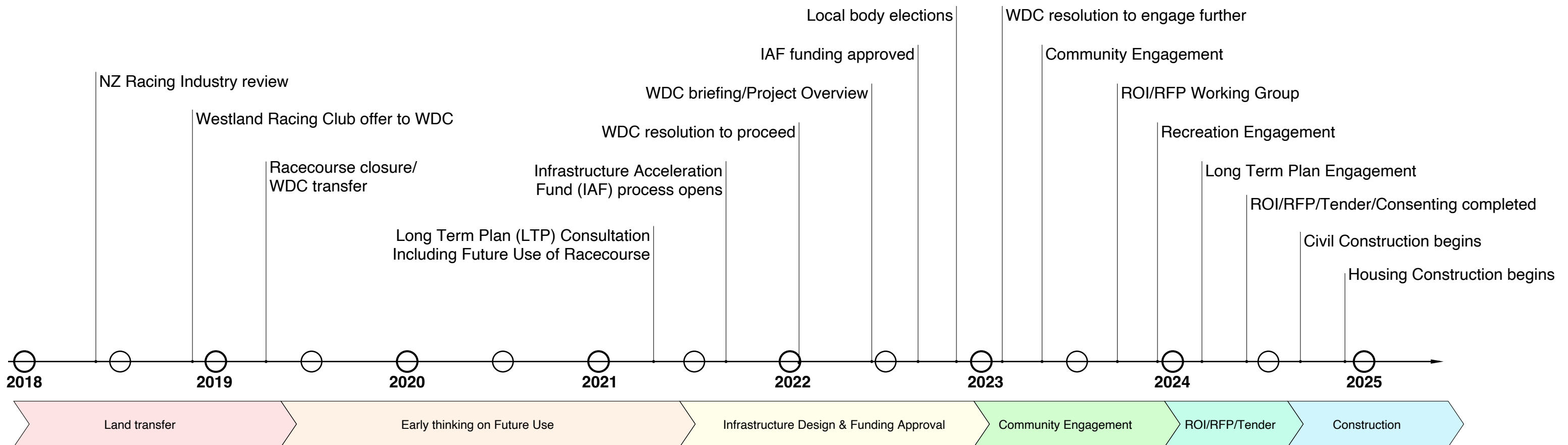


HOKITIKA RACECOURSE DEVELOPMENT

Timeline



INFRASTRUCTURE ACCELERATION FUND (IAF) - TIMELINE TO DATE

Zoning/LTP providing Residential Zoning to Western side of Racecourse land.	1990
Property purchased by WDC from Westland Racecourse.	2018
Property dis-established as a Racecourse.	2018

