

Iwi and Hapū



Urban & Environmental

Date: 10 February 2026

To: The Ministry for the Environment / Fast-Track Approvals Secretariat

From: Ngaati Wairere Taiao Trust

Re: Greenhill Industrial Estate Project – Fast-Track Referral Application

Teena Koe

This letter accompanies the Fast-Track referral application for the Greenhill Industrial Estate Project and outlines the status of mana whenua engagement and agreed pathways for addressing cultural and archaeological matters.

Ngaati Wairere are mana whenua of the Puketaha area and are a recognised hapuu of Waikato-Tainui under the Waikato-Tainui Raupatu Claims Settlement Act 1995 and the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010. Ngaati Wairere Taiao Trust is the mandated authority representing Ngaati Wairere cultural and environmental interests.

The Ngaati Wairere Taiao Trust has been engaged during preparation of the Archaeological Assessment of Effects, which has been updated to reflect mana whenua context. Further cultural assessment will occur through subsequent project stages.

To support this approach, the Ngaati Wairere Taiao Trust and the Applicant have entered into a Memorandum of Understanding confirming:

- Recognition of Ngaati Wairere as mana whenua;
- Preparation of a Ngaati Wairere Cultural Values Assessment;
- Co-development of any Archaeological Site Management Plan;
- Provision for cultural monitoring and discovery protocols, and
- Processes for planning instrument and consent condition development.

Ngaati Wairere Taiao Trust supports referral of the Greenhill Industrial Park Project to the Fast-Track process, subject to implementation of the agreed framework and principles under the MOU.

This understanding reflects the values of aroha, pono, and tika, providing a platform for ongoing collaboration and transparent communication between the developer and mana whenua throughout the life of the project.



Ngaati Wairere
Taiao Trust

We request that this letter and the attached MOU be appended to the Greenhill Industrial Park Fast-Track Referral Application as evidence of active iwi engagement and partnership, with the CVA to follow in accordance with the process and timeframes agreed between the parties.

Naaku me ngaa mihi,

Wayne Te Kerei Harris
Lead Environmental & Cultural Consultant
Ngaati Wairere Taiao Trust

10 February 2026

The Ministry for the Environment Fast-Track Approvals Secretariat

Wellington

Tēnā koutou.



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Re: Greenhill Industrial Estate Project – Fast-Track Referral Application

Consultation with the Ngāti Hauā Iwi Trust is required for the Greenhill Industrial Estate as part of the referral to the Fast-Track process under the Fast-Track Amendment Act. To meet this requirement, consultation and wānanga have been held with Barkers and Associates to make sure Ngāti Hauā cultural, environmental and social values, perspectives, and interests are properly considered and included in the project planning and decision-making.

Ngāti Hauā is part of the Tainui confederation and is connected through Te Whakakitenga o Waikato Inc. This wider tribal network sets out Treaty obligations and environmental protections that support iwi and hapū aspirations and uphold mana motuhake. As kaitiaki, Ngāti Hauā has a responsibility to protect our cultural and environmental interests and to care for our whakapapa/heritage so it is preserved for future generations.

The Greenhill Industrial Estate application must align with Te Ture Whaimana and its principles of Tai Tumu, Tai Pari, and Tai Ao, as well as the Ngāti Hauā Environmental Management Plan, Te Rautaki Tāmata Ao Tūroa o Ngāti Hauā. It must also give full effect to the obligations of Te Tiriti o Waitangi.

Ngāti Hauā supports the lodgement of the application for referral under the Fast-Track Amendment Act. We expect ongoing and meaningful engagement after lodgement to ensure our cultural values, environmental interests, and kaitiaki responsibilities are respected throughout the life of the project, including the more detailed stages of the process.

We look forward to continuing our work together, consistent with the commitments made to other iwi and the Ngāti Hauā Iwi Trust, as the application progresses through the next stages.

Tiakina te taiao, he tāonga tuku iho.

Norman Hill

POU Taiao - Ngāti Hauā Iwi Trust



From: Briar Belgrave
Sent: Tuesday, 7 October 2025 11:48 am
To: Kahurimu Flavell; Norm Hill; 'Wayne Te Kerei Harris'
Cc: Fraser McNutt
Subject: Greenhill Industrial Park - Initial Hui - 8 October 2025
Attachments: 061025_Compressed_Draft Consultation Pack.pdf; Greenhill Industrial Park - Initial Hui - Waikato Tainui, Ngati Haua, Ngati Wairere - 6 October 2025.docx

Kia ora

Thank you all for your time yesterday to have an initial discussion on the Greenhill Industrial Park referral application. Please see attached a copy of the consultation pack we worked and the draft notes. Please feel free to make any editions to the draft notes and actions.

As discussed, we will look to undertake a site visit – can you please let me know your availability during the week of the 20th October for 1 – 2 hours to go to the site?

Any questions or comments please let me know.

Ngā mihi | Kind regards,

BRIAR BELGRAVE
Partner



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3-13 Shortland Street, Auckland

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Project: Greenhill Industrial Park

Date: 6 October 2025

Time: 2.00pm

Location: B&A Office

Attendees:

Name	Role/Organisation
Briar Belgrave	B&A
Fraser McNutt	B&A
Kahurimu Flavell	Waikato Tainui
Norm Hill	Ngati Haua
Wayne Te Kerei Harris	Ngati Wairere

Item	Detail	Action
1	B&A run through draft consultation pack.	B&A to send copy of consultation pack
2	Project is in the early stages with only the draft masterplan and consultation pack completed. Engagement hasn't commenced and the hui today is the first step in the wider engagement process. Full team of experts are engaged to help support the referral. Experts are currently preparing memos / letters to support the referral application. The inputs from specialists are very high level and indicate what further work or considerations will be needed for the full technical reporting at the substantive application phase.	B&A to share all expert memos/letters when they are available
3	Matt Gainsford will be engaged as the archaeologist for this project. A desktop analysis and brief memo will be prepared to support the referral application – a full archaeologist report, including site visit will be completed as part of the substantive application.	B&A to circulate archaeological memo when prepared
4	Consultation pack content: - Greenhill Industrial Park is located next to R2. - The purple circles on the Site Context and Analysis page demonstrate locations of existing industrial nodes. - Emerging Areas signalled a need for more industrial land. Greenhill Industrial Park would provide a significant contribution given it will be predominately industrial.	Kahurimu, Norm and Wayne to advise on content for the cultural context page. To be confirmed within next 3 weeks

