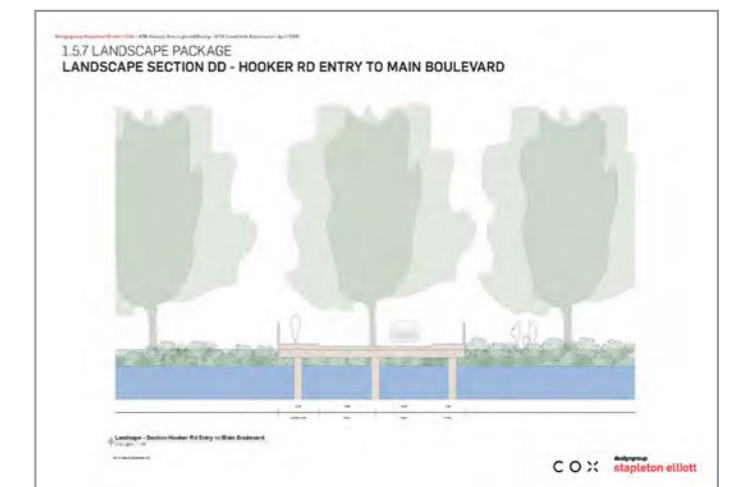
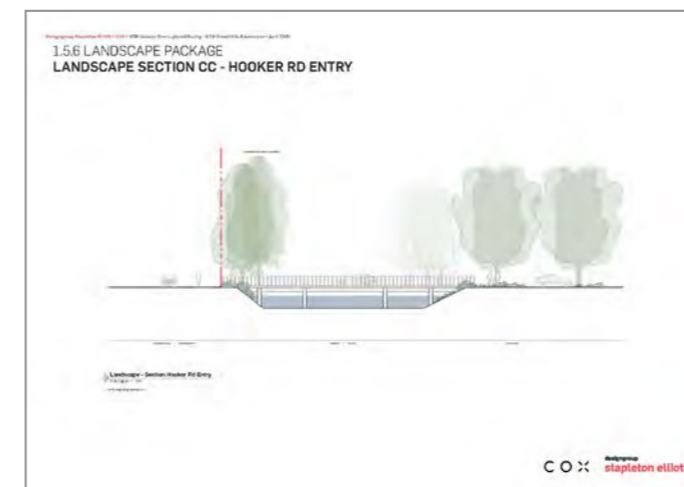
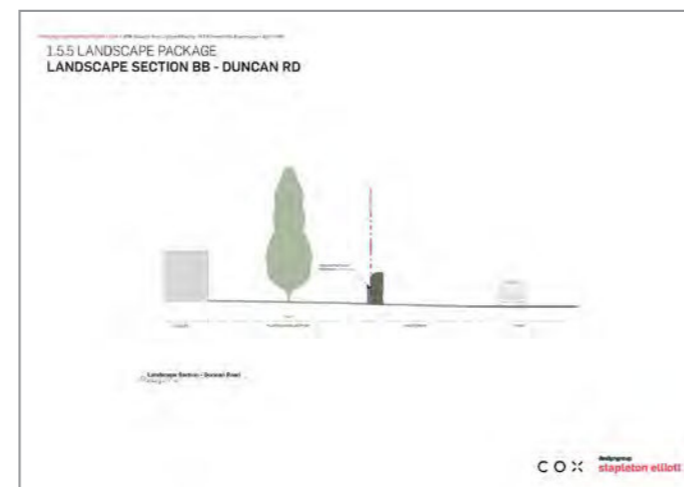
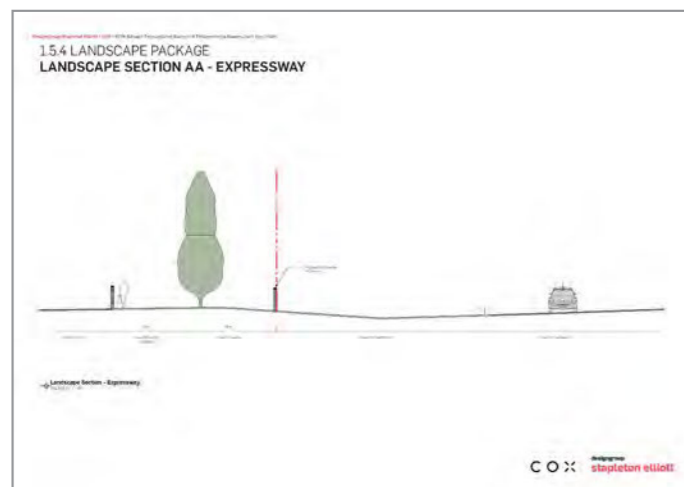
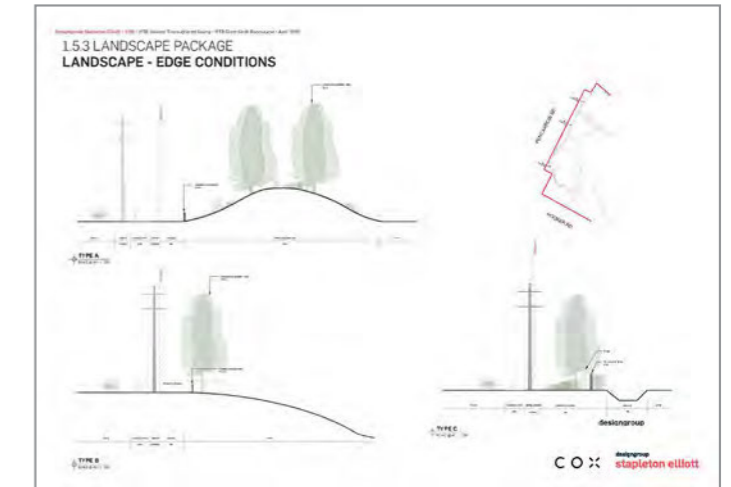
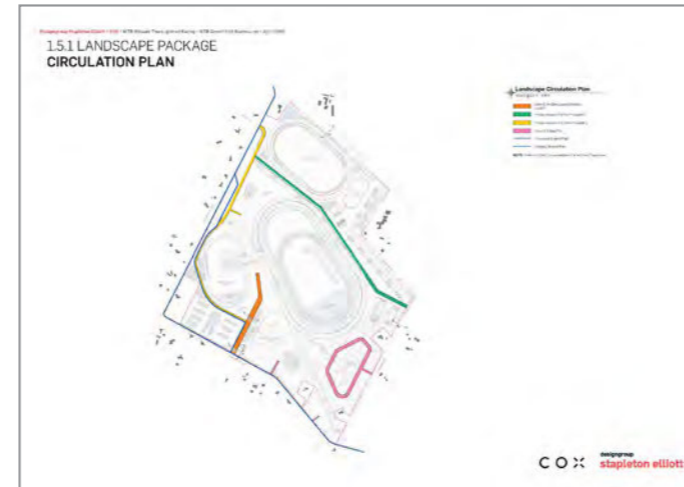
Drawing set reviewed for Urban Design Assessment Report



