



# Fraser Auret Racing

73 WINGS LINE, MARTON

**PRESENTATION TO HEARING  
17 TO 18 JUNE 2020**

PROPOSED DISTRICT PLAN CHANGE  
– REZONING FROM RURAL TO  
INDUSTRIAL 1165, 1151 AND 1091  
STATE HIGHWAY 1, MARTON

We are an established,  
highly sensitive  
receptor who is in no  
way compatible to  
the proposed industrial  
rezoning.

# Marton Racecourse

## Established 1902

The Marton Racecourse, which is steeped in history, was a public racecourse for 78 years.

In the early 1980's the racecourse land was sold, the club however is still active and running today after joining with Awapuni in Palmerston North.

The Fraser Auret Family Trust purchased the racecourse in 2009 and it became the private training facility and home of Fraser Auret Racing.





# What is a Thoroughbred Racehorse?

- ▶ Thoroughbred racehorses are finely tuned athletes with a high aerobic capacity relative to their skeletal muscle mass which is attributed to centuries of genetic selection for speed and stamina.
- ▶ They are incredibly sensitive animals with a high flight response.



# Fraser Auret Racing's Operations

- ▶ Fraser Auret: I have held a Class A Public Trainers licence for 14 years
- ▶ During this time we have won 257 races, and over \$4 million in stakes
- ▶ We currently have over 300 owners on the books and are running a team of 65 horses and have 9 staff working in the business plus numerous contractors
- ▶ As a public trainer 95% of our horses are owned by members of the public.
- ▶ Ownership structures can range from 1 owner per horse to 40 or 50 per horse





# Highly Specialised Site - Significant Development and Investment

During our time here we have reinstated and developed the course and facilities as a large, private training facility.



Some of the work undertaken:

- ▶ Reinstated running rails
- ▶ Re-laid the tracks – there are five different tracks all tiled drained with appropriate cambers to aid drainage
- ▶ Construction of an additional 31 Horse 863m<sup>2</sup> Barn
- ▶ Relocation onto property of residential home for my family
- ▶ Constructed a 10 horse walker
- ▶ Constructed specialist fenced horse day yards
- ▶ We take unbroken (unridden etc) 1 year old horses and take them right through to racing

# An Existing Business and Proudly Marton Based



Aide Memoire winning the Group 1 Captain Cook Stakes at Wellington – a \$200,000 race.



# Major Commercial Horse Business (These are not pony club horses)

## Julinsky Prince

Winner of 11 of his 41 races.

Won 6 Stakes Races including 2 at the elite Group 1 level.

Stake Winnings of \$594,000.



## Cooga Doon

Sold for \$1,250,000 after winning his first two starts, the second being the Wanganui Guineas.



## Matchbeaker

Sold for \$770,000 after winning two of his first three starts, including the Group 3 Wellington Stakes.