• Site is located within the Waikato District. There is no boundary agreement currently in place with Hamilton City. Would expect if the Fast Track application was successful through the substantive process that HCC would bring this into their boundary given it is contiguous and for servicing purposes. • Cultural and historic context page is a placeholder only. Would like input from Waikato Tainui, Ngāti Haua and Ngāti Wairere on what content could be included – this could be historic context, cultural opportunities etc. • Need to think about overall alignment of Greenhill Industrial Park with R2 and how it is going to connect, particularly in terms of the surrounding waterbodies. • Ecologists have been on site and identified two potential wetlands – approximately 0.2ha. These will be subject to further investigation through the substantive application process. ○ Through the central stormwater pond area in the centre of the site as shown on the draft masterplan, there is approximately 6ha of land available for offsetting purposes. ○ Proposing to naturalise and re-align a portion of the stream to provide a more natural flow. Offsetting wetlands would be constructed alongside native planting which can deliver positive ecological outcomes for the site. ○ Wayne noted support for following a more natural watercourse. • Discharges to the stream will be at 80% pre development flow. There is a treatment train approach in terms of discharges. • A large area of the site has been set aside for stormwater ponds which will treat and hold the water. • Sub catchment approach to stormwater with shallow stormwater ponds that are planted. Would look to do soakage in the first instance. • Cut and fill will occur on the steeper parts of the site to flatten it out. • There is an existing radio aerial on site which will be relocated. • Draft masterplan: ○ The while buildings on the draft masterplan provide indicative building footprints based on the current industrial zone rules in HCC District Plan. ○ The lots will be fee simple and freehold to lend itself to a different market and potentially different types of industrial activities.	B&A to engage separately on water take.
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- Application will seek to enable typical industrial activities and some non industrial uses e.g. small food and beverage, places of assembly, ancillary offices and retail. Activities are based on HCC Industrial zone provisions. Not going for wet industry or high water uses.
- Not going for wet industry and not high water uses.
- Masterplan includes a few rural lifestyle lots primarily to create a nice edge and balance reverse sensitivity effects.
- The area in pink is for a proposed service centre. The service centre is outside of the Fast Track Referral Application and has a current resource consent application lodged with council. The service centre will lend itself well to the industrial park.
- Landscaping strategy – Waikato Tainui, Ngāti Haua and Ngāti Wairere interested in supplying, planting and maintaining the site. There is an opportunity to rejuvenate mana whenua fauna as well. Would be great to create an ecological habitat.
 - Interested to understand what opportunities there are for cultural input on landscape design.
 - Opportunities for storyboards in the central stormwater area.
 - Lots of nurseries available to supply the plants and capacity to carry out that mahi.
- Question from Norm – can our holistic wellbeing for wai and whenua cater for all the growth going on? What is the cumulative effects of water take applications associated with all the fast tracks across the Waikato? B&A confirm there is plenty of capacity available in terms of water take. Water quality will also be better once this development is done compared to the status quo as a farm.
- Lot sizing and design has been driven by specific economic analysis. Trying to achieve balance across the lot sizes and appeal to a diverse market.
- Wayne raised the idea of having covenants on each title that determine/set specific standards for different industrial uses – utilising the principles of Te Ture Whaimana o Te Awa o Waikato to guide what happens on the land – ensures they are contributing knowingly to the improvement of the river.
 - This is what has been recommended and discussed for R2
 - B&A to look to explore best mechanisms e.g. maybe a consent notice. Agreed that this will be explored through the substantive application.

	• B&A have spoken to the client about looking to see where we can get infrastructure alignment and efficiencies with R2. • Water take will be sought and in the first instance we will look to connect into the public system. Water take will be for low water usage, noting that the water usage will be staged as the development progresses (although we need to secure enough for the development). Water will be gravity feed in and then pumped across the site.	
5	Timeframes – aiming to lodge late November 2025. Hopefully would have a referral decision by April 2026 and then a substantive prepared and lodged before the end of 2026.	
6	CVA – one CVA to be prepared for the site. It would be ideal to have the CVA prepared in time to support the preparation of the detailed technical reports to support the substantive application – e.g. May 2026. For the referral application B&A would like to have a letter from Waikato Tainui, Ngāti Haua and Ngāti Wairere confirming that we have begun ongoing engagement for the project and that a CVA will be prepared for the substantive application.	Kahurimu, Wayne and Norm to coordinate the preparation of a CVA. Kahurimu, Wayne and Norm to prepare a letter to support the referral application. The letter to address that engagement has begun and confirm the agreed process for the preparation of the CVA. Letter to be provided to B&A before end of October.



Greenhill Industrial Park Masterplan

Consultation Document | Hamilton | October 2025

B&A

Urban & Environmental

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CONTENTS

1.0	Site Context and Analysis	
1.1	Existing Regional and Local Context	
1.2	Planning Context	
1.3	Cultural and Historic Context	
1.4	Ownership and Land Uses	
1.5	Ecological and Blue-green Network	
1.6	Transport and Accessibility	
1.7	Existing Site Features and Opportunities	

2.0	Master Plan	
2.1	Landscaping Strategy	
2.2	Lot Sizes and Yield Distribution	
2.3	Movement and Connectivity	
2.4	Stormwater	
2.5	Water and Wastewater	
2.6	Staging	

1.0 SITE CONTEXT AND ANALYSIS

1.1 Existing Regional and Local Context

Greenhill Industrial Park is located adjacent to the eastern side of the Waikato Expressway. The site can be accessed from Puketaha Road to the north and Greenhill Road to the south. The Waikato District and Hamilton City jurisdiction boundary is defined by Gordonton Road, which is located approximately 1 kilometre to the west of the Waikato Expressway. The urban area of Rototuna in Hamilton City is located on the other side of Gordonton Road.

Proximity to Centres and Residential Areas

Connected by the Waikato Expressway, Greenhill Industrial Park is located within a 20-minute drive of:

- The Hamilton City Centre;
- The Te Rapa Sub-Regional centre;
- The Te Rapa North Industrial area, a 200- hectare sized industrial growth area within Hamilton City; and
- The existing residential areas in Rototuna and Rototuna North, Flagstaff, Fairview Downs, and Chartwell.

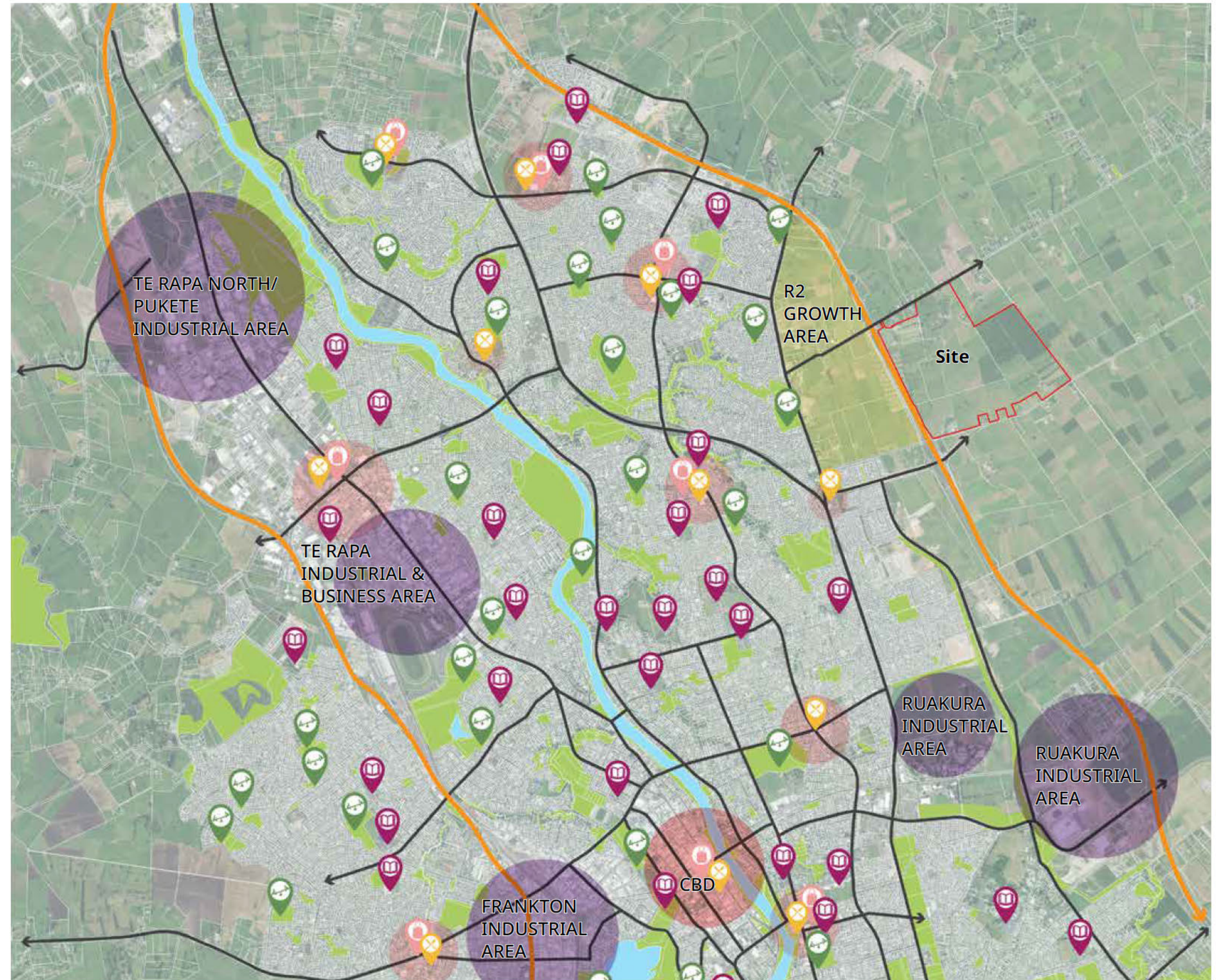


Figure 1 Local context

Scale: 1:45,000 @ A3

1.2 Planning Context

The site is zoned Rule Zone under the Operative Waikato District Plan (Figure 2) and General Rural under the Waikato District Plan – Operative in Part. The area located between the Waikato Expressway and Gordonton Road is an identified urban residential expansion growth cell, referred to as Ruakura 2 or 'R2'.