APPENDIX A.1

Landscape Documentation Set

Drawing set reviewed for Urban Design Assessment Report



APPENDIX A.1

Referral Submission - Design Quality Assessment - Urban Design Protocol

NZ Urban Design Protocol Assessment: Review Matrix

The following charts comprise the Design Quality Assessment Profile used for this Stage 1 Referral Assessment Report - based on NZ Urban Design Protocol seven c's assessment criteria

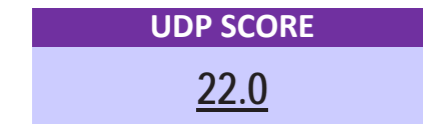
Baseline Assessment Profile:

- This profile comprises the minimum benchmark scores expected for this stage of the project development.

NZ URBAN DESIGN PROTOCOL

The NZ Urban Design Protocol provides a nationally recognised, non-statutory framework for assessing and achieving high-quality urban outcomes.

The Urban Design Protocol promotes integrated, people-centred design that responds to place, supports long-term stewardship, and encourages collaborative, values-led decision-making across planning, design, and delivery.



- Fully Achieved
- Largely Achieved
- Partially Achieved
- Not Achieved

P	UDP Checklist	SCORE
P.1 CONTEXT		
	Development responds appropriately to its physical, cultural, social, and planning context	1
	Built form relates positively to surrounding scale, grain, and landscape	1
	Cultural context (including mana whenua values where relevant) is recognised	1
	Proposal aligns with relevant statutory and non-statutory planning frameworks	1
	Score	4.0
P.2 CHARACTER		
	Contributes positively to local identity and sense of place	1
	Architectural expression is coherent and legible	0
	Public-facing interfaces (streets, edges, frontages) are active and well defined	0.5
	Design avoids generic or "anywhere" outcomes	0.5
	Score	2.0
P.3 CHOICE		
	Provides a diversity of uses, activities, or dwelling types (as relevant)	1
	Supports user choice across different times of day and seasons	0.5
	Spaces are flexible and adaptable over time	1
	Design supports inclusivity and accessibility for all users	0.5
	Score	3.0
P.4 CONNECTIONS		
	Clear and legible movement networks for pedestrians, cyclists, vehicles, and servicing	1
	Safe, convenient, and attractive pedestrian connections to the wider area	0.5
	Integrates with existing and planned transport networks	1
	Public and private realms are clearly defined yet well connected	0.5
	Score	3.0
P.5 CREATIVITY		
	Design demonstrates innovation appropriate to context and function	1
	Creative responses enhance legibility, delight, or user experience	0.5
	Materials, form, or landscape design add distinctiveness	0.5
	Innovation is purposeful and not merely cosmetic	1
	Score	3.0
P.6 Custodianship		
	Development demonstrates environmental responsibility and long-term sustainability	1
	Responds appropriately to climate, ecology, and resource efficiency	1
	Supports long-term stewardship and ease of maintenance	0.5
	Enhances environmental resilience and future adaptability	0.5
	Score	3.0
P.7 COLLABORATION		
	Evidence of early and ongoing collaboration across disciplines	1
	Engagement with stakeholders (including mana whenua where applicable) is evident	1
	Urban design has informed key strategic and spatial decisions	1
	Design has evolved in response to feedback and review	1
	Score	4.0

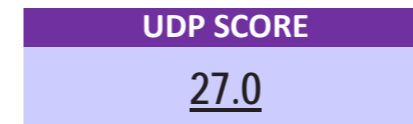
Current Assessment Profile:

- This profile comprises the current design quality scores based on information reviewed in this report.