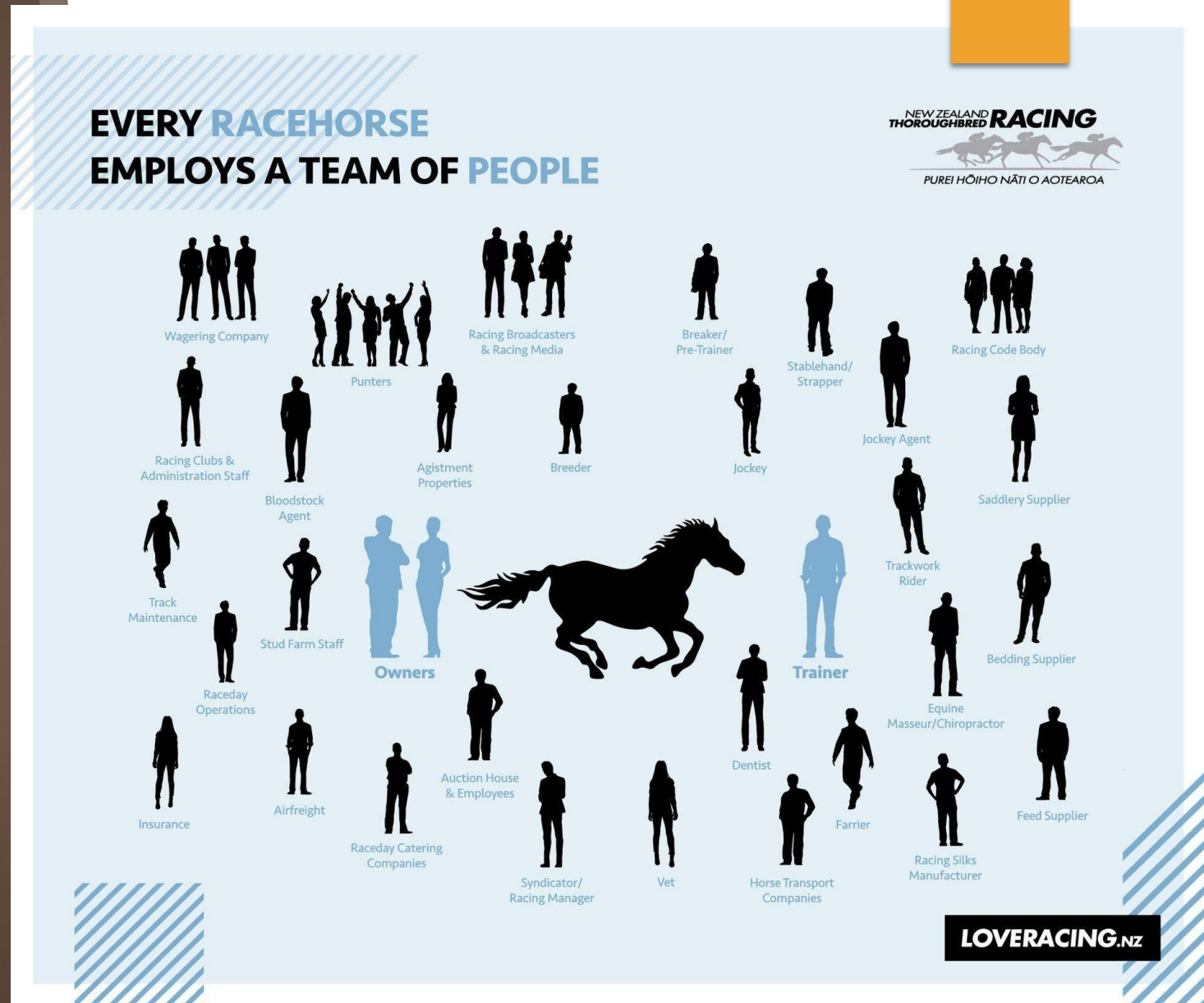
# Racing – Important Contributor to New Zealand Economy

WINSTON PETERS  
Minister of Racing:

“Racing contributes \$1.6 billion to the economy each year. There are 15,000 full time racing industry jobs and nearly 60,000 jobs which participate in the industry in some shape – from vets to equipment suppliers, and owners. There are 15,000 owners, 800 trainers and 200 jockeys. New Zealand bloodstock is world class and a significant export earner.”

# A Major Source of Employment

This picture shows  
how many  
people are  
attached to  
each and every  
racehorse





# Zone Compatibility

- ▶ When determining a land zone change one of the key considerations is that the zones are compatible.
- ▶ We are about to explain some of the reasons why this is not the case.





# Particulate Matter – Why is it Important?

Horses lungs – capacity is 55 litres. A humans is 6 litres. At rest a horse breathes in 60 – 70 litres of air per minute which corresponds to 100,800 litres per day. During pacework on the track this increases to 1800 litres per minute. 65 horses at Fraser Auret Racing at 73 Wings Line Marton x 100,800 litres per day = 6,552,000 litres of air per day that they are vacuuming up (at rest). Hence the important of air quality.