Future development of the site should carefully consider the planning context under the District Plan, in order to create a cohesive and comprehensive transition from the existing rural environment context into an urban industrial environment context.

The development of the site for industrial activities presents an opportunity to integrate well with the surrounding rural environment, including rural production and rural industry activities. Consideration should also be given to rural lifestyle properties nearby to ensure industrial activities, and their potential effects, can be contained within Greenhill Industrial Park.

Legend

- Subject Site
- R2 Growth Area (WDC)
- Waikato Expressway / SH
- Hamilton City Arterial Routes
- Existing Interchanges
- WRC Identified Drains
- Regional Flood Hazards Extent
- Zoning Context**
- General Rural Zone
- Rural Lifestyle Zone
- Residential Zone
- Business/Commercial Centres
- City Centre Zone
- Industrial Zones
- Ruakura Industrial Park Zone
- Major Facilities/Other Uses
- Open Spaces and Esplanade

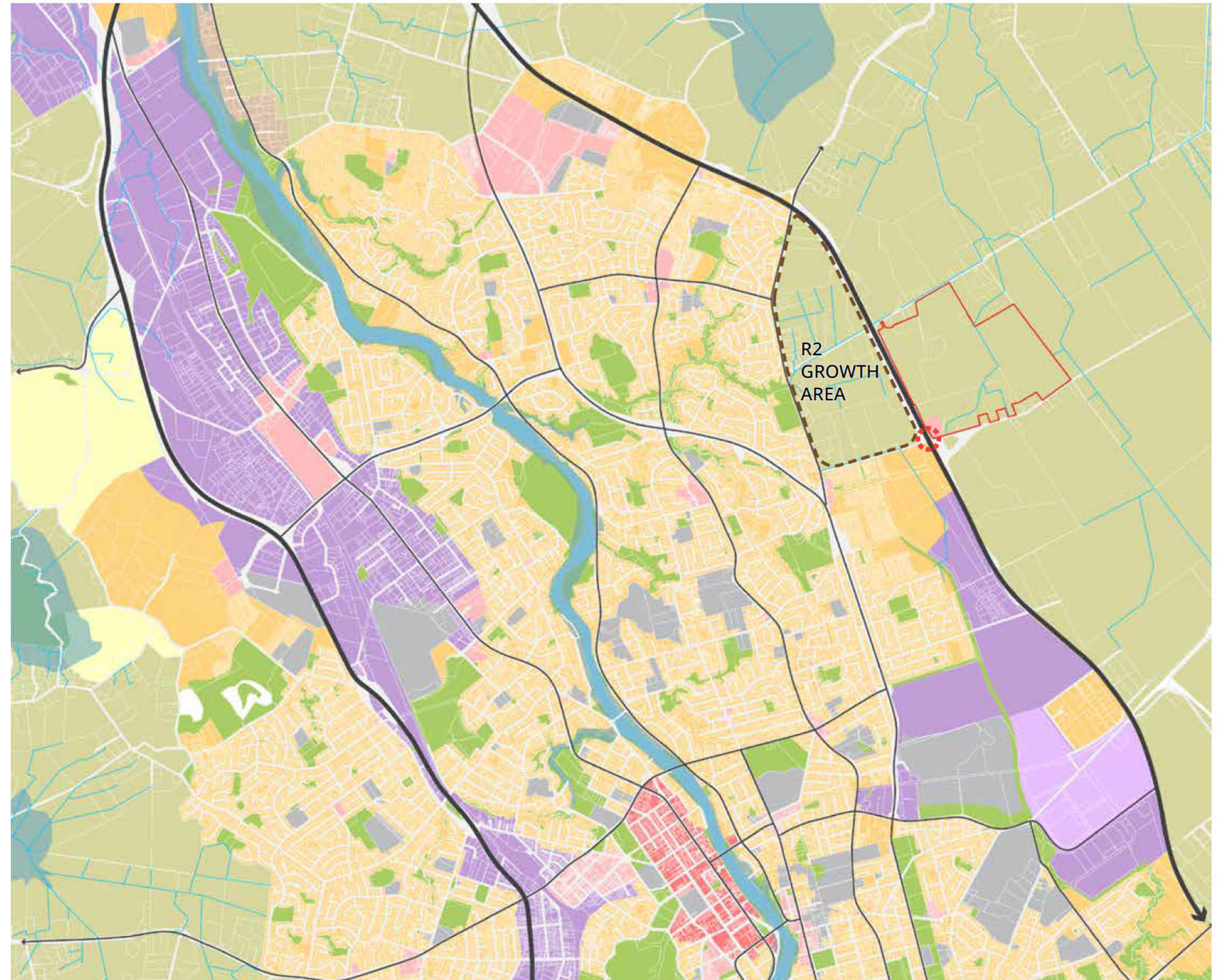


Figure 2 Hamilton City and Waikato District planning context

Scale: 1:45,000 @ A3

1.3 Cultural and Historic Context

The site is of identified cultural and resource management significance to Ngāti Haua, Ngāti Wairere, and Waikato-Tainui.

The Masterplan and the development of Greenhill Industrial Park present an opportunity to embed a cultural narrative that acknowledges and respects the significance of this whenua and the Waikato Te Awa. These opportunities will be identified together with tangata whenua.

