



AGM 18 NOVEMBER 2024 FACILITIES MASTER PLAN

AGENDA

Introduction – Bruce Harvey WTR Board Chairman

Work Programme Objectives and Overview - Andrew Castles WTR CEO

Summary Overview of Development Work and Findings – Steve Bramley Project Lead

Recommendations of WTR Board – Bruce Harvey/Andrew Castles

Seek Meeting Endorsement for Proposed Next Steps

WTR MERGER AGREEMENT KEY OBJECTIVES 24 APRIL 2023

- Create a robust platform for the development of a financially strong and sustainable long-term Waikato thoroughbred racing operation, owning and operating premium facilities including an international standard racetrack
- Establish and maintain a comprehensive thoroughbred racehorse training facility in the central Waikato region that: keeps and attracts trainers, has a quality range of surfaces for training, and incorporates and provides convenient access to the requisite complementary businesses such as veterinarians and farriers.

TEAMS

Project Control Group

WTR Board members:

- Bruce Harvey
- John Elstob
- Mark Fraser-Campin
- Ben Speedy

WTR CEO, Andrew Castles

NZTR's Dean McKenzie

Consultant Team

Project Lead – Steve Bramley, SGL

Design Lead – Glenn Brebner, BOON Team Architects

Planning and Engineering - BCD

Quantity Surveying – Patrick Hay/James McCafferty, Rawlinsons

Financial Modelling Lead – Hayden McGregor, Baker Tilly (Auckland)

Commercial Lead – Martin Udale, Essentia

Valuation Estimates – Rob Smithers, CBRE

WORK PROGRAMME

NOVEMBER 2023 TO JULY 2024

- Refining overall brief
- Reviews of existing sites
- Estimates of land value for existing sites
- Establishing base information for potential revenue assessments
- Indicative designs and spatial plans with capital cost estimates
- Financial modelling comparing capital costs, operations and development revenue for all options
- Consultations - NZTR, NZ Bloodstock, Byerley Park Training Academy, Auckland Thoroughbred Racing, Hamilton City and Waipa District

OPTIONS CONSIDERED

1. Greenfields racing and training (without a 1,200m straight)
2. Racing at Te Rapa and Greenfields training
3. Racing at Te Rapa and Greenfields training at Waipa
4. Racing at Te Rapa and training at Cambridge long-term (status quo)

All considered with (a) StrathAyr racing track or (b) sand-based grass track

FINANCIAL VIABILITY

Key challenge: replacement facilities will be needed before the sale of existing sites is concluded

All options had a level of funding deficit.

The funding deficit for options 2 and 4 was too high so these were eliminated

Option 1 and 3 were the most financially viable but would still require a level of external funding

OPTION 4 - RACING AT TE RAPA AND TRAINING AT CAMBRIDGE LONG-TERM (STATUS QUO)

- requires replacement of the Cambridge synthetic track and upgrades for the Te Rapa buildings
- with current operating balance plus optimisation of potential development - this option was also determined not to be financially viable

Note: Cambridge training facility location also future challenged by residential growth

