For Awapuni to be one of NZ’s largest racing centres

For Awapuni to be in the top 3 NZ training centres

To be the economic engine for the lower North Island in thoroughbred racing & training

To drive employment, investment and energy within Palmerston North
The Opportunity

Awapuni has an opportunity to lead in its particular segment “Training and Racing Centre of Excellence”

• Population base of Palmerston North
• Centre of the Central Districts
• Largest CD training base currently
• Ability to partner industry in financial capability
• Joint collaboration with investor partner in Kamada Racing
• Supportive Council to assist growth
Goal

• Investment circa $12m - $14m over time
  • Partnership of Government, Kamada / RACE Inc
• Target 450+ horses in training
• 30-36 race meetings per annum including industry meets
• Jump outs and trials maximised
• Direct employment of a further 50 permanent and 30 part time positions
• Direct economic impact to Palmerston North of Circa $25m per annum
• Protection and re-stimulus of Central Districts Racing and Training
• Provision of quality facilities for owners, trainers and patrons

• To be funded from development at Te Wanaka Road / Kikiwhenua
Status

• I am pleased to advise that through the investment planned at Awapuni / Palmerston North we have:

• NZ Thoroughbred Racing endorsement that Awapuni is 1 of 3 “Supersites” within New Zealand
• That we will partner with Industry and Government to install a synthetic racing and training surface
• That race meetings at Awapuni will climb from 18 per annum to 40 per annum
• That the site will be capable of housing 450+ horses
• That trails and jump outs will be maximised reducing owners costs and generating substantial revenue for the region
• That we will be able to release valuable land for housing stock and generate in excess of $25m per annum for the Palmerston North economy
Memorandum of Partnership with Rangitane

Formal Accidental Discovery Protocol
MEMORANDUM OF PARTNERSHIP

DATED this 26th day of September 2018

PARTIES

RANGITANE O MANAWATU (in this instance represented by Tenueniurangi Manawatū Incorporated, Ngati Hine-Aute Hapu Authority Trust and Rangimarie Marae Trustees).

AND

[RACE INCORPORATED] located in Racecourse Road in Palmerston North, New Zealand ("The Racecourse")

1. BACKGROUND

1.1 The Racecourse has developed the Awapuni Masterplan 2018-2023 to develop Awapuni as Inter-alia one of the leading Training and Racing Centres of Excellence in Aotearoa.

1.2 As part of this Masterplan the Racecourse shall undertake a significant subdivision and redevelopment of its land inter alia to support financing the Masterplan. This subdivision project shall be known as the Kikihenua Subdivision Development.

1.3 Rangitane o Manawatū (RoM) are the manawhenua of Palmerston North. The Awapuni Area is a key area of significance to RoM. In particular on part of the land subject to the proposed subdivision is a former Pu site known as Kikihenua. A summary of those connections are set out at Appendix 1.

1.4 Thus the parties are entering this Memorandum of Partnership to set out how they shall be working together during the re-zoning and development process for the area in question.

2. THE AREA

2.1 The Area is approximately 24 hectares and is located at the intersection of Te Wira Road and Pioneer Highway and boundary to the Mangone stream.

- To support the Racecourse where opportunities arise to have greater involvement in the wider masterplan and activities of the Racecourse e.g. fostering pathways for Māori to pursue jockey apprenticeships.
- Exploring whether the proposed road reserve may go over RoM land on the upper level.

8. MEETINGS

8.1 The Parties shall meet as necessary at such times, places and on such dates as necessary for the purposes of the work required to give effect to this Memorandum of Partnership.

9. REPRESENTATION

9.1 The points of contact for RoM shall be:

- The Chief Executive Tenueniurangi Manawatū, and/or
- Staff from Te Ao Tuaro Environmental Centre.

9.2 The point of contact for the Racecourse shall be:

- The Chief Executive of RACE Incorporated.