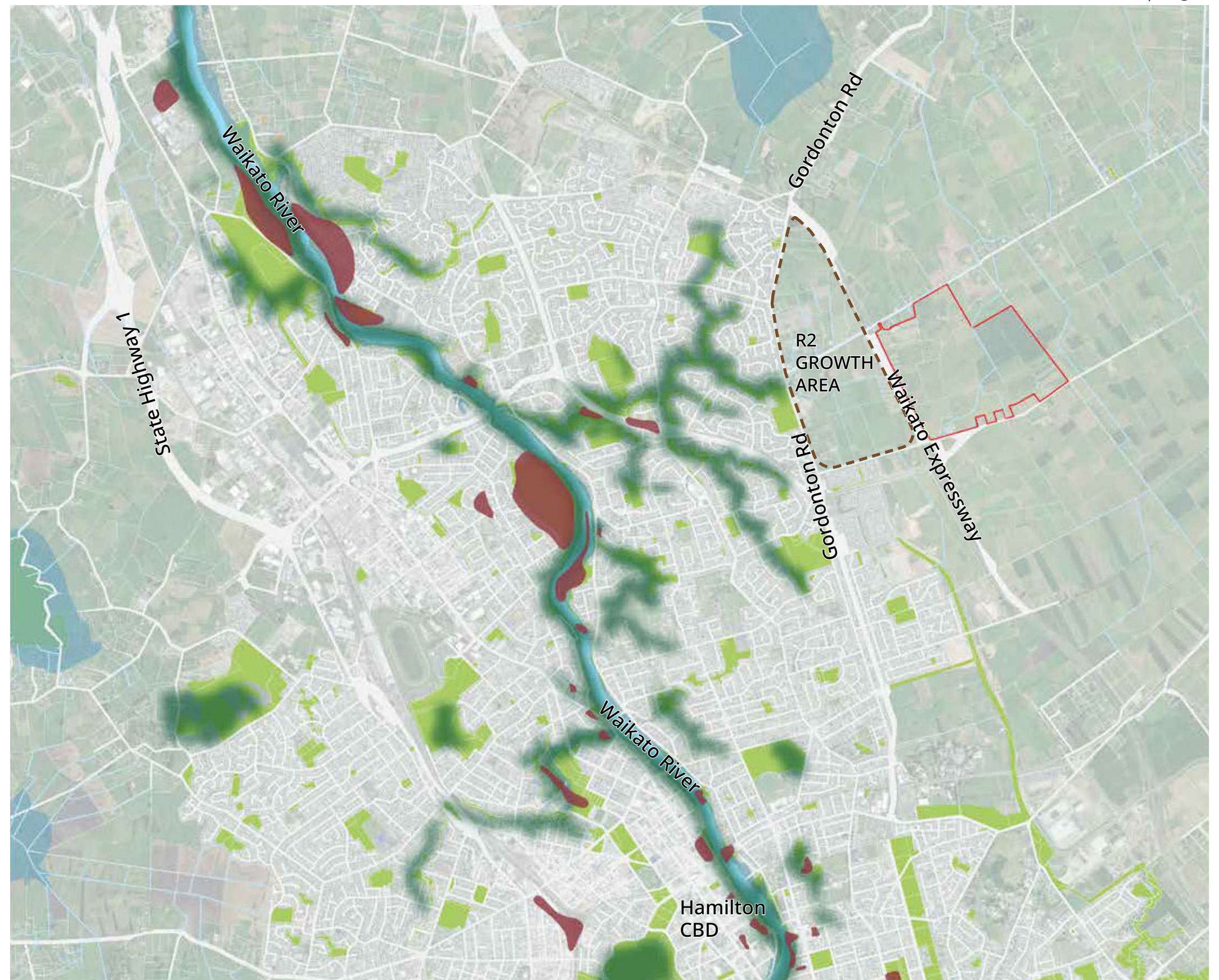


Figure 3 Identified sites and areas of significance to Māori and archaeological sites



Scale: 1:24,000 @ A3

1.4 Ownership and Land Uses



Scale: 1:8,000 @ A3



Figure 4 Existing ownership context map

1.5 Ecological and Blue-green Network

The Greenhill Industrial Park Masterplan has been designed to integrate with existing natural features where it is practical and feasible. The development **may** result in loss of two indicative natural inland wetlands which are subject to further investigation. Should this occur, there is significant offsetting opportunities within the site through naturalising the existing stream channel and creating wetlands integrated with planting associated with the stormwater basins to create an overall more resilient and functioning ecosystem. There is approximately 6ha of space available for this purpose subject to further investigations.

Greenhill Industrial Park is also being developed in accordance with water-sensitive design principles. These principles aim to protect and enhance the health of the Waikato River which will be the ultimate receiving environment for stormwater runoff and flows.

The green open space area will also incorporate features to manage water quality and quantity.

Legend

- Site Boundary
- Existing Mature Trees / Shelterbelt
- Existing Modified Watercourse (identified by ecologist)
- Proposed Naturalising Modified Watercourse
- Existing Artificial Drains (identified by ecologist)
- Waikato Regional Council Drainage
- Existing Potential Wetland (under investigation)
- Area Available for Future Wetland(s) Offsetting
- Existing Artificial Constructed Pond
- Expressway Stormwater Pond

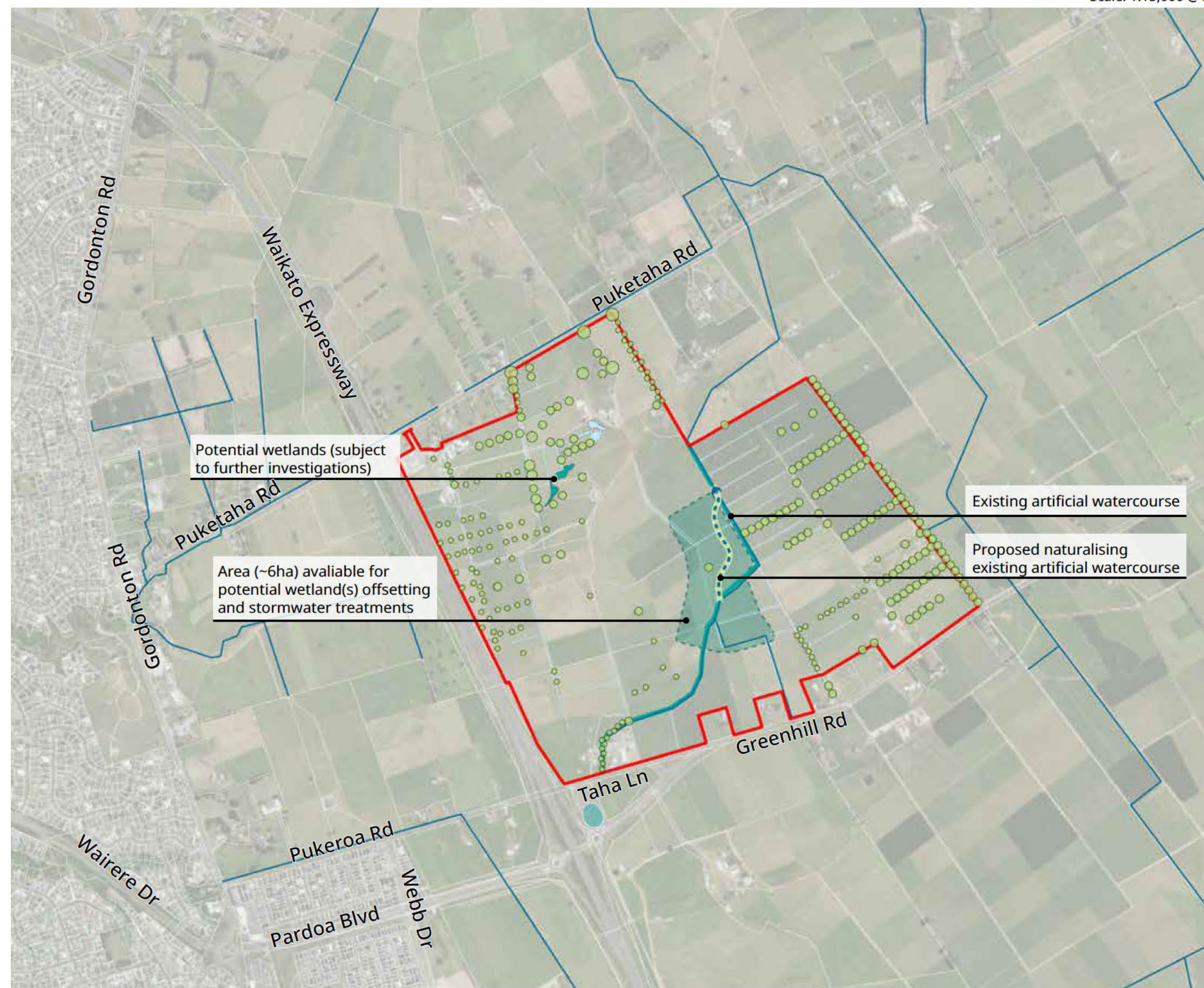


Figure 5 Identified ecological features map

Scale: 1:15,000 @ A3

1.6 Transport and Accessibility

Greenhill Industrial Park is accessible via Greenhill Road to the south and Puketaha Road to the north. The site is also well-positioned to support industrial and logistic activities due to its strategic location directly adjacent to the State Highway 1/Waikato Expressway network and major interchange providing on and off ramps in both directions, from Greenhill Road and Pardoa Boulevard.