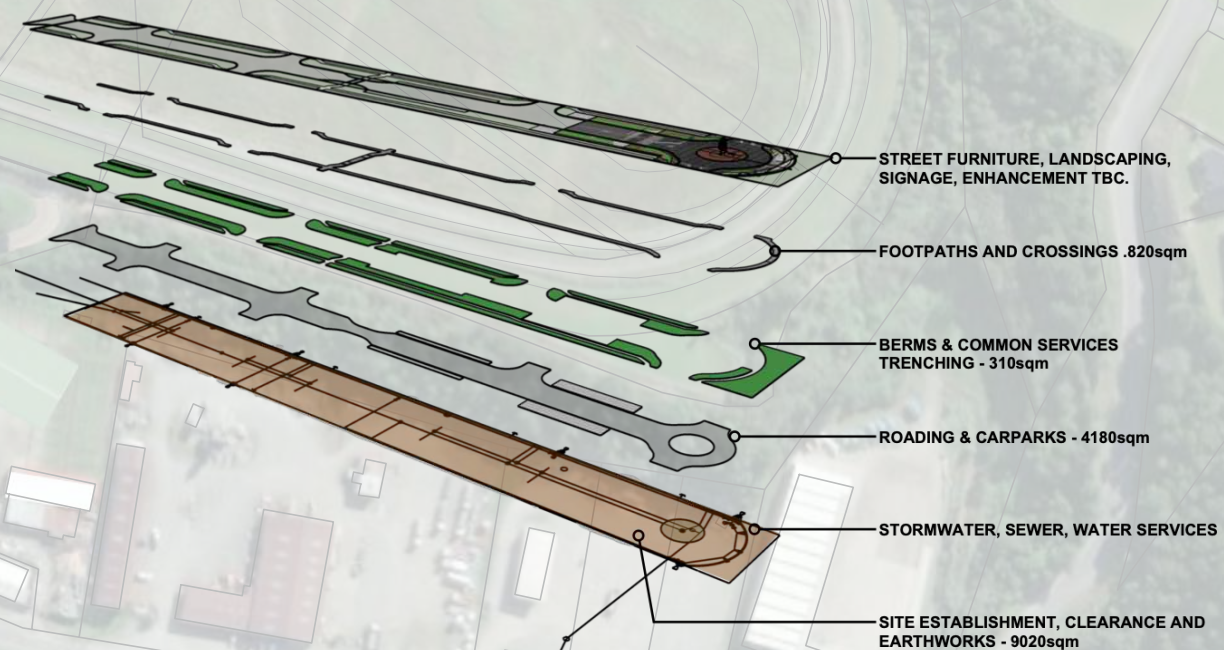
Steps in the IAF process

	Date	Status
All applicants invited to submit an initial proposal with expression of interest	30 June 2021	Completed/successful
Initial proposals due.	20 August 2021	Completed/successful
Successful applicants invited to submit response to RFP	15 October 2021	Completed/successful
RFP response due	17 December 2021	Completed/successful
Applicants notified of outcome (with invitation to commence negotiation for successful proposals)*	May 2022	Completed/successful
Negotiation commences*	May 2022	Completed/successful
Final Ministerial funding decisions sought*	June/July - November 2022	Completed/successful
Funding Agreements and Housing Outcomes Agreements concluded*	June/July – November 2022	Completed/successful

Current Work streams

	Status
Provisional Spatial Design	Completed.
Geotechnical site assessment	Completed.
Site Contamination Report	Completed.
External Servicing Requirements Report	Completed.
Civil Design & Cost Certainty	Completed.
Risk and Feasibility Analysis (O'Connor Partners)	Completed.
Conclusion of Negotiations	Completed
IAF PROJECT DELIVERY PLAN (PDP)	CURRENT
ROI/RFP Process & Working Group.	CURRENT
Developed Spatial Design	CURRENT.

MASTERPLAN - IAF ELEMENTS



MASTERPLANNING - Development.

MASTERPLAN - Engagement Concept Masterplan

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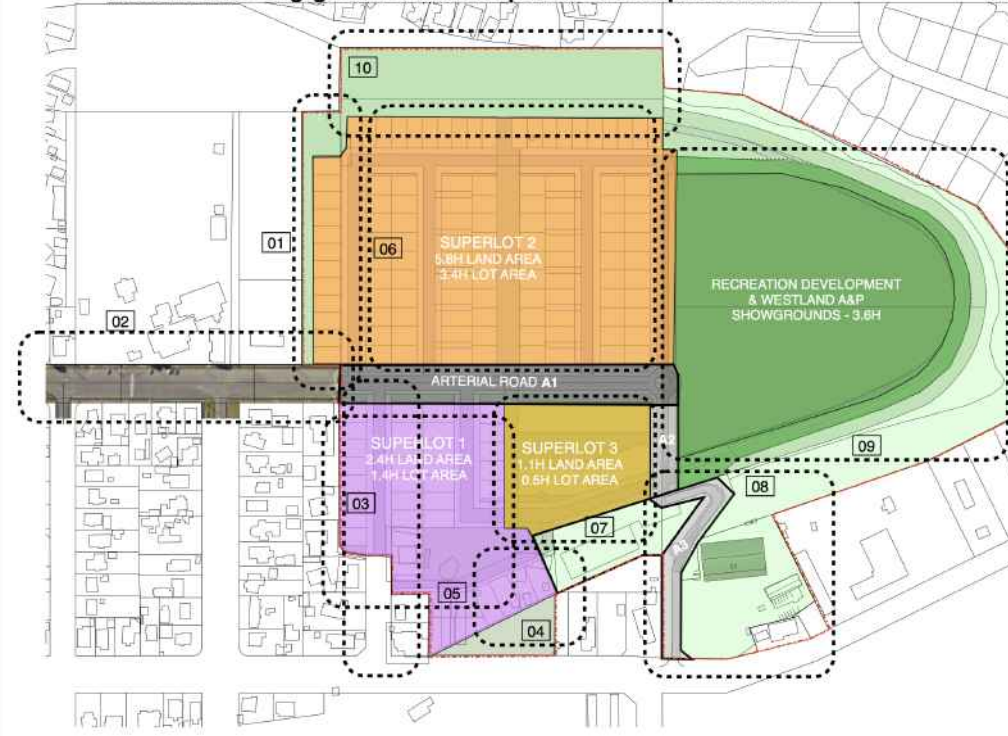