NZ URBAN DESIGN PROTOCOL

The NZ Urban Design Protocol provides a nationally recognised, non-statutory framework for assessing and achieving high-quality urban outcomes.

The Urban Design Protocol promotes integrated, people-centred design that responds to place, supports long-term stewardship, and encourages collaborative, values-led decision-making across planning, design, and delivery.



- Fully Achieved
- Largely Achieved
- Partially Achieved
- Not Achieved

P	UDP Checklist	SCORE
P.1 CONTEXT		
	Development responds appropriately to its physical, cultural, social, and planning context	1
	Built form relates positively to surrounding scale, grain, and landscape	1
	Cultural context (including mana whenua values where relevant) is recognised	0.5
	Proposal aligns with relevant statutory and non-statutory planning frameworks	-0.5
	Score	2.0
P.2 CHARACTER		
	Contributes positively to local identity and sense of place	1
	Architectural expression is coherent and legible	1.5
	Public-facing interfaces (streets, edges, frontages) are active and well defined	0
	Design avoids generic or "anywhere" outcomes	1
	Score	3.5
P.3 CHOICE		
	Provides a diversity of uses, activities, or dwelling types (as relevant)	1
	Supports user choice across different times of day and seasons	1
	Spaces are flexible and adaptable over time	1
	Design supports inclusivity and accessibility for all users	1
	Score	4.0
P.4 CONNECTIONS		
	Clear and legible movement networks for pedestrians, cyclists, vehicles, and servicing	1
	Safe, convenient, and attractive pedestrian connections to the wider area	1
	Integrates with existing and planned transport networks	1
	Public and private realms are clearly defined yet well connected	1
	Score	4.0
P.5 CREATIVITY		
	Design demonstrates innovation appropriate to context and function	1.5
	Creative responses enhance legibility, delight, or user experience	1
	Materials, form, or landscape design add distinctiveness	1
	Innovation is purposeful and not merely cosmetic	1.5
	Score	5.0
P.6 Custodianship		
	Development demonstrates environmental responsibility and long-term sustainability	1
	Responds appropriately to climate, ecology, and resource efficiency	1
	Supports long-term stewardship and ease of maintenance	1
	Enhances environmental resilience and future adaptability	1
	Score	4.0
P.7 COLLABORATION		
	Evidence of early and ongoing collaboration across disciplines	1
	Engagement with stakeholders (including mana whenua where applicable) is evident	1
	Urban design has informed key strategic and spatial decisions	1
	Design has evolved in response to feedback and review	1.5
	Score	4.5

Referral Submission - Design Quality Assessment - Simple Design Guide

Simple Design Guide: Review Matrix

The following charts comprise the Design Quality Assessment Profile used for this Stage 1 Referral Assessment Report - based on the Simple Design Guide assessment criteria

Baseline Assessment Profile:

- This profile comprises the minimum benchmark scores expected for this stage of the project development.

Current Assessment Profile:

- This profile comprises the current design quality scores based on information reviewed in this report.