The prime placement offers:

- Direct access to New Zealand's primary north-south transport corridor, enabling efficient freight movement and distribution across the North Island, particular the upper and central North Island.
- Seamless connectivity to key urban centres such as Hamilton, Auckland, and Tauranga, supporting regional supply chains and workforce mobility.
- Reduced travel times and improved traffic flow for both commercial vehicles and employees, due to the site's proximity to the interchange.
- Enhanced appeal for industrial tenants seeking logistical efficiency and national reach, making the site ideal for warehousing, manufacturing, and distribution operations.

This level of connectivity positions the site as a critical hub for industrial development in the Waikato region.

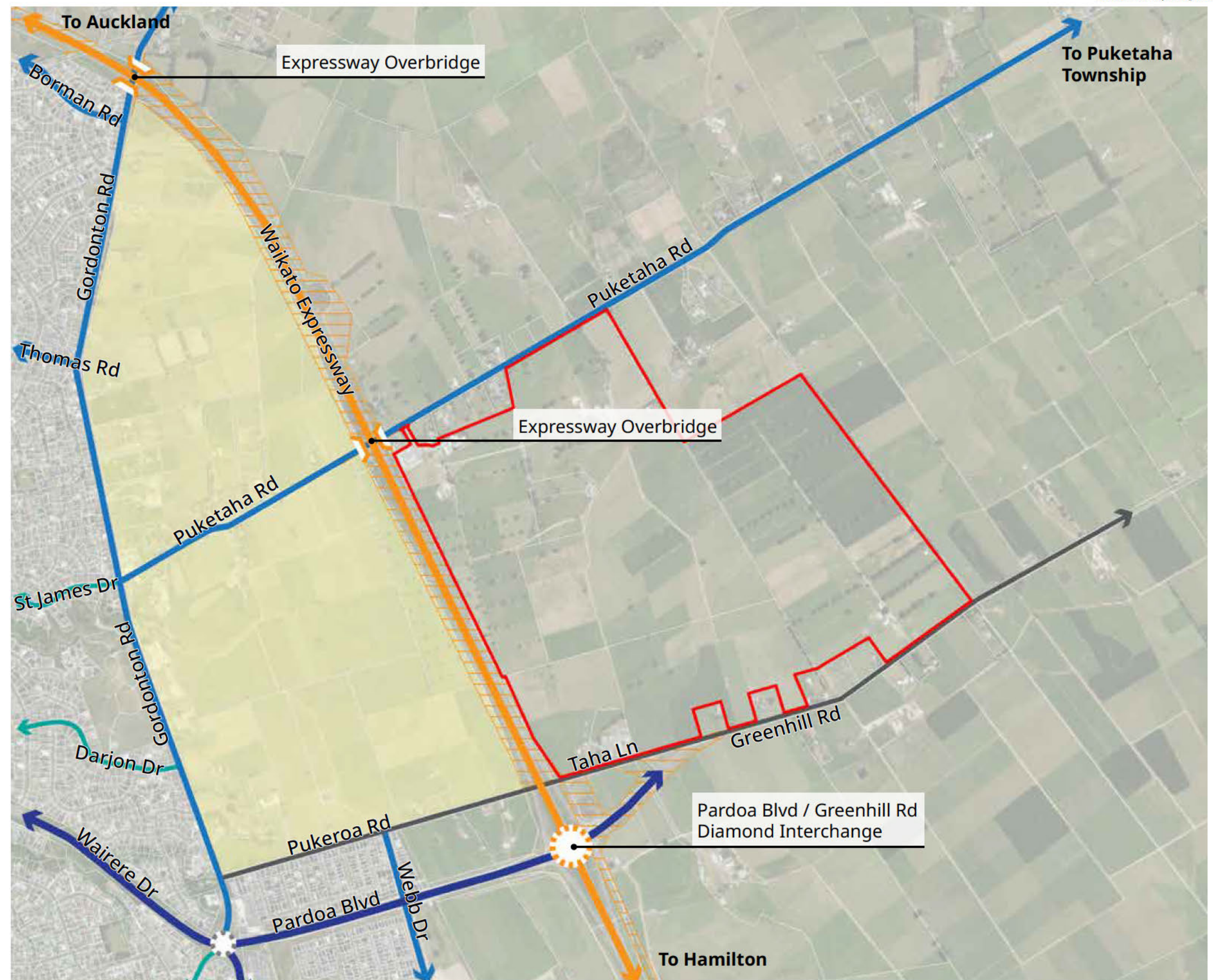


Figure 6 Wider connectivity and movement map



Scale: 1 to 15,000 @ A3

1.7 Existing Site Features and Opportunities

The site has several key features and opportunities identified by stormwater, transport and ecology specialists.

- The Site is located close to Hamilton City's urban area, Ruakura Industrial Park, and the Waikato R2 Growth Area.
- Current land use is predominantly rural, with dairy farming, pasture, and rural lifestyle living, alongside a landscape supplies yard and an existing childcare facility on Puketaha Road.
- The site is irregular in shape, with steep slopes in places requiring tailored design responses.
- Vegetation consists mainly of shelterbelts and mature trees, with limited indigenous vegetation and highly modified watercourses.
- Small areas may qualify as degraded natural wetlands and will require further investigation.
- Access is available from Greenhill Road and Puketaha Road, with direct links to the Waikato Expressway and wider transport network.
- Part of the site is subject to the Expressway Noise Control Overlay and contains overhead powerlines and a radio aerial to be retained. Future development must address these through bulk and location controls, acoustic design, and site planning.

Legend

- Site Boundary
- <- - - Contour and Contour Slope
- Existing Mature Tree
- Regional Council Drains
- Potential Wetland (under investigation)
- <- - Existing Driveways and Vehicle Crossings
- Hard Edge Barrier along Expressway
- Waikato Expressway Designation
- Expressway Noise Control Overlay
- Existing Overhead Power Lines and Corridors
- ✶ Existing Radio Aerial
- Existing Dwelling(s) To Be Retained