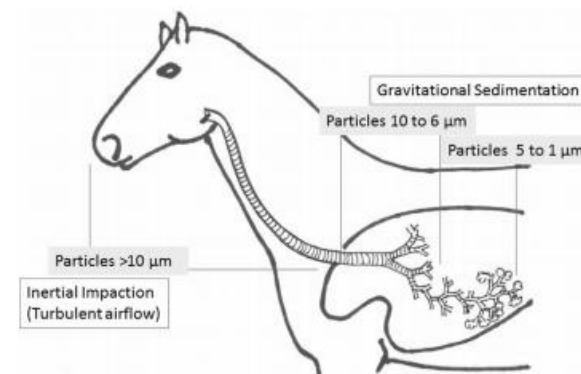
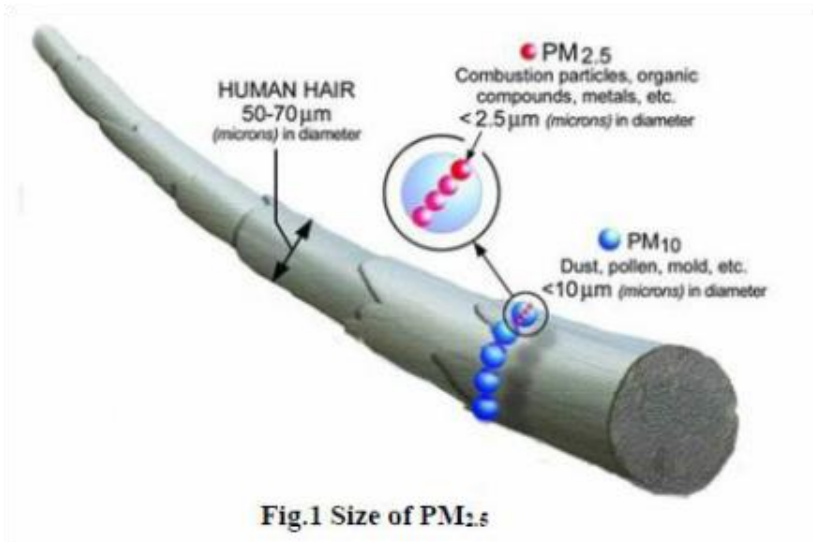
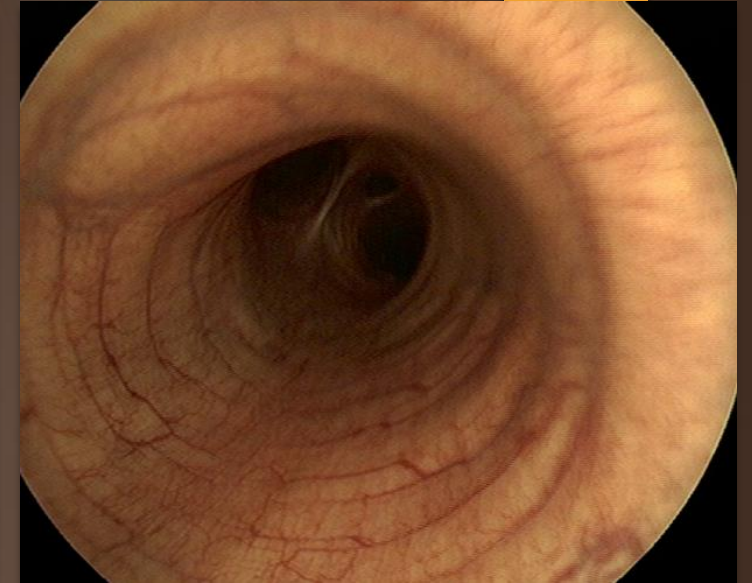


Fig. 1. Particle deposition throughout the airways of the horse. Large aerosols (>10 µm) deposit in the upper respiratory tract and larger airways; mid-sized aerosols (10 to 6 µm) deposit in the larynx, trachea, bronchi, and large-caliber bronchioles; aerosols less than 5 µm are deposited in smaller diameter bronchioles and in alveolar acini by gravitational sedimentation; and very small aerosols (<1 µm) remain in suspension, with part being deposited in alveoli and part exhaled.