LEAST FUNDING DEFICIT

Option 1 - Greenfields racing and training with sand-based grass track

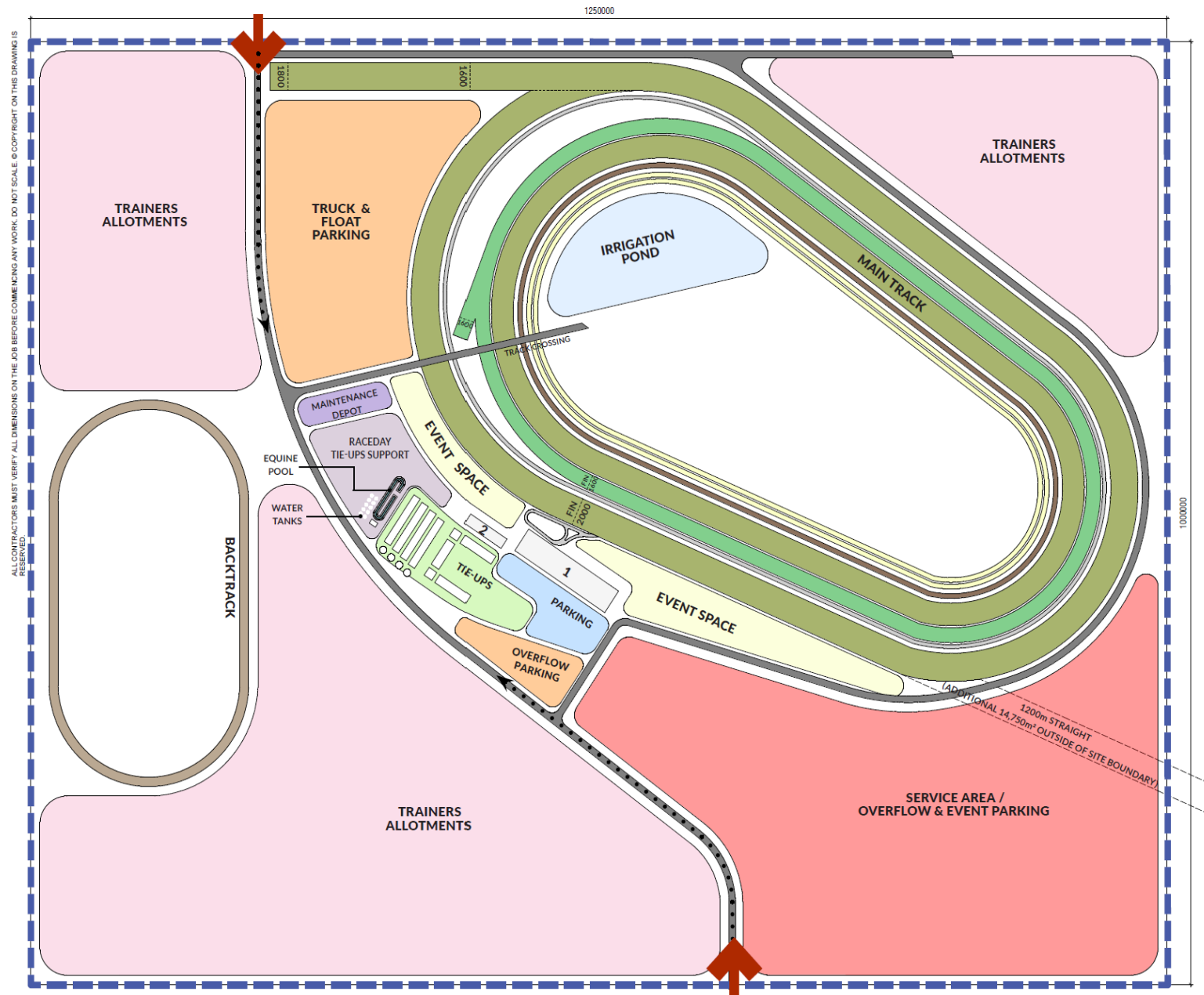
StrathAyr track will be reviewed in future but capital cost too high at this stage

MASTER PLANNING FOR GENERIC GREENFIELDS

Greenfield Site Masterplan with backtrack

1:4,000

- 1 FUNCTION & EVENTS CENTRE
- 2 RACING ADMIN BUILDING
- ▲ . . . MOVEMENT LINES
- BLOCK A APPROX 125ha
- IRRIGATION POND 35,000m³ BASED ON ELLERSLIE DESIGN
- COURSE PROPER 2000m X 30m WIDTH
- AMBULANCE TRACK 1980m X 4m WIDTH
- SYNTHETIC TRACK 1800m X 16m WIDTH
- NO.1 GRASS TRAINING TRACK 1640m X 24m WIDTH
- NO.1 PLOUGH TRACK 1570m X 5m WIDTH
- NO.1 SAND TRACK 1500m X 5m WIDTH
- NO.2 SAND TRACK 1470m X 5m WIDTH
- BACKTRACK 1,000m X 10m WIDTH



- A** NEW ASPHALT
13,820m²
- C** NEW CONCRETE PAVING
1,000m²
- L** LIMECHIP TRACK
- CS** CHIP SEAL ROAD
- RACEDAY TIE-UPS**
120
- TRAINING TIE-UPS**
240
- MAIN BUILDING ENTRY**
- MOVEMENT LINES**