ENGAGEMENT MASTERPLAN - V03 - 19 SEPT 23



MASTERPLAN - Engagement Broader Responses & Masterplan Actions.

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ENGAGEMENT MASTERPLAN - V03 - 19 SEPT 23



MASTERPLAN - Development Actions.

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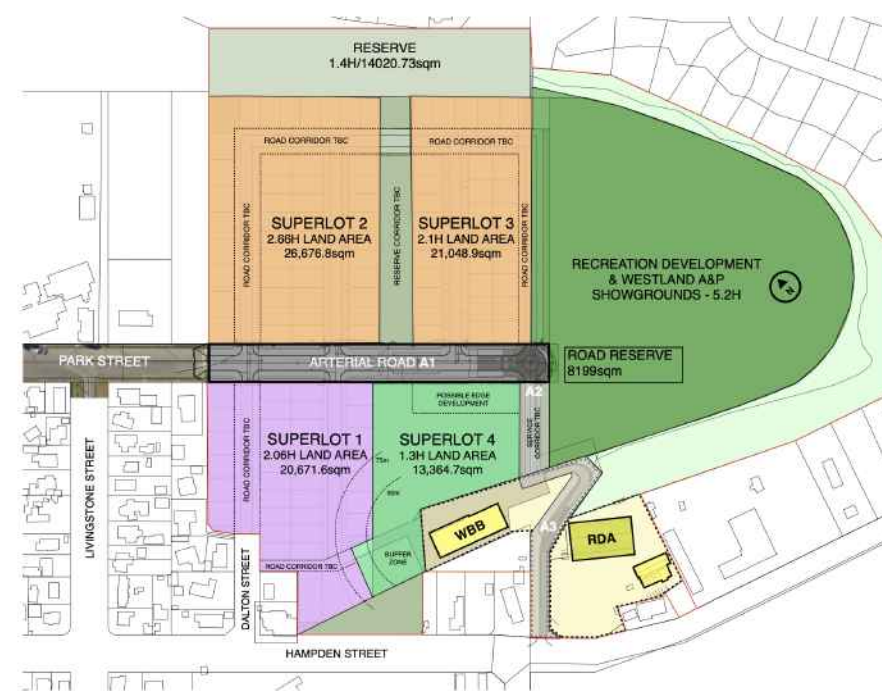
- 01 HANSEN RESERVE
Excluded from development area. Connections to Heritage trail. Transitional grazing.
- 02 PARK STREET EXTENSION
Integration with school parking/delivery. Event & Community parking to Park Street Extension.
- 03 DALTON STREET EXTENSION
Entry/exit restricted and one way flow to Park Street suggested, Traffic/Street furniture and 30kmph to assist.
- 04 WESTLAND BOYS BRIGADE
Buffer added to residential lots for noise. Carparking, access and services ratified.
- 05 SUPERLOT 1
Suggested as Affordable Pensioner homes. Integration and extension of Dalton Street. Integration with Community Green.
- 06 SUPERLOT 2
Supported as Affordable housing area. Suggested to make two smaller Superlots with greenspace buffer to give wider development options.
- 07 SUPERLOT 3
Historic A&P area. Support to retain as community greenspace. Use as buffer to WBB. Potential for future development if required.
- 08 ACCESS HILL & RDA
Carparking, access and services need to be ratified and improved where possible.
- 09 RECREATION DEVELOPMENT
Support for multi use recreation space. Able to host current and future events. Links with RDA, WBB and Trail network. Need for transitional and longterm grazing too support RDA.
- 10 RESERVES & GREENBELT
Exclude from development area. Further develop Heritage trail and enhance accessibility. Transitional grazing.
- 11 WIDER RECREATIONAL LINKAGES
Support for wider Recreational linkages to enhance and support the Recreation Development.