# Scoping A Horse

- ▶ We will have no control of any new external sources of dust from the proposed industrial activity and no opportunity to minimise these.
- ▶ Effects of particulate matter deposition in the airways are identified through scoping.
- ▶ The scope lets us visualise the pharynx, larynx and trachea and allows for us to see if mucus is present in the airway.
- ▶ A one second difference to a horse performance equates to 16.575 metres which is literally the difference between winning a race or running a lonely last. (Calculation – Horses Stride average 2.55 metres and run 6.5 strides per second.)





# How we manage our own particulate matter

- ▶ We produce our own particulate matter and whilst ours is organic it still poses great risks to the respiratory health of our racehorses. So we would like to show a few examples below of how we mitigate particulate matter on our premises:
- ▶ Our horses have untreated and kiln-dried woodchip bedding – this is sourced so as to specifically be dust free in nature. As an additional precaution our staff member who is in charge of bedding hygiene dampens down the boxes each morning to make for sure that all the dust risks are minimized.
- ▶ At the same time their hay is always dampened down and we use a lot of baleage which is dust free as it is forage baled with moisture present so will undergo a fermentation process within six weeks or reach a stable pH level.





## PUTARURU CHOPPED LUCERNE

YES, **Putaruru Lucerne is back!** With a harvesting system new to New Zealand and Production Machinery with improved Dust extraction, we are back producing even better quality Lucerne than the days of old.

Our Chopped Lucerne is soft, no hard or sharp stalks to pierce your hand or hurt your horse's mouth. Feel how soft it is and notice there are no long straws to get left in the feed bowl.

With improved Dust extraction, you can feed it confidently, straight from the sack.

We have the same team of experienced people we had before, producing an even better quality Lucerne "Chopped Lucerne" for you, Oh, and your Horse.



So, look for it in your Feed Supply Store. If its not there, ask for it,  
**PUTARURU CHOPPED LUCERNE.**

*Try some, your horse will like it too!*



## How we manage our own particulate matter continued - Feed

- ▶ We source all of our ingredients fresh including oats, barley, maize, peas, and chaff.
- ▶ When the grain is crushed to aid easy digestion there is an amount of particulate matter created.
- ▶ We use Canola Oil and Molasses to bind and eliminate any dust by mixing the ingredients with these liquids.
- ▶ Even the chaff we use is specifically dust free.

# How we manage our own particulate matter continued - Dust

- ▶ In the stables the walkways are dampened down morning and evening
- ▶ Through the winter period the tracks are obviously dampened down naturally. However in summer the horses exercise can certainly create dust through their exercise on the track so to eradicate any issue with this we operate a 10,000 litre water tanker with a boom out the side to dampen down the track. This is done every single night, seven days a week through the summer period and is undertaken in the evening time when temperatures have dropped to minimise evaporation.



# Dust Management





# Noise Effects on Racehorses

Example of the affects of erratic noise on racehorse behaviour

Footage from June 14th 2020 during duckshooting – the muffled noises (shots) are from a property located significantly further away than the proposed Industrial Zone



# Noise Effects on Racehorses – Why we selected the ex Marton Racecourse and it's importance to our business

Source: NZ Thoroughbred Racehorses Owners Federation Bulletin – Nov 2014.  
Article: Young Blood in the Training Ranks

- A short distance off State Highway One at Marton, the old Marton Racecourse is now the home of the Fraser Auret Racing Stables. Here Fraser, his partner Erin Death, and sixteen month old son Milton, and staff attend to the daily requirements of a racing stable. The property of about 76 acres is maintained by them.
- “We have a quiet relaxed atmosphere here and all the horses enjoy the rural setting.”
- “Approximately five years ago we saw an opportunity to secure the Marton racecourse. At that stage the stable business was really starting to fire along and the farm environment really complemented our approach to training.

There are 25 year old pines along two whole sides of the boundary to block and create a peaceful atmosphere.

I hand on heart 110% would NOT have purchased the racecourse with 217 hectares of industrial zoned land as close as it is being proposed. These animals are incredibly sensitive to their surroundings especially when it comes to air, dust, noise, light etc.

When Greg Carlyon came and visited us recently even he commented on how peaceful and quiet the place was.



