Feedback Request Checklist

Feedback Provided	Comments
Waikato Regional Council	
Further information is requested within the substantive application that addresses how the residential lifestyle, retirement living and commercial components of the project are consistent with Future Proof, the Waikato Regional Policy Statement and Waikato 2070	Refer to the provided EIA • Sections 8.1 and 8.2 – for commentary regarding the senior living precinct.
Further information is requested within the substantive application that addresses whether there is demand for the retirement living component of this proposal in the short, medium and long term.	Refer to the provided EIA • Sections 8.1 and 8.2
Further information is requested within the substantive application that addresses whether there is demand for the housing component of this proposal in the short, medium and long term.	Refer to provided EIA • Section 8.3 – for commentary regarding the residential lifestyle precinct
Based on the information viewed by WRC staff, the loss of Class 1 and 2 soil with the development and in particular the retirement and residential components are not supported by demand in the short, medium and long term. Therefore, further information is requested within the substantive application that addresses these matters.	Refer to the provided EIA • Sections 8.1, 8.2 and 8.3 – for commentary regarding both the senior living and the residential lifestyle precinct • Section 9.2 – for commentary around the loss of HPL
Any substantive application must address in further detail how the proposal will give effect to Te Ture Whaimana.	Refer to the Overall Planning Memo • Section 12.6.1 – for a summary on how the proposal will give effect to Te Ture Whaimana Refer to the Civil Engineering Design Report • Section 11.3 – for commentary on how the proposal will give effects to Te Ture Whaimana

Further assessment of the ecological function of the wetland on site would be beneficial to determine how the proposal aligns with the NPS-FM.	Refer to the provided EMP • Section 2.4 – for commentary on the ecological function of the wetland
The substantive application would need to identify if the cessation of maintenance of watercourses is to occur and how this will be managed.	Refer to the SMP • Section 2.2 – for commentary on how the watercourses will be replaced.
A detailed design supported by an assessment of effects of discharging treated wastewater to ground will be required as part of the substantive application to support a discharge consent application under the Discretionary rule 3.5.7.7.	Detailed design will be required as a condition of consent and provided before any discharge of wastewater to ground. Refer to Civil Engineering Design Report • Section 8.7 – for commentary on the effects of discharging treated wastewater to ground
WRC supports the preparation of a Contaminated Site Management Plan (CSMP) as part of any substantive application. This should include targeted investigation of identified HAIL areas to define the extent of contamination and inform appropriate management and remediation measures prior to earthworks. *Overall, the approach is considered appropriate for this stage; however, further investigation will be required to adequately address potential contamination risks.*	Refer to the CSMP attached as **Appendix IA.**
Overall, WRC considers that the proposal for the racecourse and its associated activities provides some strategic benefits with the combination of three racecourses into one single operation at a greenfields site. Whilst consents for the proposal will require resource consents under the RMA, based on the information WRC staff have reviewed to date, the issues with these will likely be able to be addressed through consent conditions. *However, WRC considers that the rationale for the associated retirement village, residential and commercial components is not well documented and therefore further information, so as to more accurately enable an assessment of these parts of the development with the relevant statutory instruments, is requested within the substantive application.*	Refer to the provided EIA • Sections 8.1, 8.2 and 8.3 – for commentary regarding the economic benefits of both the senior living and the residential lifestyle precinct
Waikato District Council	
WDC recommends that, if this Referral Application is approved, the Panel appointed by the Environmental Protection Authority adequately considers engagement with all adjoining properties in relation to reverse sensitivity, visual amenity, lighting effects, noise, and hours of operation.	• The consultation summary outlines consultation undertaken with the community • The provided technical assessments address concerns in relation to reverse sensitivity, visual amenity, lighting effects, noise and hours of operation