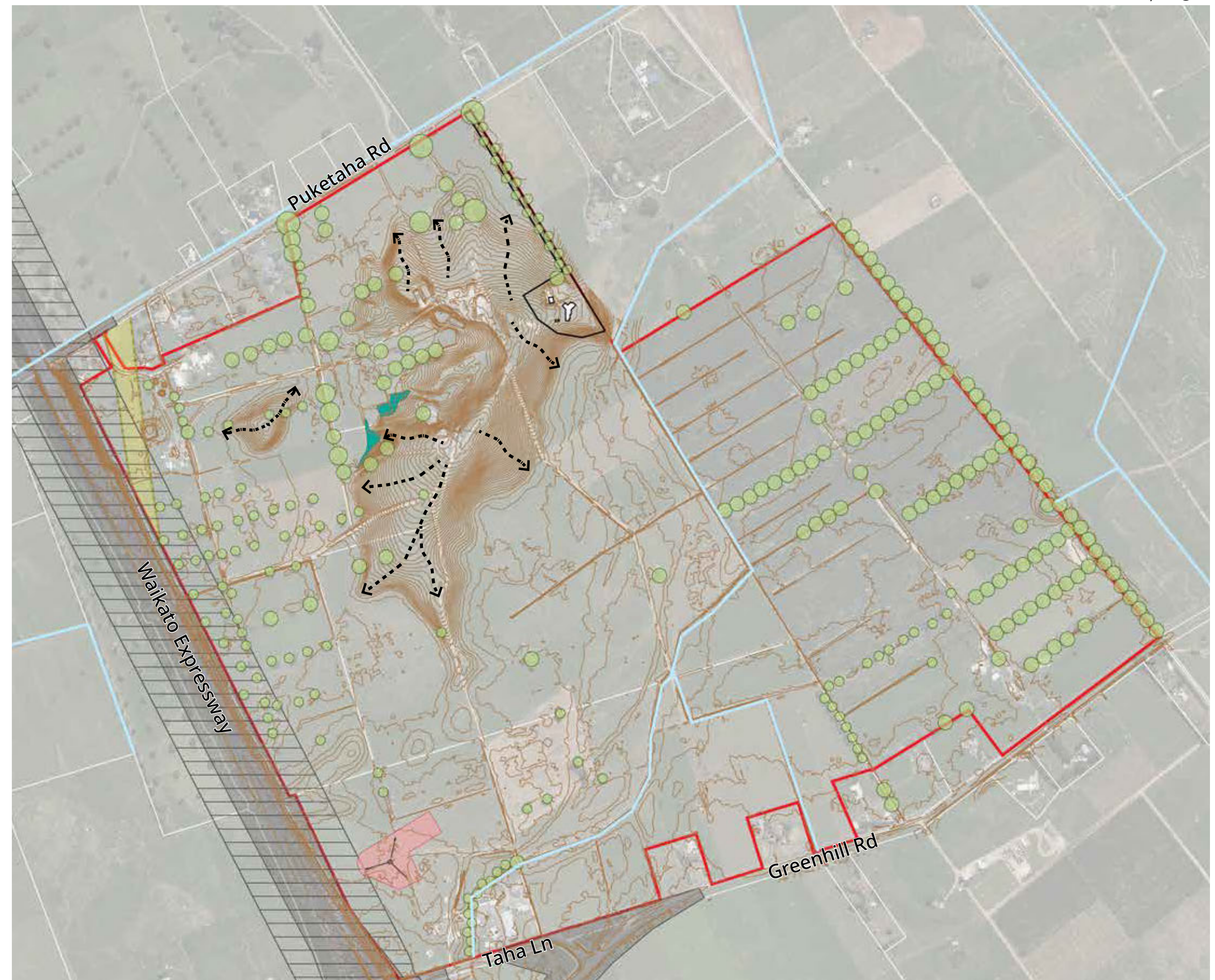


Figure 7 Site features and opportunities map

Scale: 1:8,000 @ A3

2.0 Masterplan

Scale: 1:8,000 @ A3

Legend

- Site Boundary
- Proposed Industrial Lots (with indicative buildings and on-lot landscaping)
- Proposed Rural Residential Lots
- Proposed Greenhill Expressway Service Area (Extended)
- Proposed Road Swales
- Proposed Landscape Buffer between Rural Residential and Industrial Lots (10-15m)
- Proposed Landscape Buffer along Waikato Expressway (10-15m)
- Proposed Stormwater Ponds & Riparian Areas
- Potential Existing Mature Trees for Retention (pending further investigation)
- Existing Regional Council Drains for Realignment & Renaturalisation
- WWPS Proposed Wastewater Pumpstation
- Existing Radio Aerial for Retention
- Existing Overhead Power Pole and Lines for Retention
- Designation J17 (Requiring Authority - NZTA)
- Expressway Noise Control Areas
- 1 Existing Rural Residential Properties (outside of the Site)
- 2 Existing Childcare
- 3 Potential Access Options to Greenhill Expressway Service Area
- 4 Existing Residential Dwelling to Retain



Figure 8 High-level Masterplan

2.1 Landscape Strategy



Scale: 1:8,000 @ A3

Wetland Restoration:
Restoring existing wetlands and increasing ecological values.



Carex secta



Cordyline australis

Comprehensive Tree Planting:
Increasing street amenity and ecological values of the road network.



Alectryon excelsus



Vitex lucens

Enhanced Boundary planting:
Enhancing boundary planting alongside existing vegetation.



Populus sp.



Podocarpus totara

Enhanced Boundary planting:
Enhancing boundary planting along Waikato Expressway.



Phormium tenax



Leptospermum scoparium

Public Open Spaces:
Provide high quality public amenity and open green spaces.



Footpath



Outdoor furniture

Stream Realignment:
Enhance riparian corridor & increase area of native vegetation.



Coprosma robusta



Pittosporum tenuifolium

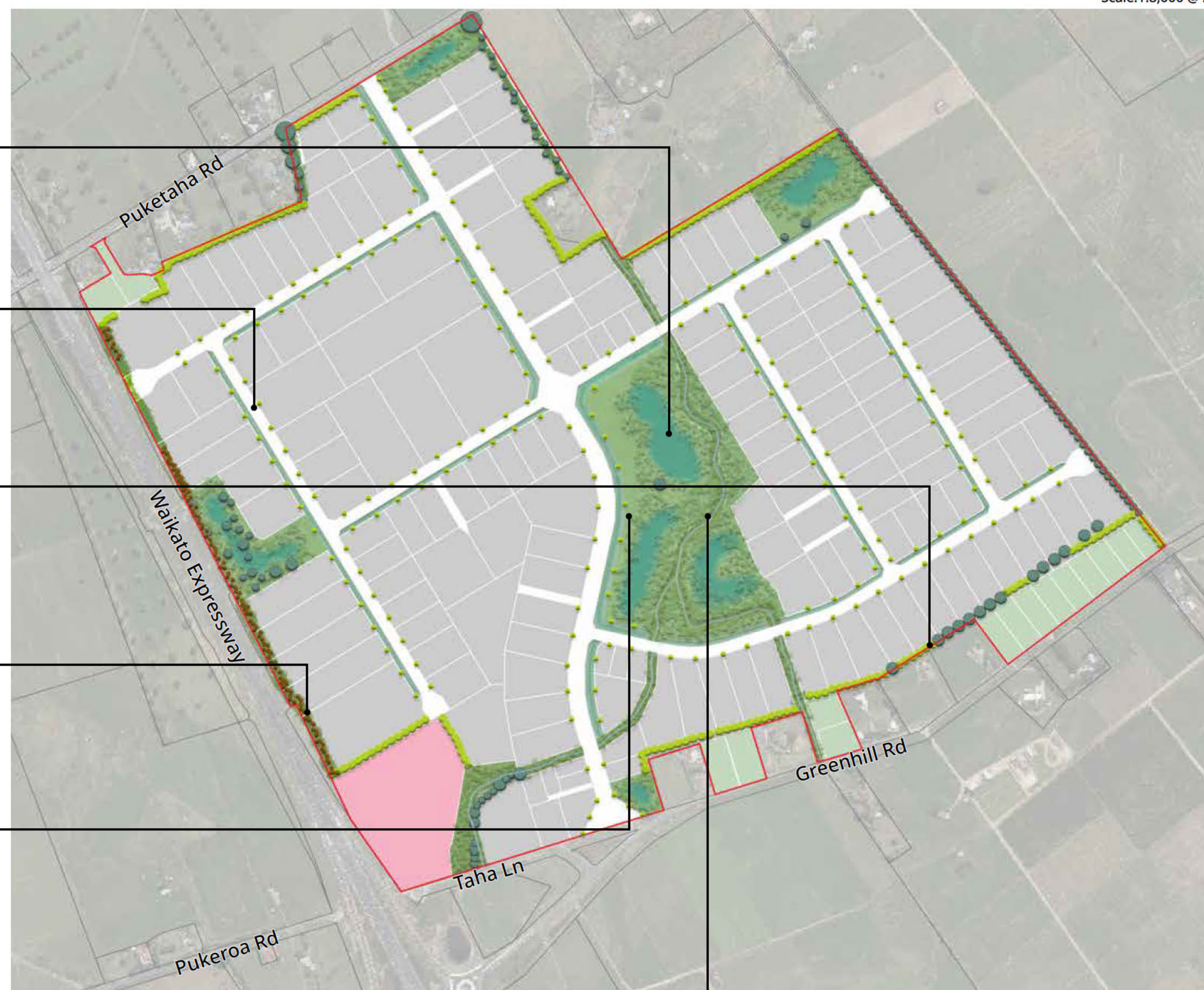


Figure 9 High-level Landscaping Masterplan

2.2 Lot Sizes and Yield Distribution

Industrial	
Lot size and Dimensions	Yield (%)
2,500m ² and less <i>Preferred width x depth: 30-40m x 50-60m</i>	14 (9%)
4,000 - 6,500m ² <i>Preferred width x depth: 40-55m x 100-120m</i>	88 (53%)
6,500 - 9,000m ² <i>Preferred width x depth: 50-70m x 120-160m</i>	42 (26%)
1ha and above <i>Preferred width x depth: 70-100m x 150-300m</i>	20 (12%)
Total	164
Greenhill Expressway Service Area	
ODP Zoned	3.20 ha
Extended Area	1.76 ha
Total	4.96 ha
Rural Residential	
Approx. 5,000m ²	15
Total	15