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“I have a strong family interest in the industry and it is a real passion. The pride I had as a strapper in leading in Saint Cecilia is a lasting memory. My parents Nigel and Adaire operate a breeding, agistment and training property just south of Wanganui. After finishing a year long diploma course at Marcus Clitham, in Geelong. Having completed that, I returned to be the stable foreman at Kevin Gray’s Cropper Belt Lodge in Patea. A shift back to Wanganui gave me the opportunity to pre-train some nice horses for various trainers. I started with a Permit to Train Licence for a few seasons with a natural progression to a Full Licence eight years ago.”

“Approximately five years ago we saw an opportunity to secure the Marton racecourse. At that stage the stable business was really starting to fire along and the farm environment really complemented our approach to training. Another attraction in some ways was the farm was like a blank canvas, and over the past few seasons we’ve been able to develop it as we like. Currently construction is taking place of a new 32 horse barn with wash bays, tie ups etc which we are hoping to be in by Christmas.”

To date we have trained about one hundred and thirty winners, and still each and every one gives us all a very big thrill,” said Auret. “Horses are as diverse as the owners they represent, which all adds to the enjoyment of what we do. The industry is a tough one, owners need rewards, and being able to trade horses keeps the stable and owners viable. We keep our daily rates as low as possible and have always prided ourselves on knowing that the only way we get returns is if the owners are as well. With this approach it means that honesty in assessing a horse’s ability is always at the forefront of what we do.”

I am comfortable to invest in the future of the industry. It is very tough, but there are positives. The introduction of the “Pearl” series is getting filters out of paddocks and into work. The increase of twenty nine percent in prizemoney over the last three years is positive also. Certainly costs however have also continued to increase so we still have a long way to go. I don’t expect sharp improvement in stakes funding, however, an improved performance by the Racing Board, would allow a greater distribution to the codes, and increased viability to all industry participants.”

Fraser is very much a hands on trainer, spending the majority of his time at the coalface of the operation. This approach sees the stable’s strike rates and winning percentages compare very favourably within the industry. One downside of this approach led to a big issue which now Fraser is addressing. Fraser says, “With the hours I work I was finding it very difficult to communicate with owners to the level they deserve, but literally found myself running out of hours in the day.”

This issue was addressed a few months ago by obtaining the services of full time help to focus directly on communications and administration. “We are very fortunate to have Maree Marshall come on board. She is very passionate about the industry and articulate in her work. Although still getting systems in place we have a website under construction that will allow owners to interact with the site via a password to get information, photos and any updates along with general stable news and so on.”

“We are very lucky with the staff we have, they are loyal and passionate about the stable, and industry. Aaron McDonald the stable foreman for example, has been with me for a number of years and he is incredibly hard working and trustworthy as well as being terrific with the horses. The riders’ skills are also fantastic and considering we offer services from breaking in yearlings right through to race training they are a vital part of the team.”

“My partner Erin is an integral part of the stable and has been an amazing support to me over the years. She too has always been very hands on and even now with little Milton at her side still makes the feeds for all the horses each day. She has always been there to pick me up if I’m down and rein me in if I’m getting a bit carried away!”

Fraser says that he is extremely fortunate and grateful for his loyal and supportive band of owners who are the backbone of his operation. “The industry continues to evolve – we just stick to our knitting and do the best we can to ensure we offer a value adding business which gives owners, participants and ourselves the best chance to be part of a viable sustainable future.”



# Zoning Compatibility

How will Industrial Zoning at 1165, 1151 and 1091 State Highway 1, Marton be compatible with our existing land use activities?

It won't – we do not believe the zoning is compatible. We are an existing use, sensitive land user whose amenity benefits of our property will be reduced by the proposed rezoning.





## Comparable Timber Operation – Red Stag Timber Located 6km from Residential/Urban Area



Red Stag Timber located near Rotorua - set on 100 hectares so scalable to the proposed rezoning.

It is 6km away from the residential/urban areas, not 60 metres, or 600 metres, 6km!