ELEMENTAL DESIGN QUALITY ASSESSMENT

PHYSICAL CRITERIA		METAPHYSICAL CRITERIA	
1 Site Planning	3.0	6 Character	3.0
1.1 SITE LAYOUT	1.0	6.1 CONTEXT & CHARACTER	1.0
1.2 RESPONSIVE TO CLIMATE	0.0	6.2 GATEWAYS, LANDMARKS & VIEWS	1.0
1.3 AMBIOUS & NATURAL FEATURES	1.0	6.3 CULTURAL CONNECTIONS	1.0
1.4 LAND USE & TRANSPORT NETWORKS	1.0	6.4 NATURAL WAYFINDING	0.0
2 Circulation	2.0	7 Desirability	1.0
2.1 ENTRANCE & EXPERIENCE	0.5	7.1 DESIGN QUALITY	0.5
2.2 STREETSCAPE DESIGN	0.5	7.2 ARCHITECTURE DESIGN	0.5
2.3 PEDESTRIAN PRIORITY & AMENITY	0.0	7.3 BEAUTY & DELIGHT	0.0
2.4 ACCESS, SERVICES & PARKING	1.0	7.4 MATERIALS & COLOURS	0.5
3 Diversity	1.0	8 Lifestyle (24/7/365)	1.0
3.1 MIXED-USE ENVIRONMENTS	1.0	8.1 LIFESTYLE (24/7/365)	1.0
3.2 DIVERSE NEEDS & ABILITIES	0.0	8.2 ACTIVITIES, EVENTS & CELEBRATIONS	1.0
3.3 CULTURAL & SOCIAL INCLUSION	0.5	8.3 FLEXIBILITY & ADAPTABILITY OF USE	1.0
3.4 GENDER EQUITY & VULNERABILITY	0.0	8.4 ACTIVE LIFESTYLES	1.0
4 Public Realm	2.5	9 Stewardship & Security	2.5
4.1 THE SPACES BETWEEN	0.5	9.1 PLACE & STEWARDSHIP	1.0
4.2 PUBLIC, PRIVATE & COMMUNAL SPACES	0.5	9.2 OPTIC (Crime Prevention Through Environmental Design)	1.0
4.3 LANDSCAPE DESIGN & PLANTING	1.0	9.3 LIGHTING & NIGHT-TIME ENVIRONMENTS	0.0
4.4 BOUNDARY TREATMENTS & FENCING	0.5	9.4 SOCIAL CONNECTION & COMMUNITY LIFE	0.5
5 Sustainability	4.0	10 Guardianship	2.0
5.1 ENVIRONMENTAL DESIGN	1.0	10.1 ENVIRONMENTAL DESIGN	1.0
5.2 NATURAL ENVIRONMENTS	1.0	10.2 DESTRUCTIVE SCENE PLANNING	1.0
5.3 GREEN NETWORKS	1.0	10.3 WASTE MANAGEMENT, DE-USE & RECYCLING	0.0
5.4 STORMWATER & FLOODING	1.0	10.4 CARE & MAINTENANCE	0.0

OVERALL DESIGN QUALITY SCORES			
PHYSICAL CRITERIA			
1 Site Planning	3.0	Weighting	9.0
2 Circulation	2.0	Weighting	6.0
3 Diversity	1.5	Weighting	3.0
4 Public Realm	2.5	Weighting	5.0
5 Sustainability	4.0	Weighting	12.0
PHYSICAL CRITERIA SCORE	13.0	Weighted Score	35.0

METAPHYSICAL CRITERIA			
6 Character	3.0	Weighting	6.0
7 Desirability	1.0	Weighting	2.0
8 Lifestyle (24/7/365)	4.0	Weighting	8.0
9 Stewardship & Security	2.5	Weighting	7.5
10 Guardianship	2.0	Weighting	4.0
METAPHYSICAL CRITERIA SCORE	12.5	Weighted Score	27.5
OVERALL QUALITY ASSESSMENT GENERAL DESIGN CRITERIA	25.5	Weighted Score	62.5

Key to Design Element Assessment Tool			
Design Quality Score	Design Element Score		
3	EXEMPLAR	+10 - +18	EXEMPLAR
2	EXCEEDS EXPECTATIONS	+7.0 - +9.5	EXCEEDS EXPECTATIONS
1	MEETS EXPECTATIONS	+4.0 - +6.5	MEETS EXPECTATIONS
0	BORDERLINE	-1.5 - +3.5	BORDERLINE
-1	DOES NOT MEET EXPECTATIONS	-2.0 - -5.5	DOES NOT MEET EXPECTATIONS
-2	POOR OUTCOME	-6.0 - -12.0	POOR OUTCOME

ELEMENTAL DESIGN QUALITY ASSESSMENT

PHYSICAL CRITERIA		METAPHYSICAL CRITERIA	
1 Site Planning	3.0	6 Character	3.0
1.1 SITE LAYOUT	1.0	6.1 CONTEXT & CHARACTER	1.0
1.2 RESPONSIVE TO CLIMATE	0.0	6.2 GATEWAYS, LANDMARKS & VIEWS	1.0
1.3 AMBIOUS & NATURAL FEATURES	1.0	6.3 CULTURAL CONNECTIONS	1.0
1.4 LAND USE & TRANSPORT NETWORKS	1.0	6.4 NATURAL WAYFINDING	0.0
2 Circulation	2.5	7 Desirability	3.0
2.1 ENTRANCE & EXPERIENCE	1.0	7.1 DESIGN QUALITY	3.0
2.2 STREETSCAPE DESIGN	0.5	7.2 ARCHITECTURE DESIGN	1.5
2.3 PEDESTRIAN PRIORITY & AMENITY	0.0	7.3 BEAUTY & DELIGHT	0.0
2.4 ACCESS, SERVICES & PARKING	1.0	7.4 MATERIALS & COLOURS	1.5
3 Diversity	2.5	8 Lifestyle (24/7/365)	5.5
3.1 MIXED-USE ENVIRONMENTS	1.5	8.1 LIFESTYLE (24/7/365)	5.5
3.2 DIVERSE NEEDS & ABILITIES	0.0	8.2 ACTIVITIES, EVENTS & CELEBRATIONS	1.5
3.3 CULTURAL & SOCIAL INCLUSION	1.0	8.3 FLEXIBILITY & ADAPTABILITY OF USE	1.5
3.4 GENDER EQUITY & VULNERABILITY	0.0	8.4 ACTIVE LIFESTYLES	1.5
4 Public Realm	3.0	9 Stewardship & Security	3.0
4.1 THE SPACES BETWEEN	1.0	9.1 PLACE & STEWARDSHIP	1.0
4.2 PUBLIC, PRIVATE & COMMUNAL SPACES	0.5	9.2 OPTIC (Crime Prevention Through Environmental Design)	1.0
4.3 LANDSCAPE DESIGN & PLANTING	1.0	9.3 LIGHTING & NIGHT-TIME ENVIRONMENTS	0.0
4.4 BOUNDARY TREATMENTS & FENCING	0.5	9.4 SOCIAL CONNECTION & COMMUNITY LIFE	1.0
5 Sustainability	4.0	10 Guardianship	2.0
5.1 ENVIRONMENTAL DESIGN	1.0	10.1 ENVIRONMENTAL DESIGN	1.0
5.2 NATURAL ENVIRONMENTS	1.0	10.2 DESTRUCTIVE SCENE PLANNING	1.0
5.3 GREEN NETWORKS	1.0	10.3 WASTE MANAGEMENT, DE-USE & RECYCLING	0.0
5.4 STORMWATER & FLOODING	1.0	10.4 CARE & MAINTENANCE	0.0