Legend

- Site Boundary
- Existing Residential Dwelling to Retain
- 1 Proposed Industrial Collector Road
- 2 Proposed Industrial Local Road
- 3 Proposed Stormwater Ponds and Riparian Areas
- 4 Existing Regional Council Drains for Realignment & Renaturalisation
- 5 Proposed Landscape Buffer (10-15m)



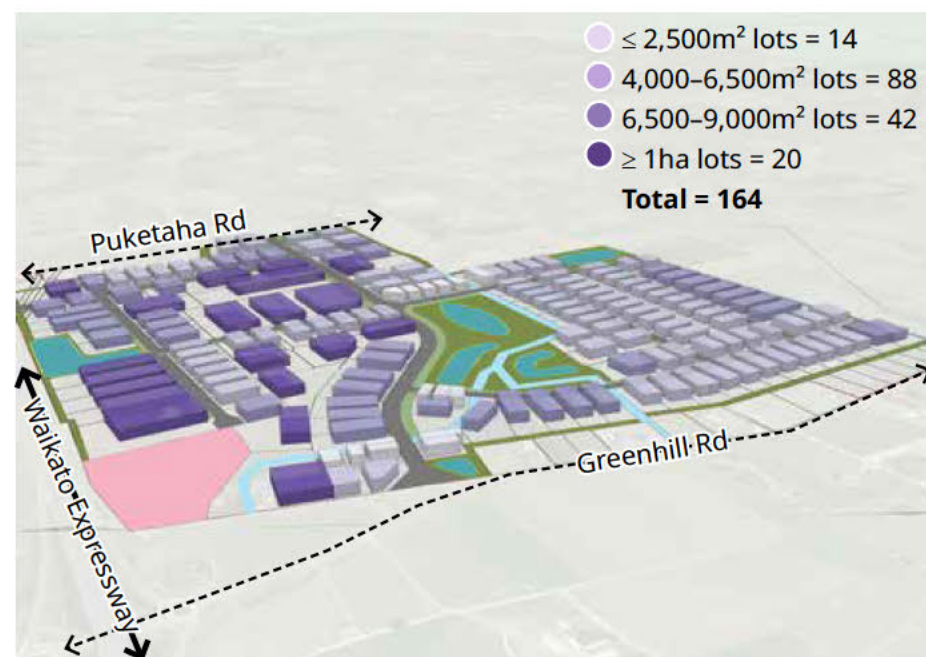
Figure 10 Land uses and densities

Design Vision & Outcomes

The masterplan for the site has been carefully designed to provide a range of lot sizes that respond to market demand for industrial uses, urban design best practice, and the site's context.

Across all lot sizes, the width and depth parameters have been set to achieve the outcomes below:

- Efficient industrial typologies to enable a variety of building forms and industrial uses.
- Optimised access and circulation for well-functioning access arrangements.
- Functional streetscape with clear street frontage, improving passive surveillance, business visibility and a coherent built form along key roads.
- Integrated 10-15m buffers and interface treatments, especially critical near sensitive land uses such as rural edges or residential zones.
- The lot layout and size allows for reconfiguration or amalgamation of lots (especially in the 1 ha+ range), supporting future tenant changes and flexibility in subdivision staging.



Built Form and Site Layout Assumptions

For the purposes of illustrating realistic scale and bulk for this industrial proposal, the Ruakura Industrial zone standards under Hamilton Operative District Plan are used as a baseline, but acknowledge that 75% coverage materially overstates practical outcomes. In practice, once we accommodate the other standards, the achievable building footprint typically sits well below the 75% cap.

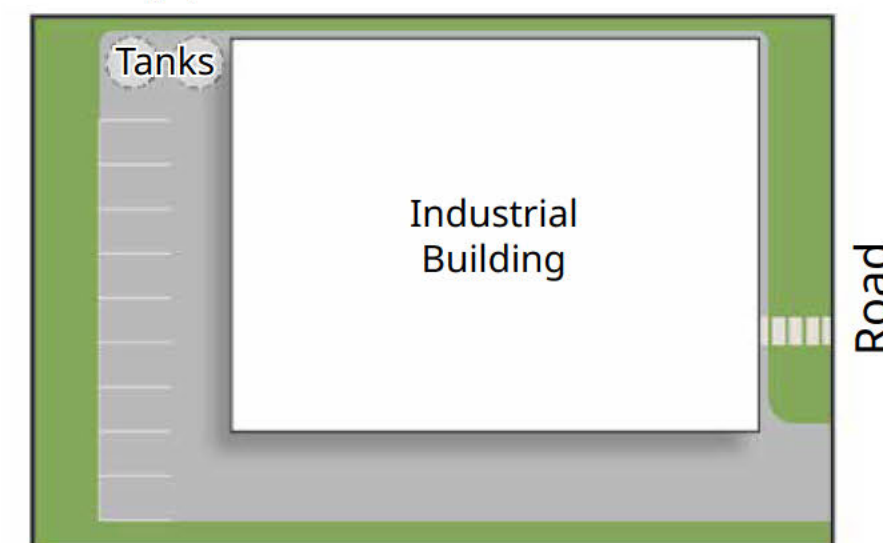
Accordingly, the following indicative standards have been applied to test built form and prepare the diagrams/envelopes. These will better reflect market-typical industrial operations, truck movement geometry and required amenity outcomes.

- **Indicative site coverage** (*These ranges reflect typical yard/marshalling needs, parking supply, and landscape requirements*)
 - ≤ 2,500m² = 45–60%;
 - 4,000–6,500m² = 40–50%;
 - 6,500–9,000m² = 35–50%;
 - ≥ 1ha = 30–50%
- **Front setbacks**
 - Local and collector roads = min 5m
 - Arterial and expressway = min 15m
- **On-lot landscaping**
 - Overall target = 10–20% of total site area
 - Front yard hardstand limited to ≤ 50% of the front setback area
 - Consolidated landscaping at edges and entries
- **Access lanes and parking**
 - Side truck lanes = 9–10m preferred (≥ 7.5 m constrained)
 - Ancillary office = 1 parking space/40–60m² GFA
 - Warehouse and other industrial uses = 1 parking space/300–500 m² GFA

Built Form Testing Precedents

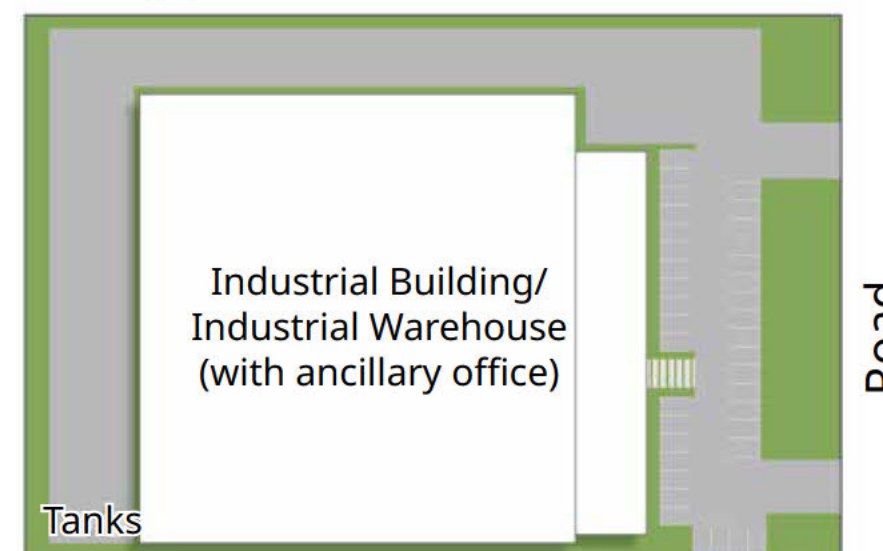
Typical Layout for ≤ 2,500m² lots

- Lot size = 2,400m² (40m x 60m)
- Building size = 1,200m² (30m x 40m)
- Front setback = 5m
- Landscaping area = ~15% of the site
- Single access = 7m
- Parking spaces = 9



Typical Layout for ≥ 1ha lots

- Lot size = 15,000m² (100m x 150m)
- Building size = 7,200m² (80m x 90m)
- Front setback = 35m
- Landscaping area = ~20% of the site
- Dual accesses = 10m
- Parking spaces = 35+



2.3 Movement and Connectivity

Figure 11 identifies the indicative movement network that will provide connections within the site and to the surrounding transport network. The road layout has been designed to follow the natural topography of the site.