Enlarged Site Plan

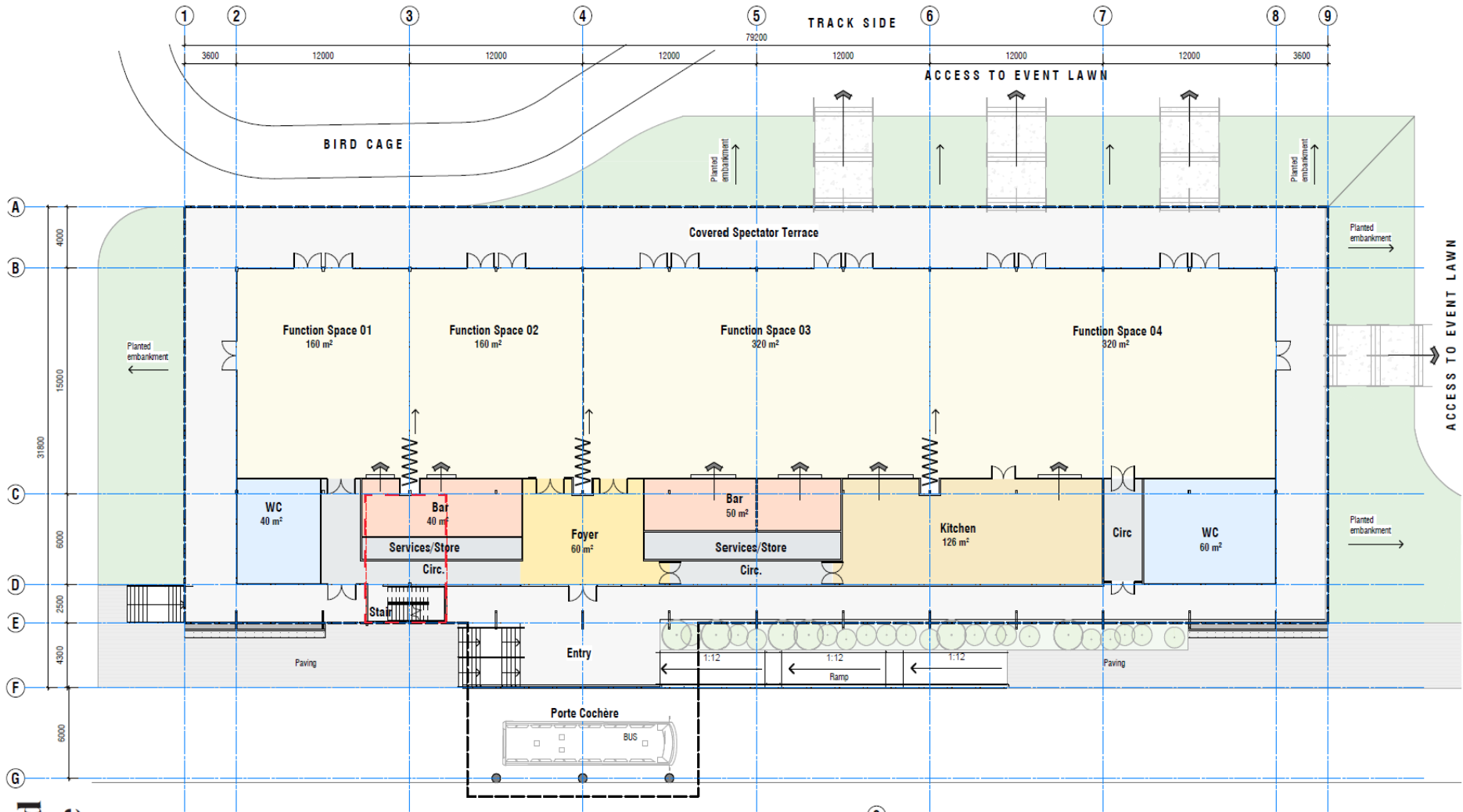
1 : 1,000

ALL CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK. NOT TO SCALE. © COPYRIGHT ON THIS DRAWING IS RESERVED.



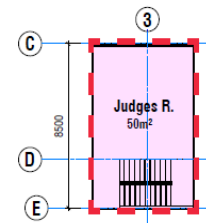
ALL CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK. DO NOT SCALE. © COPYRIGHT ON THIS DRAWING IS RESERVED.

Functions and Events Centre



L0 Proposed Ground Floor Plan
Scale 1 : 250 (A3)

NOTE:
PLACEHOLDER DESIGN FOR PROPOSED
OF HIGH LEVEL DEVELOPMENT COST
ESTIMATING



Tower Floor Plan
Scale 1 : 250 (A3)

Approximate Areas:
Indoor GFA = 1500m²
Gross Roof & Terrace Area = 2400m²
Judge Tower Area = 50m²
Porte Cochère = 100m²

WAIKATO THOROUGHBRED RACING – FINANCIAL MODELLING

CONFIDENTIAL

CONSOLIDATED OPEX OUTPUT – EXCLUDING COMMERCIAL PROPERTY (FY2022 – FY2031)

The annual cashflow generated from racing operations is effectively breakeven (assuming capital expenditure of \$260k pa).

The current operating position does not provide surplus funds for the replacement of the Cambridge synthetic track nor the essential long-term maintenance and/or future essential upgrades for the Te Rapa buildings.

SUMMARY

Financial modelling shows:

- racing at Te Rapa and greenfields training, or racing at Te Rapa and greenfields training at Waipa, are not financially viable
- upgrading the existing Te Rapa site for racing and the existing Cambridge site for long term training use, is not financially viable
- the greenfield model for racing and training is the most financially viable – but will still need a level of external funding support

SUMMARY cont...

The greenfields racing and training option also:

- brings the expertise and strength of the local racing fraternity together into a centralised location
- creates a fit-for-purpose venue designed for training and racing
- provides a 'super-hub' for other horse-related activities and users
- enables the local racing industry to be more streamlined, competitive and future focused
- is consistent with the recommendation of the Messara Report

**WTR BOARD RECOMMENDATIONS AND
PROCESS FROM HERE**

WTR BOARD RECOMMENDATIONS

At the August board meeting of WTR the following resolution was passed unanimously.

“The WTR Board endorse the direction of the Venue Plan Project Control Group. This direction is to proceed with the venue development programme with a view to progressing and derisking a Greenfields Racing and Training option for formal consideration by WTR members in October 2025.

AGM RESOLUTION

That the WTR membership endorse the WTR Board proceeding with the venue development programme with the view to progressing and derisking a Greenfields racing and training option for formal consideration in October 2025