OVERALL DESIGN QUALITY SCORES			
PHYSICAL CRITERIA			
1 Site Planning	3.0	Weighting	9.0
2 Circulation	2.5	Weighting	7.5
3 Diversity	2.5	Weighting	7.5
4 Public Realm	3.0	Weighting	9.0
5 Sustainability	4.0	Weighting	12.0
PHYSICAL CRITERIA SCORE	15.0	Weighted Score	39.5

METAPHYSICAL CRITERIA			
6 Character	3.0	Weighting	6.0
7 Desirability	3.0	Weighting	6.0
8 Lifestyle (24/7/365)	5.5	Weighting	11.0
9 Stewardship & Security	3.0	Weighting	9.0
10 Guardianship	2.0	Weighting	4.0
METAPHYSICAL CRITERIA SCORE	16.5	Weighted Score	36.0
OVERALL QUALITY ASSESSMENT GENERAL DESIGN CRITERIA	31.5	Weighted Score	75.5

Key to Design Element Assessment Tool			
Design Quality Score	Design Element Score		
3	EXEMPLAR	+10 - +18	EXEMPLAR
2	EXCEEDS EXPECTATIONS	+7.0 - +9.5	EXCEEDS EXPECTATIONS
1	MEETS EXPECTATIONS	+4.0 - +6.5	MEETS EXPECTATIONS
0	BORDERLINE	-1.5 - +3.5	BORDERLINE
-1	DOES NOT MEET EXPECTATIONS	-2.0 - -5.5	DOES NOT MEET EXPECTATIONS
-2	POOR OUTCOME	-6.0 - -12.0	POOR OUTCOME

APPENDIX A.2

Substantive Submission - Assessment Matrix - Simple Design Guide

Physical Characteristics

Design Quality Assessment Criteria are adjusted to reflect the location, context, scope, and design stage of a given development proposal.

PHYSICAL CONSIDERATIONS to be included in the Urban Design Assessment Report for the Stage 2 Substantive submission are as follows:

1. SITE PLANNING

1.1 Site Layout

EXPECTATION

Design should show an informed response to the relationships between buildings, spaces, circulation networks, and surrounding context.

1.2 Response to Climate

EXPECTATION

Buildings and spaces should respond to local climates and help to facilitate a low-energy, more affordable, and healthier lifestyle.

1.3 Land Forms & Features

EXPECTATION

Development should show a clear understanding of and positive response to landforms, level changes, and natural features.

1.4 Land Use & Transportation

EXPECTATION

Development should exhibit a holistic approach to land use and transportation including through an integrated hierarchy of circulation networks.

2. CIRCULATION

2.1 Entrance Experience

EXPECTATION

The entrance experience should embody the core values, inspire pride and delight, and impart a sense of personal security.

2.2 Streetscape Design

EXPECTATION

Streetscape interfaces should positively enhance the identity and perceived quality of the surrounding neighbourhood.

2.3 Pedestrian Amenity & Safety

EXPECTATION

Circulation networks should promote low vehicle speeds, give priority to pedestrians, and promote the use of public transport wherever possible.

2.4 Access, Servicing & Parking

EXPECTATION

Access, servicing, and parking areas should be functional, visually attractive, and sensitive to local amenity values.

3. DIVERSITY

3.1 Mixed-Use Environments

EXPECTATION

Proposals should comprise or actively contribute to a vibrant, prosperous, and sustainable mixed-use environment.

3.2 Diverse Needs & Disabilities

EXPECTATION

Proposals should provide for diverse needs, including children, older people and those with disabilities.

3.3 Cultural & Social Inclusion

EXPECTATION

Cultural diversity and social inclusion is promoted by spaces, activities, and environments that are welcoming, legible, and meaningful to a wide range of communities.

3.4 Gender Equity & Vulnerability

EXPECTATION

Design and planning of spaces and circulation networks should provide safe and accessible environments for women, girls, and other potentially vulnerable groups.