# Lumbercube – A process gone wrong. Are we next?

- ▶ Lumbercube operated on the old Tachikawa mill site between September 2015 and April 2016 and immediately drew the ire of Eastside residents who said the noise was causing loss of sleep, stress and anxiety.
- ▶ The issue divided the town whose residents were torn between the obvious distress to people living in the area - proven with 3400 noise complaints made to the Rotorua Lakes Council - and the 800 people who lost their jobs as a result of the mill closure.
- ▶ Rotorua deputy mayor Dave Donaldson, who lives near the mill site, said as a resident he and his family were pleased to see the mill being dismantled.
- ▶ "There was a huge sense of relief in the community the Lumbercube operation shut down when it did and to see the dismantling of the equipment in there will further reinforce that sense of relief that that particular operation will not start up again. That's certainly the way my family and myself feel about it."
- ▶ However, Donaldson said he was the "meat in the sandwich" as at the time the council was criticised for allowing the mill to continue operating, despite it having appropriate industrial resource consent to do so.

Source: New Zealand Herald January 2019



Having that type of erratic banging would cause a serious accident on our site. This flew through the RMA process, abided by council rules and operated for 10 months before it was shut – I would be out of business within a month if we followed this path.



# Let's Talk Health & Safety

- ▶ Under Health and Safety law it is my primary responsibility to ensure a safe and secure workplace for my employees.
- ▶ I have just shown a very brief video of how upset the horses get with some muffled gun shots from 800 metres away and some erratic noises from a mill.
- ▶ I appreciate that you will be told that all sound will stop at the fence line but let's for a second assume that the magic fence doesn't do it's job. If a horse takes fright at an erratic noise whilst being ridden or handled from this 217 hectares causing injury or death this will unfortunately likely end in serious litigation.



# Summary

- ▶ The proposed changes or scramblings providing in the supplementary evidence to the rezoning proposal, such as the 400 metre buffer of “light industrial”, are in my opinion knee jerk reactions to the fact that this process has been flawed from the outset. Yet the council is attempting to soldier on despite this. What scientific evidence has been used to model/measure any potential spillage of pollution, whether that be air, noise, light, gas etc on neighbouring properties, which would in turn demonstrate the site suitability or otherwise for rezoning?
- ▶ We have requested information on these vital issues from the very beginning but no information has been supplied.
- ▶ We have attended all the pre hearings, had meetings with representatives of Bio Forestry and the Council.
- ▶ Our gate has always been open, yet absolutely nothing that we have requested has been forthcoming. We have been asked to show our “Science” regarding the potential affects of the proposed rezoning – we should not have to spend tens of thousands of dollars more than we have already to prove our concerns, the information should have been supplied to us as part of a proper rezoning process. In a court of law is it really my duty to pay professionals to show that the ecosystem that I operate in will be destroyed with a 217 hectare rezone of Industrial Activity land? Or in fact is that onus on those proposing the rezoning and those who will benefit from the rezoning to provide it?



# Summary Continued


- ▶ We are an existing business, that are established and already a member of Marton's community and our business is being put at serious risk from the affects associated with the proposed industrial rezoning which we believe is completely incompatible with our existing land use and will affect our amenity values greatly. Is zoning not supposed to provide for the grouping of compatible land use activities and prevent or exclude those that are clearly not?
- ▶ We believe there needs to be scientific evidence provided (which we can then review) to ensure there is adequate separation of our incompatible land uses. This evidence is critical as it may determine that a 400 metre "light industrial buffer zone" should in fact be 4km (or more) which would then deem the land unsuitable for rezoning in the first instance.

# Summary Continued



- ▶ Commissioner Schofield, thoroughbred race horses are my life. I have been around them since day dot, I studied them overseas when I finished school.
- ▶ If I am as concerned about this as I am to go to all of this effort and spend all this money and still feel at this point that this zone change could well destroy my business.
- ▶ I genuinely cannot see how you can allow this zone change on any scale given the lack of information at hand. The application is full of holes and vital parts are missing.
- ▶ I don't envy your job for one second Mr Schofield, but my future and my young families future is literally now in your hands.





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highly sensitive  
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the proposed industrial  
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