WDC further recommends that the Panel works with Council and NZTA to ensure a comprehensive assessment of transport impacts on both the local road network and the State Highway network.	The consultation summary outlines consultation undertaken with Councils and NZTA. Refer to the updated ITA for further assessment.
Hamilton City Council	
In this context, the applicant is encouraged to engage early with Taumata Arowai - the Water Services Authority in this respect as such obligations may affect the way in which servicing is done and cost.	Engagement has occurred with Neil Shaw at Taumata Arowai – see correspondence attached to the Consultation Summary.
Waipa District Council	
Transportation *This proposal has activities anticipated to operate over the long term and introduce additional (particularly heavy vehicle) movements to the local road network,* *Upgrades to Hooker Road and Racecourse Road intersections with Cambridge Road should be considered as part of the substantive application.*	The provided ITA has determined that no significant roading upgrades are required to accommodate the additional traffic movements associated with the Hub.
New Zealand Transport Agency	
NZTA would need to see the ITA revised as part of any substantive application to quantify and include the anticipated trip generation volumes and trip distribution percentages for any proposed ancillary activities in order to assess the impacts of those activities on the wider state highway network in the vicinity of the site and HSL RoNS.	Refer to the ITA • Section 10.2 – for commentary around trip generation
It is also unclear in the ITA whether or not the trip distribution assumptions consider the completion of the HSL RoNS. *On this basis, NZTA would also need to see the ITA revised as part of any substantive application to clarify this.*	Refer to the ITA • See section 4 for confirmation the ITA does not rely on Southern Links to accommodate project traffic
NZTA would therefore need to see the ITA revised as part of any substantive application for this Project to fully understand the potential traffic impacts this Project will have on these areas and any associated mitigation measures that may be implemented to address these impacts.	Refer to the revised ITA

The ITA also does not identify any increase in the number of vehicles queuing on the northbound off-ramp on the State Highway 1 Tamahere Interchange in the 2035 traffic modelling assessment, nor does it address whether that offramp has sufficient space for deceleration and queuing. *NZTA would also need to see the ITA revised as part of any substantive application to clarify these matters.*	Refer to ITA • Section 10.4, 10.6 and 10.6 – for commentary on the northbound off-ramp and State Highway 1 Tamahere Interchange.
The assessment on the potential traffic effects and information for the annual Field Days event has not been included in the ITA and NZTA would therefore need the ITA to be revised to include this information and to confirm the size of events on the site which would trigger the need for an Event Management Traffic Plan (EMTP) on State Highway 1 or State Highway 21.	It is proposed that there will be no crossover between event days and field days. This has been included as a draft condition of consent. The provided ETMP outlines triggers for traffic management to be provided in relation to events on-site.
NZTA would therefore need to see the ITA revised as part of any substantive application to include further discussion on how any CTMP will address the relationship between the local road and state highway networks, and any draft conditions of consent which address CTMPs for this Project.	Refer to revised ITA • Section 13 – for commentary on how the CTMP will address the relationship between the local and State highway networks
NZTA would need to see the lighting assessment revised as part of any substantive application to confirm the lux levels at all the site boundaries in relation to the State Highway 1 corridor and associated mitigation measures.	Refer the lighting assessment • Section 3F – for commentary regarding lux levels at the site boundaries as well as the necessary mitigation measures.
The Transportation Peer Review prepared by Don McKenzie Consulting was completed before the version of the ITA that was submitted as part of this Application and dated 17 April 2026. *NZTA would therefore need confirmation from the Agent that any revised ITA would be peer reviewed again prior to its submission as part of any substantive application.*	The substantive ITA has been peer reviewed by Don McKenzie
Department of Conservation	
The Proposal is not inconsistent with the relevant statutory planning provisions. However, consideration should be given to: • *The relevant provisions in Te Ture Whaimana with respect to streams which are tributaries of the Waikato River;* • *Maintaining and restoring the ecological integrity of relevant ecosystems and habitat types;* • *Conserving any threatened and at-risk species to ensure their persistence;*	Refer to the Overall Planning Memo • Section 12.6.1 – for a summary on how the proposal will give effect to Te Ture Whaimana Refer to the Civil Engineering Design Report • Section 11.3 – for commentary on how the proposal will give effects to Te Ture Whaimana Refer to the EMP