SIGNED for RACE INCORPORATED

[Signature]
Chief Executive

SIGNED for TENUENIURANGI MANAWATU INCORPORATED

[Signature]
Chief Executive

SIGNED for HINEMATE HAPU AUTHORITY TRUST

[Signature]
Chief Executive

SIGNED for RANGIMARIE MARAE TRUSTEES

[Signature]
Trustee
Kikiwhenua site
Approx 1.3 Ha

EXISTING TRACK
CONCEPT A
NUMBER OF LOTS: 227
AVERAGE LOT SIZE: 707 m²
LENGTH OF ROAD: 2500m
Para 3.3: We agree with the change of future road to Primary Road recommended and the inclusion of left in / left out until such time as Pioneer Highway reduces to 60km/hr. We request Council confirm they will cover the cost of the left in / left out to a full intersection when the time is right.

Para 3.48: We agree with change from Future Road to secondary road and the inclusion of footnote that road connection of Te Wanaka Road to Grand Oaks is subject to future consents.

Para 3.61: We agree with revised acoustic insulation and set back from Pioneer Highway with the adjacent road at 60km/hr.

Para 3.73: We agree with the proposed integrated pedestrian and cycle networks with the exact location beside / through the subdivision to be confirmed.

Para 3.83-3.85: We agree with the Te Wanaka Road intersection upgrade with the roundabout constructed later when required by traffic volumes. We request Council confirm the costs of all works will be met by Council.
Para 3.99: We note that Planners have been relatively prescriptive with the view on a laneway as opposed to slip lane along Pioneer Highway. We propose that this consideration should retain flexibility for further analysis and consideration at time of subdivision consent.

Para 3.107: We agree with the inclusion of cul-de-sac provisions however query the justification of a 10 metre wide walk way link when 5-6 metres would provide more than sufficient public space.

Para 3.131: We would like to point out that while we agree with the principle that no such horse path will be required

Para 3.133: As above this will not be required

3.148: We agree with Rose Armstrong’s evidence that states that the proposed term as practicably as possible meets RACE’s concerns of vetting existing vegetation that is fit for retention. We are supportive of the retention of mature trees however do not support the retention of existing shelter belts as being suitable for residential development

3.164: We agree with Council’s position to not include the barn as a feature of rezoning. We prefer to acknowledge Iwi and the racing history with public art, statuary and memorial options recognising Kikiwhenua and that the area’s greatest horse, Melbourne Cup winner Silver Knight was housed in a different barn on site
Para 3.179: While acknowledging Council’s housing goals with regard to lot sizes, we would request minor flexibility of an average of 500m² - 600m². This will allow more diversity and provide for the second house buyer market as well.

Para 3.185: We agree that the final position of stormwater detention area can be resolved at the subdivision consent stage after a complete Stormwater Management Plan has been completed. We note the loss of yield by having the area beside Pioneer Highway.

Para 3.194-3.195: There are no stop bank implications along the proposed rezoned area beside the Mangaone Stream. On that basis there is no need for the new rule proposed by para 3.195.

Para 3.199: We agree with the proposed definition of hydraulic neutrality

Para 3.217: We agree with the use of Pressure Sewer System for this area

Para 3.224: We support the position that “while RACE will be required to pay development contributions for any existing network infrastructure capacity it utilises, it will not be required to pay development contributions for the additional capacity added to the local infrastructure it provides as this will provide capacity for future growth within the broader Kakatangiata area”.

We request that Commissioners note we support the location of services through Awapuni Racecourse at the request of Asset Managers as this will encumber the property.
I wish to acknowledge and thank the following:

1. Iwi for their respect and collegiate involvement enabling us to preserve the site of Kikiwhenua and to enable us to begin a youth Racing training scholarship to maintain the link between Rangitane and the Racecourse

2. Palmerston North City Council Planners for their professionalism and support to guide us to today where we can propose a development of the highest quality at Kikiwhenua