MASTERPLAN SKETCH - V03 - 19 SEPT 23



MASTERPLAN - Developed Siteplan.

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MASTERPLAN SKETCH - V03 - 19 SEPT 23



- 01 HARPER RESERVE
Excluded from development area. Connections to Heritage trail. Transitional grazing.
- 02 PARK STREET EXTENSION
Integration with school parking/delivery. Event & Community parking to Park Street Extension.
- 03 DALTON STREET EXTENSION
Entry/exit restricted and one way flow to Park Street suggested, Traffic/Street furniture and 30kmph to assist.
- 04 WESTLAND BOYS BRIGADE
Buffer added to residential lots for noise. Carparking, access and services ratified.
- 05 SUPERLOT 1
Suggested as Affordable Pensioner homes. Integration and extension of Dalton Street. Integration with Community Green.
- 06 SUPERLOT 2
Supported as Affordable housing area. Suggested to make two smaller Superlots with greenspace buffer to give wider development options.
- 07 SUPERLOT 3
Historic A&P area. Support to retain as community greenspace. Use as buffer to WBB. Potential for future development if required.
- 08 ACCESS HILL & RDA
Carparking, access and services need to be ratified and improved where possible.
- 09 RECREATION DEVELOPMENT
Support for multi use recreation space. Able to host current and future events. Links with RDA, WBB and Trail network. Need for transitional and longterm grazing too support RDA.
- 10 RESERVES & GREENBELT
Exclude from development area. Further develop Heritage trail and enhance accessibility. Transitional grazing.
- 11 WIDER RECREATIONAL LINKAGES
Support for wider Recreational linkages to enhance and support the Recreation Development.

PROJECT DELIVERY PLAN - Project Timeframe.

SC1 - Pre-application consultation. Consult with WDC staff to get an understanding of the requirements and process. Consult with other agencies, such as KO/IAF, Waka Kotahi.