• *Protecting freshwater fish habitat, fish passage and the maintenance of habitat connectivity and water quality of any waterway* • *The applicant has determined a Wildlife Act approval is required to handle, capture and relocate salvaged lizards, if discovered on-site, including any accidental killing. Assessments should be undertaken to confirm lizard presence and mitigation needs and relocation in preparing the potential substantive application. It is unclear whether the kahikatea stand is intended to be utilised as a relocation site, or what predator management will occur there. Further, the referral application notes that further specialist reporting will determine if any other approvals will be sought as part of the Wildlife Act approval. DOC agrees that any further approvals should be identified ahead of lodging the potential substantive application.*	• Section 2 – outlines restoration and management actions. Refer to the FMP and EMP • For commentary on fish and fish habitat Refer to the ESMP • For commentary on water quality Refer to LMP •
In particular, DOC recommends consideration is given to whether a complex freshwater fisheries activity approval is required, given that waterways may be diverted and culverts may be implemented as part of the Project. *Details of the potential approvals required were provided to the applicant as part of the preliminary consultation process.*	Refer to the FMP • Section 2 – Outlines no fish or large invertebrates were captured in a fish survey
Heritage NZ	
Ensure all relevant documentation is provided with a substantive application, including: • *A fulsome archaeological assessment, including an appraisal of the potential to encounter unrecorded archaeological sites;* • *Details of the covenant that is proposed for part of S15/573;* • *Appropriate draft management plan and archaeological research strategy;* • *Evidence of appropriate consultation with tangata whenua, including any Cultural Impact Assessments produced;* • *Appropriate draft conditions.*	Refer to the Archaeological assessment • The archaeological assessment outlines what the covenant is to include, which is outlined in the authority conditions. • A management plan and research strategy has been attached as **Appendix KA and KB** • Cultural Values Assessments (CVA) (**Appendix J**) have been produced by Mana Whenua and a Memorandum of Understanding (MoU) has also been prepared between the applicant and Mana Whenua. • Draft authority conditions have been provided within **Appendix NA**
Waikato Regional Airport	

WRAL is generally supportive of the proposal, it is essential that Hamilton Airport's concerns are fully addressed. In particular, WRAL seeks assurance that: • *The proposal explicitly recognises existing and future airport operations and associated aircraft noise effects within the relevant control boundaries.* • *Appropriate measures are implemented to avoid, remedy, or mitigate reverse sensitivity effects, including consideration of building design, acoustic treatment, and operational practices where relevant.* • *All parties involved in or associated with the development are made aware of the airport environment, including regular overhead aircraft movements and associated noise.* • *The development will not result in any direct or indirect constraints on current or future airport operations, while we note the application confirms compliance with Airport Noise (ANOC-R6) and Obstacle Controls (ANOC-R1) the below images taken from appendices I (Urban Design Assessment Report) show the outer control. boundaries cut through the applicant's site.*	Refer to the Overall Planning memo • Section 3.4 – provides commentary regarding the Airport Hight Limitation Surface • Subject site is located outside of the airport noise control overlays. Further consultation with Hamilton Airport has been undertaken.
Waikato Tainui	
Further consideration would be required in relation to: • *Effects on sites of cultural and archaeological significance, including Maaori horticultural soils and burrow pits.* • *Loss and modification of highly productive land and associated landscape change.* • *Effects on indigenous biodiversity, including long tailed bat habitat and Kahikatea stand.* • *Cumulative effects associated with large scale land use change and infrastructure consolidation.* • *Adequacy, enforceability and long-term effectiveness of proposed mitigation plans.*	Extensive consultation has been undertaken within Waikato Tainui. Refer to the Consultation Summary This has resulted in the production of the following reports and management plans • Cultural Values Assessment • Archaeological Assessment • Archaeological Management Plan • Research and Mitigation Strategy • Memorandum of Understanding