

**BEFORE THE INDEPENDENT HEARING PANEL ON PROPOSED PRIVATE PLAN  
CHANGE 13 TO THE OPERATIVE HAMILTON CITY DISTRICT PLAN**

**IN THE MATTER** of the Resource Management Act 1991 (the Act)

**AND**

**IN THE MATTER** of proposed Private Plan Change 13 to the Hamilton City  
District Plan

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**Summary of Evidence of Andrew James Castles on behalf of the Waikato  
Racing Club Incorporated  
Dated: 23 August 2023**

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**MAY IT PLEASE THE INDEPENDENT HEARING PANEL**

**INTRODUCTION**

1. My name is Andrew James Castles. I have previously given a statement of evidence in chief and a statement of rebuttal evidence in relation to the above matter, dated 26 July and 17 August 2023 respectively.

**SUMMARY OF EVIDENCE**

2. As directed by the Hearing Panel, the following statement provides a summary of my evidence on behalf of the Waikato Racing Club Incorporated ("WRCI") in support of proposed Plan Change 13 to the Hamilton District Plan ("PPC13").

**WRCI BUSINESS CONTEXT**

3. WRCI is the owner and operator of the Te Rapa Racecourse and has been in existence since 1924. We usually hold 18 race days per year which typically attract 2,000-2,500 spectators, with up to 6,000 spectators on our biggest race days over summer.
4. The financial performance of WRCI cannot be reliant on income from horse racing alone. A concerted effort has been made to diversify our income streams through multi-functional use of the club's facilities and through strategic use of underutilised, high value land that surrounds the racecourse.

**PC13 PROPOSAL**

5. PC13 has been a long process for WRCI that started around 2017. WRCI continues to have surplus land for the needs of a modern-day racing club. WRCI's desire is to have a part of the Te Rapa Racecourse that is currently underutilised rezoned to allow WRCI to have options for future development.

6. The underutilised land which has been identified for rezoning consists of approximately 6.5 hectares. The part of the PC13 area which borders the Metlifecare Forest Lakes Retirement Village is only used once a year for car parking on Waikato Cup Day. The remainder of the PC13 area includes land which is used for horse float parking on race days as well as areas which are currently occupied by race day stabling blocks.
7. The stabling blocks are nearing the end of their useful life and will be demolished as part of the development of the PC13 site. Parking and race day stabling will be moved to another part of the racecourse precinct.
8. One of the key outcomes that WRCl would like to see from the plan change is an attractive entranceway to the Te Rapa Racecourse from Ken Browne Drive and Sir Tristram Avenue. WRCl consider that the proposed mix of residential and open space activities will achieve this and complement the racecourse well.
9. The outlook from parts of the PC13 site over the racecourse is also an attractive proposition which we believe will be appealing for residents and lends itself well to medium density housing. Having a mix of residential dwellings spread across the development, potentially including some buildings up to four storeys, will provide a modern, energised look for an area that currently looks tired.

#### **RESPONSE TO SUBMITTER EVIDENCE**

10. My rebuttal evidence addresses matters raised in submitter evidence regarding the future of the Te Rapa Racecourse. The WRCl currently has no plans not to be based at the current site. It is highly speculative to suggest that the Te Rapa Racecourse may have some other use into the future.
11. I also responded to evidence on behalf of some submitters which suggested increasing the buffer/setback for noise sensitive activities from 30m to 60m. I have serious misgivings about the effect of a 60m

buffer/setback on the feasibility of developing the PC13 site. It would also be detrimental to housing affordability, a wasted opportunity for housing options and wouldn't align with WRCI's vision for the site.

## **CONCLUSION**

12. The proposed rezoning will enable good use to be made of land which is no longer required for racecourse related uses, and which has been underutilised for many years. WRCI is pleased that residential development that will be enabled by the rezoning will contribute to an attractive entrance for the Te Rapa Racecourse, as well as much needed housing supply for Hamilton City. The revenue earned from development of the site will help to support the local horse racing industry and future development of the Te Rapa Racecourse, which is an important regional community asset.

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**Andrew Castles**  
**Dated: 23 August 2023**