4. PUBLIC REALM

4.1 The Spaces Between

EXPECTATION

Public and communal spaces should promote a high quality, attractive, and memorable urban environment.

4.2 Public & Private Space

EXPECTATION

The boundaries between public, private and communal spaces should be clearly defined.

4.3 Landscape & Planting

EXPECTATION

Landscape design, planting should reflect the importance of the space, whilst enhancing the amenity of the wider environment.

4.4 Boundary Treatments

EXPECTATION

Boundary treatments and fencing should enhance local amenity values and be of a quality appropriate to their setting.

5. SUSTAINABILITY

5.1 Environmental Design

EXPECTATION

Environmental impacts should be reduced by use of sustainable resources and adoption of low impact urban design practices.

5.2 Natural Environments

EXPECTATION

Development should respect natural landscapes and include features to protect indigenous habitats and promote biodiversity.

5.3 Green Networks

EXPECTATION

Development proposals should include features that help to strengthen and extend a network of green corridor.

5.4 Stormwater & Flooding

EXPECTATION

Development proposals should include hydraulic management features such as water retention, detention, re-use, and recycling.

Substantive Submission - Assessment Matrix - Simple Design Guide

Metaphysical Characteristics

Design Quality Assessment Criteria are adjusted to reflect the location, context, scope, and design stage of a given development proposal.

METAPHYSICAL CONSIDERATIONS to be included in the Urban Design Assessment Report for the Stage 2 Substantive submission are as follows:

6. CHARACTER

6.1 Context & Character

EXPECTATION

Design should be informed by local context and character including both natural and built environments and features.

6.2 Gateways, Landmarks & Vistas

EXPECTATION

Gateways, landmarks, views, and vistas should be identified, created, protected, and visually enhanced throughout all areas of the development.

6.3 Cultural Connections

EXPECTATION

Proposals should protect and celebrate the site's cultural heritage including significant features and connections within the surrounding environment.

6.4 Natural Wayfinding

EXPECTATION

Character-defining features, including buildings, landscape features, and art installations should be used facilitate natural wayfinding.

7. DESIRABILITY

7.1 Design Quality

EXPECTATION

Proposals should exhibit good design principles and embrace design quality as a tool to add value to residents, staff, and visitors.

7.2 Architecture Design

EXPECTATION

Architecture should be conceptually strong, functionally coherent, well modulated, and attractive.

7.3 Beauty & Delight

EXPECTATION

Buildings and spaces should be designed to provide inspiration, beauty and delight to residents, users, visitors, and passers-by.

7.4 Materials & Colours

EXPECTATION

Materials and colours should enhance amenity, enrich the pervading local vernacular, and be technically robust.

8. LIFESTYLE

8.1 Lifestyle (24/7/365)

EXPECTATION

Development should promote an active, vibrant, and inclusive environment that is considerate to its context - 24-hours-a-day, 7-days-a-week, 365 days-a-year.

8.2 Activities, Events & Celebrations

EXPECTATION

Site planning should be designed to accommodate an appropriate mix of social activities including special events, festivals, commemorations, and celebrations.

8.3 Flexibility & Adaptability

EXPECTATION

The development provides flexible and adaptable spaces that can respond to changing community needs, event types, user groups, and future activities over time.

8.4 Active Lifestyles

EXPECTATION

Designs should explore opportunities to promote active lifestyles including walking, running, cycling, and active recreation and play.

9. STEWARDSHIP

9.1 Pride & Stewardship

EXPECTATION

Design should foster a sense of stewardship and inspire people to feel pride in both the development and its impact on the receiving community.

9.2 CPTED

EXPECTATION

Proposals should exhibit good CPTED principles to prevent crime, mitigate real and perceived personal safety risks, and positively influence human behaviour

9.3 Night-Time Environments

EXPECTATION

Lighting should be designed to minimise light pollution whilst providing both night-time security and aesthetic enhancement.

9.4 Community Connection

EXPECTATION

Social and community connection is fostered through provision of shared spaces, adaptable environments, and opportunities for planned and informal activity.

10. GUARDIANSHIP

10.1 Creating & Adding Value

EXPECTATION

Proposals should add value by enhancing livability and delivering economic, social, and environmental benefits to all.

10.2 Distinctive Zone Planning

EXPECTATION

Public and private space interfaces should be clearly delineated so people can understand the function, purpose, and etiquette of a given space.

10.3 Waste Management

EXPECTATION

Waste management should be considered for both construction and operation, including waste minimisation, re-use, and recycling.

10.4 Care & Maintenance

EXPECTATION

Consideration should be given to care and maintenance of buildings and spaces as well as janitorial, social, and promotional issues.

Substantive Submission - Te Aranga Māori Cultural Design Principles

Substantive Assessment - Cultural Overview

It is intended that the Te Aranga Cultural Design Principles will be applied as the overarching framework for assessing and guiding cultural urban design considerations for the substantive submission.

Assessment of the substantive proposals will be undertaken in collaboration with the appointed Specialist Māori Cultural Design Adviser(s) to ensure mana whenua values are appropriately recognised, embedded, and translated into coherent, measurable, and enduring design outcomes across the project.