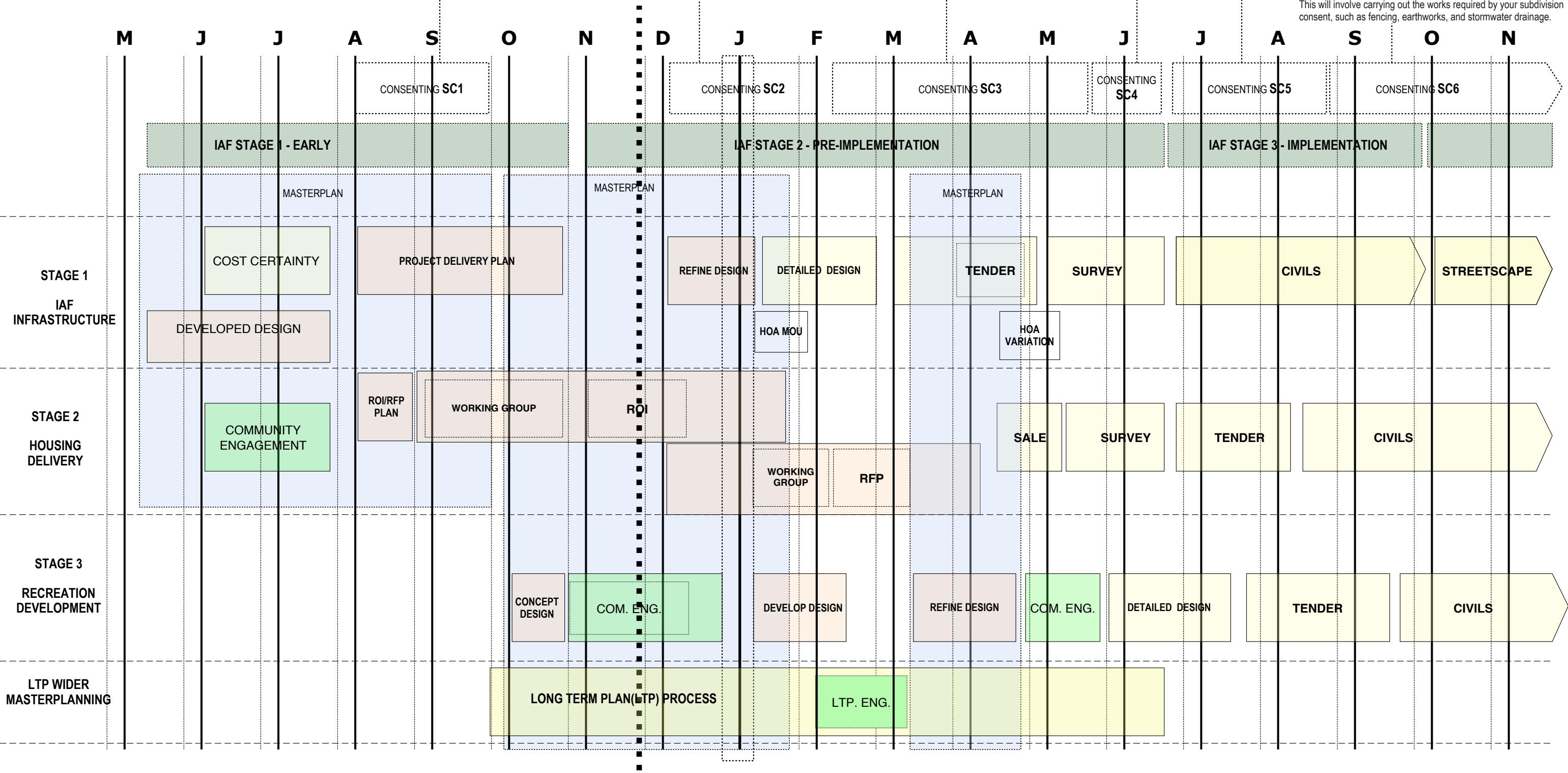
SC2 - Application for **staged subdivision consent**. Submit an application for subdivision consent to WDC. A detailed plan of the proposed subdivision, as well as supporting information such as environmental assessments and traffic impact studies.

SC3 - Assessment of application. Your local council will assess your application and may request further information or require you to make changes to your plan. The assessment process can take several months.

