FTAA-2610-1304

3 November 2026

Waikato Thoroughbred Racing Incorporated
c/- Josh Caddigan
Email: [redacted]

Tēnā koe,

Request for further information in relation to your application under the Fast-track Approvals Act 2024

You lodged a substantive application, Waikato Greenfield Racing Hub (the application), under the Fast-track Approvals Act 2024 (the Act) on 16 October 2026.

Prior to referring a substantive application to an Expert Panel, the EPA must assess the completeness and scope of the application to ensure it complies with section 46(2) of the Act. To assist with making this assessment, under section 46(2A) of the Act the EPA may seek further information from you.

Request for Further Information

To assist us in assessing if the application complies with Section 46(2) of the Act, please provide a response to the following matters:

Scope

The project description included as part of the substantive application documents notes changes to the project site from the description that was approved in the Section 28 notice. The application notes:

> "These changes represent refinements to internal layouts and allocation of space and do not materially increase the footprint, scale, intensity or environmental effects of the Hub outside of what could be considered within general accordance."

Further information is required for the EPA to determine if this application meets the requirements of Section 46(2) of the Act.

1. **Residential development component**

The referral Section 28 describes 200 attached units, while the substantive application proposes a 160-bed care facility and 40 units.

Request:

Please provide a detailed assessment comparing the referred application proposal (as approved in the Section 28 notice) and substantive proposals, specifically whether the changes alter the character, scale, or nature of the development. The assessment should clearly identify differences in the land use mix, built form, operational outcomes, and development intensity, including a comparison of gross floor area, overall building dimensions, building height, footprint, site coverage, and any other relevant design parameters.

2. **Starting chute size**

The Section 28 notice proposes a 1,200m starting chute, which aligns with the referral application. The substantive application proposes a 2,000m starting chute.

Request:

Please provide a detailed assessment comparing the referred application proposal (as approved in the Section 28 notice) and substantive proposals, specifically whether the changes alter the character, scale, or nature of the development. The assessment should clearly identify differences in the built form, overall area, site coverage, and any other relevant design parameters.

Schedule 5 of the Act

3. **Clause 5(1)(b**)

Request:

To meet the requirements of Clause 5(1)(b) of Schedule 5 of the Act, please provide confirmation as to whether the project site is adjacent to:

(i) a statutory area (as defined in the relevant Treaty settlement Act); or

(ii) ngā rohe moana o ngā hapū o Ngāti Porou (as defined in section 11 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).

4. **Consultation feedback from Waikato District Council**

The following requests were raised as part of the mandatory consultation the EPA undertook with the Waikato District Council (WDC). Please see the attached WDC letter provided as Appendix A. In summary, WDC considered that the information submitted in relation to operational stormwater management and design was insufficient.

Request:

To assist us in assessing if this application complies with clause 5(4)b and clause 7 under Schedule 5 of the Act, can you please provide:

- An assessment of the overall Waikato District Council and Waikato Regional Council stormwater management requirements. This should:

  (A) set the design parameters for water quality, volume mitigation, primary capacity and secondary system performance. With reference to (at a minimum) the Regional Infrastructure Technical Specification (RITS) and the Waikato Stormwater Management Guideline.

  (B) It should also identify which performance measures are achieved at source and which are achieved through centralised infrastructure.

- The inclusion of a complete concept design within the Flood Assessment Report, that demonstrates how effects will be mitigated as part of the consent.

- Water quality calculations to show the level of treatment provided by the swales.

- Stormwater volume mitigation calculations to demonstrate how sufficient stormwater attenuation is provided.

5. Clause 8(1)(c) and Clause 8(1)(d)

Within the application checklist, you have responded N/A to Clause 8(1)(c) and Clause 8(1)(d) of Schedule 5 of the Act.

Request:

Please provide further information as to why these clauses are not applicable to your application.

Responding to the Request for Further Information

Under the Act, you have until the end of the 20th working day from the date of this letter to provide a response to the EPA, which is 1 December 2026.

From the date of this letter, the 15 working day timeframe for the EPA to decide on completeness and scope of the substantive application ceases to run. The 15 working day timeframe will recommence once your response is received or after 1 December 2026, whichever is sooner.

If you wish to clarify any matter relating to the request, and the request was generated from the EPA's consultation with an administering agency or local authority, we suggest that you contact that administering agency or local authority directly before providing your response to the EPA.

If you require information from the EPA in relation to the request for further information, you may request that information from the EPA under section 46(2C) of the Act. Please send your request to projects@fasttrack.govt.nz.

The EPA intends to publish the information received from you in full, including your responses in our completeness memorandum, on the Fast-track website.

If you have any questions, please contact Mujahid Musa, Application Lead by email at info@fasttrack.govt.nz.

Nāku noa, nā



Ben Bond

Team Leader, Fast-track Applications