Te Aranga Principles

The Te Aranga Māori Cultural Design Principles provide a framework for embedding Mana Whenua values, **mātauranga Māori, and cultural narratives** into the planning, design, and development of the built environment.

Developed through collaboration between Mana Whenua, design professionals, and local authorities, the principles articulate how development can recognise, respect, and express Māori relationships with land, water, people, and place. They are increasingly referenced within statutory planning frameworks and urban design assessments as a benchmark for culturally responsive and place-based design.

Purpose and Cultural Context

Te Aranga is founded on the understanding that land is not simply a physical resource, but a living cultural landscape shaped by whakapapa, history, and ongoing relationships. The principles provide guidance on how development can:

- Acknowledge and strengthen Mana Whenua presence.
- Recognise ancestral landscapes, waterways, and cultural landmarks.
- Embed cultural narratives and identity into the form, layout, and experience of places.
- Support kaitiakitanga and long-term environmental stewardship.
- Foster inclusive environments that respect cultural diversity and shared guardianship.

The framework is not prescriptive in aesthetic terms. Rather, it focuses on process, relationships, and outcomes, encouraging meaningful engagement with Mana Whenua and culturally informed design responses that are authentic to place.

Application to the Waikato Context

In the Waikato region, Te Aranga is particularly relevant given the strong cultural, historical, and spiritual associations between Mana Whenua and the land, waterways, and wider landscape. For the WTR substantive submission, the principles provide a structured framework for assessing how the proposal:

- Responds to whenua, wai, and landscape systems in a culturally informed manner.
- Recognises and expresses local whakapapa, narratives, and place-based identity.
- Supports kaitiakitanga, including protection and enhancement of natural and cultural values.
- Creates environments that foster belonging, manaakitanga, and shared stewardship.

Within this Urban Design Assessment, it is intended that Te Aranga be used as an evaluative lens rather than a checklist, ensuring that cultural considerations are integrated holistically into site planning, movement networks, landscape design, public realm outcomes, and long-term place management.

Te Aranga Design Principles

Framework to be used for Substantive Urban Design Assessment Report

CDP.1 Mana (Authority / Status)

The development is expected to recognise, respect, and enhance the mana of tangata whenua and the mana of place through culturally grounded and dignified design outcomes.

CDP.2 Whakapapa (Names & Naming)

The development is expected to express and reinforce local whakapapa by accurately embedding mana whenua names, narratives, and historical associations into the identity of the place.

CDP.3 Taiao (Natural Environment)

The development is expected to respond sensitively to the natural environment by protecting, restoring, and enhancing ecological systems in accordance with kaitiakitanga.

CDP.4 Mauri Tu (Environmental Health)

The development is expected to protect and enhance the mauri of land, water, and ecosystems through environmentally responsible, resilient, and restorative design.

CDP.5 Mahi Toi (Creative Expression)

The development is expected to meaningfully integrate Māori creative expression that authentically reflects mana whenua narratives and contributes to a distinctive sense of place.

CDP.6 Tohu (Cultural Markers)

The development is expected to incorporate clear, authentic, and place-specific cultural markers that communicate mana whenua stories and support legibility and identity.

CDP.7 Ahi Ka (Living Presence)

The development is expected to acknowledge and support the ongoing presence, use, and living culture of mana whenua within the contemporary built environment.

Substantive Submission - Cultural Design Assessment Framework

It is intended that the Te Aranga Cultural Design Principles will be applied as the overarching framework for assessing and guiding cultural urban design considerations for the substantive submission.

As noted previously in this report, a structured assessment of cultural design considerations relevant to the substantive proposals will be undertaken in collaboration with the Specialist Māori Cultural Design Adviser(s) to ensure mana whenua values are appropriately recognised, embedded, and translated into coherent, measurable, and enduring design outcomes across the project.

Subject to review and agreement with these advisers, the following assessment framework will be used to determine the degree to which the substantive proposals meet, exceed, or fail to meet the considerations and design quality expectations of the Te Aranga Māori Cultural Design Principles.

It is important to note that in the context of the Urban Design Assessment, the Te Aranga framework is intended to be used as an evaluative lens rather than a checklist, ensuring that cultural considerations are integrated holistically into site planning, movement networks, landscape design, public realm outcomes, and long-term place management.

1. Mana (Authority / Status)

EXPECTATION

The development is expected to recognise, respect, and enhance the mana of tangata whenua and the mana of place through culturally grounded and dignified design outcomes.

CONSIDERATIONS - DRAFT FOR REVIEW

- Mana whenua values, status, and interests are appropriately recognised and expressed
- Development proposals acknowledge tangata whenua as kaitiaki of place
- Cultural narratives are recognised and treated with integrity and respect
- Development outcomes enhance the mana of people and place

ASSESSMENT

- To be undertaken as part of The Substantive Submission in collaboration and subject to agreement with the appointed specialist cultural design advisers

2. Whakapapa (Names & Naming)

EXPECTATION

The development is expected to express and reinforce local whakapapa by embedding mana whenua names, narratives, and historical associations into the identity of the place.