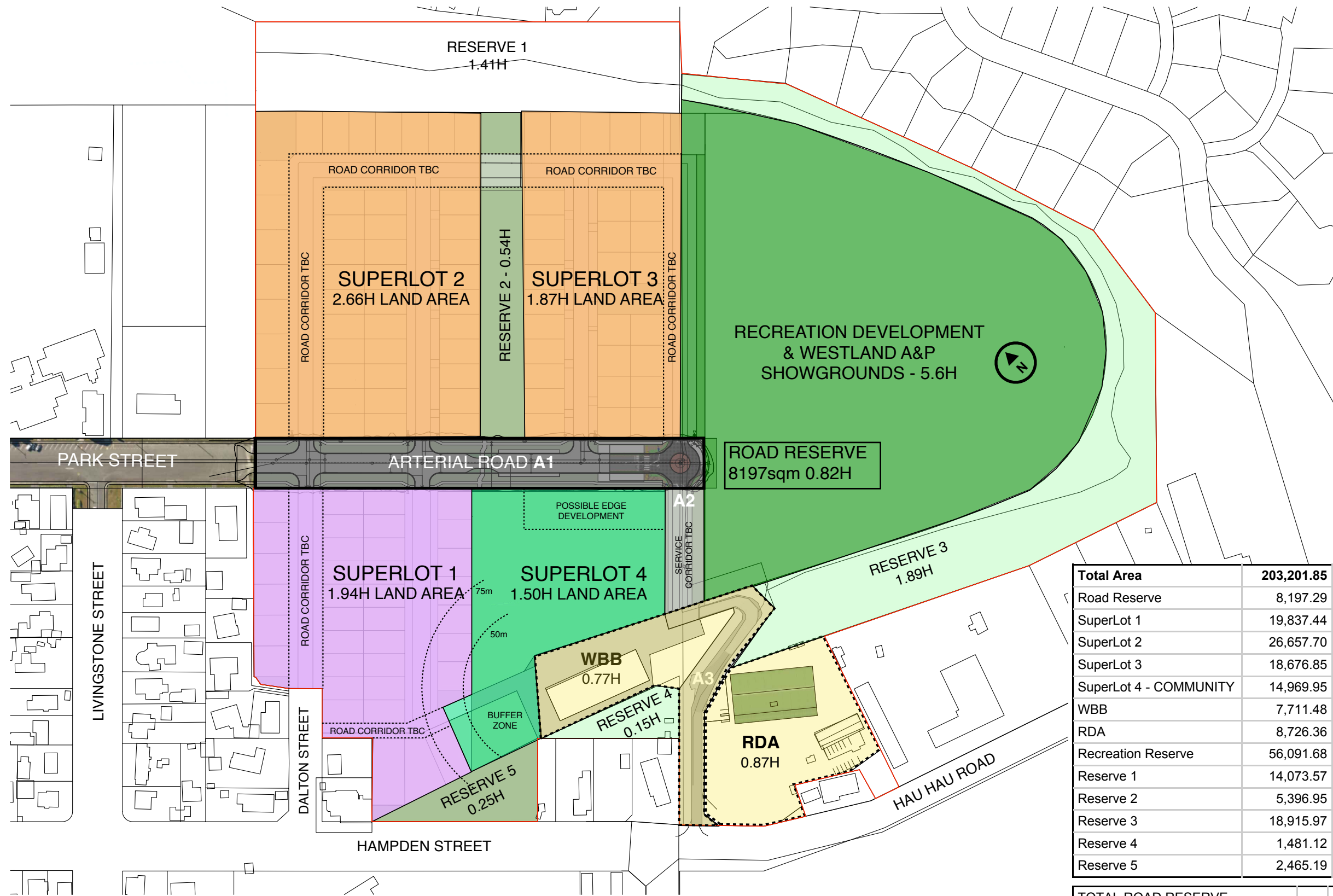
SC4 - Grant of subdivision consent. If your application is approved, your local council will grant you a subdivision consent. This consent will set out the conditions that you must meet in order to subdivide your land.

SC5 - Deposit of survey plan. Once you have been granted a subdivision consent, you will need to deposit a survey plan with Land Information New Zealand (LINZ). LINZ will then register the subdivision plan and issue new titles for the subdivided lots.

SC6 - Completion of subdivision works. Once the survey plan has been deposited, you can begin the process of subdividing your land. This will involve carrying out the works required by your subdivision consent, such as fencing, earthworks, and stormwater drainage.



MASTERPLAN - Developed Siteplan.



Total Area	203,201.85	sqm	20.320	Hectares
Road Reserve	8,197.29	sqm	0.820	Hectares
SuperLot 1	19,837.44	sqm	1.984	Hectares
SuperLot 2	26,657.70	sqm	2.666	Hectares
SuperLot 3	18,676.85	sqm	1.868	Hectares
SuperLot 4 - COMMUNITY	14,969.95	sqm	1.497	Hectares
WBB	7,711.48	sqm	0.771	Hectares
RDA	8,726.36	sqm	0.873	Hectares
Recreation Reserve	56,091.68	sqm	5.609	Hectares
Reserve 1	14,073.57	sqm	1.407	Hectares
Reserve 2	5,396.95	sqm	0.540	Hectares
Reserve 3	18,915.97	sqm	1.892	Hectares
Reserve 4	1,481.12	sqm	0.148	Hectares
Reserve 5	2,465.19	sqm	0.247	Hectares

TOTAL ROAD RESERVE		4.0%	0.820	Hectares
TOTAL RESIDENTIAL		32.1%	6.517	Hectares
TOTAL COMMUNITY/RECREATION		43.1%	8.750	Hectares
TOTAL RESERVES		20.8%	4.233	Hectares