CONSIDERATIONS - DRAFT FOR REVIEW

- Mana whenua place names are identified and correctly applied
- Proposed naming reinforces local history, narratives, and identity
- Where Te reo Māori is used it is accurate and contextually appropriate
- Naming strategy is integrated across the site and development

ASSESSMENT

- To be undertaken as part of The Substantive Submission in collaboration and subject to agreement with the appointed specialist cultural design advisers

3. Taiao (Natural Environment)

EXPECTATION

The development is expected to respond sensitively to the natural environment by protecting, restoring, and enhancing ecological systems in accordance with kaitiakitanga.

CONSIDERATIONS - DRAFT FOR REVIEW

- Design responds to natural systems, landforms, and ecology
- Indigenous planting and biodiversity are prioritised in landscape design and specifications
- Development supports environmental restoration and enhancement
- Built form demonstrates respect for the mauri of the taiao

ASSESSMENT

- To be undertaken as part of The Substantive Submission in collaboration and subject to agreement with the appointed specialist cultural design advisers

4. Mauri Tu (Environmental Health)

EXPECTATION

The development is expected to protect and enhance the mauri of land, water, and ecosystems through environmentally responsible, resilient, and restorative design.

CONSIDERATIONS - DRAFT FOR REVIEW

- Design protects and enhances the mauri of land, water, and ecosystems
- Water-sensitive and low-impact design principles are applied
- Environmental outcomes are considered, measurable and enduring
- Long-term ecological resilience is supported through the development proposal

ASSESSMENT

- To be undertaken as part of The Substantive Submission in collaboration and subject to agreement with the appointed specialist cultural design advisers

5. Mahi Toi (Creative Expression)

EXPECTATION

The development is expected to meaningfully integrate Māori creative expression that authentically reflects mana whenua narratives and contributes to a distinctive sense of place.

CONSIDERATIONS - DRAFT FOR REVIEW

- Design demonstrates innovation appropriate to context and function
- Creative responses enhance legibility, delight, or user experience
- Materials, form, or landscape design are attractive and distinctive
- Innovation is functionally and/or creatively purposeful and not merely cosmetic

ASSESSMENT

- To be undertaken as part of The Substantive Submission in collaboration and subject to agreement with the appointed specialist cultural design advisers

6. Tohu (Cultural Markers)

EXPECTATION

The development is expected to incorporate clear, authentic, and place-specific cultural markers that communicate mana whenua stories and support legibility and identity.

CONSIDERATIONS - DRAFT FOR REVIEW

- Cultural markers and references are legible, authentic, and place-specific
- Design elements express stories, journeys, or significant events
- Wayfinding proposals incorporate Māori narratives and symbolism
- Cultural markers contribute to spatial legibility, identity, and sense of place

ASSESSMENT

- To be undertaken as part of The Substantive Submission in collaboration and subject to agreement with the appointed specialist cultural design advisers

7. Ahi Kā (Living Presence)

EXPECTATION

The development is expected to acknowledge and support the ongoing presence, use, and living culture of mana whenua within the contemporary built environment.

CONSIDERATIONS - DRAFT FOR REVIEW

- Ongoing mana whenua presence and connection are enabled
- Spaces support contemporary Māori use and occupation
- Design reflects living culture, not solely historical reference
- Long-term relationships with mana whenua are evident in the development proposal

ASSESSMENT

- To be undertaken as part of The Substantive Submission in collaboration and subject to agreement with the appointed specialist cultural design advisers

Simple Design Guide - White Copy

Re-Imagine's **Simple Design Guide** provides the overarching framework for assessing the urban design quality of the Waikato Thoroughbred Racing (WTR) greenfield racecourse development.

- The Simple Design Guide comprises an **outcome-based, expectation-led design quality framework** intended to move beyond prescriptive compliance and minimum standards, and instead focus on the creation of high-quality, enduring, and memorable places.
- This page provides a 'Snapshot Overview' of the Simple Guide Framework in the form of a 'White Copy', which is used as the underlying framework for developing project-specific, **bespoke and/or customised** design quality guidelines and assessment frameworks.
- The framework has been applied extensively across New Zealand and Australia to help create place and/or project-specific design guidelines for public, private, and institutional clients - including national housing providers and local authority planning and review panels.

The image displays a grid of 10 pages from the 'Simple Design Guide'. The pages are arranged in a 2x5 grid. The top-left page is the title page, 'Simple Design Guide', with a large 'Good Design' graphic. The subsequent pages are numbered 1 through 10, each representing a different design principle or section. The pages contain text, images, and icons. The pages are: 1. Site Planning, 2. Circulation, 3. Diversity, 4. Public Realm, 5. Sustainability, 6. Sense of Place, 7. Lifestyle, 8. Desirability, 9. Stewardship, and 10. Guardianship. Each page has a large number in the top left corner and a title in the top right corner. The pages are designed to be visually appealing and easy to navigate.

APPENDIX A.4