The internal Greenhill Industrial Park movement network has been designed to create a safe and functional transport environment that is fit for purpose to support future industrial activities.

A north-south collector road is proposed to connect Puketaha Road and Greenhill Road and a series of local roads will facilitate movement within Greenhill Industrial Park.

The roading and block layout has been designed to prioritise flexibility and variety in lots that can accommodate industrial activities, in terms of their shape, size, and orientation to have appropriate frontage.

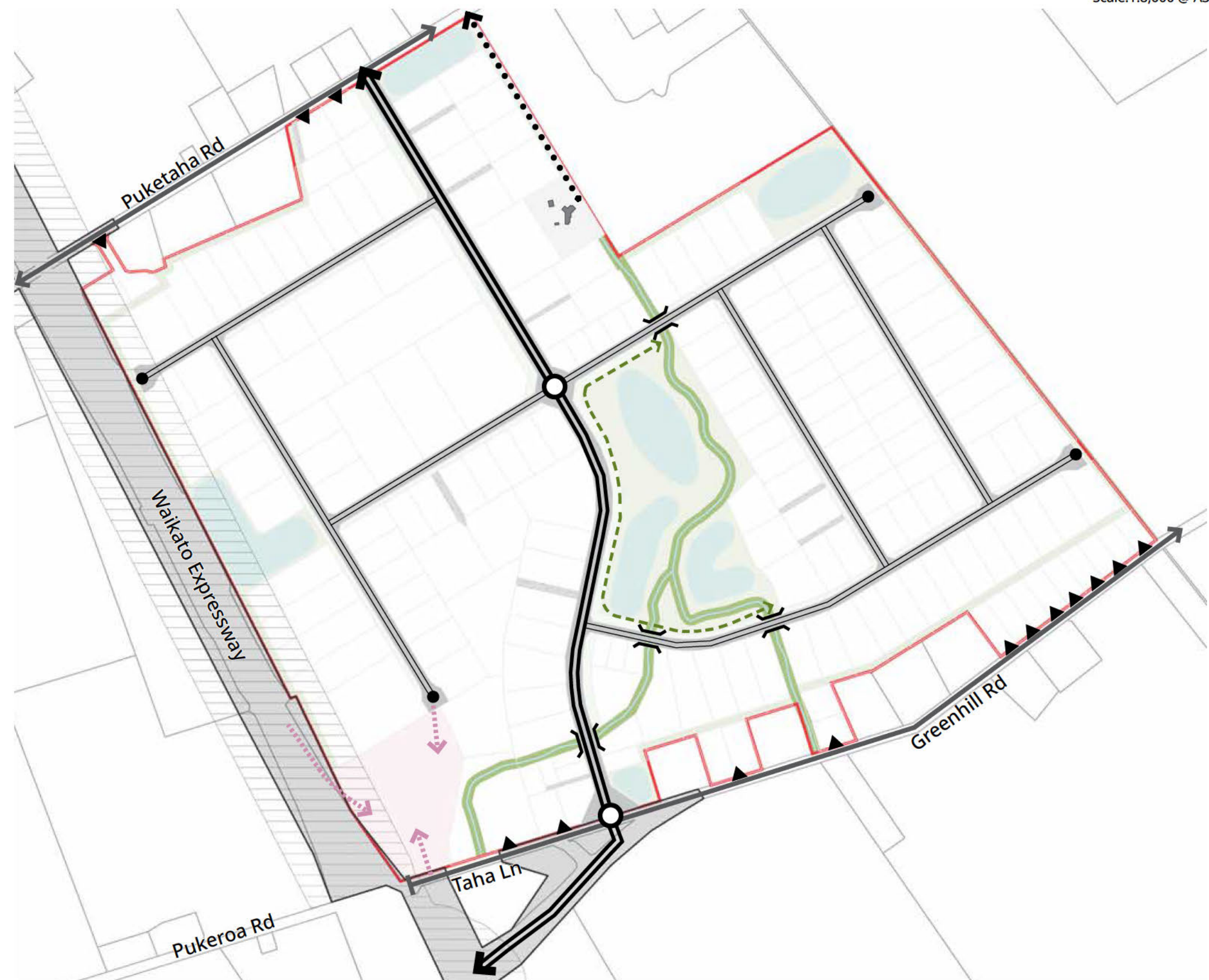
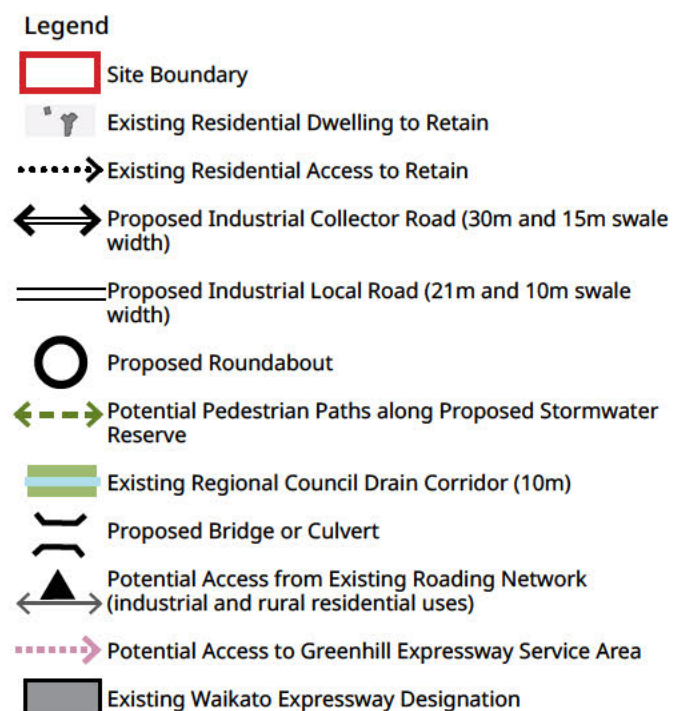


Figure 11 Movement network and roading hierarchy

Scale: 1:8,000 @ A3

2.4 Stormwater

Stormwater runoff within Greenhill Park will be managed to ensure that run off from all areas such as roading, berms, driveways, ROW's & industrial lots, does not create flooding or ponding within the proposed development and downstream of Greenhill Park, while maintaining conveyance of upper catchment flows through the proposed development.

The key stormwater management feature within Greenhill Park is an existing southwest-northwest centrally placed Waikato Regional Council drain, that is to be retained and enhanced into a central Greenway corridor. Existing catchment areas are to be retained and enhanced. All runoff from the site will be directed into a total of seven stormwater ponds via roadside swales which will provide both conveyance and initial treatment. The majority of the ponds will discharge into the central Greenway corridor, with the remainder discharging into adjacent existing stormwater drains and/or channel at a controlled rate which reflects existing discharges rates. The objective of the proposed stormwater management approach is to ensure that stormwater flows from the site are improved from the pre-development levels. The central greenway also acts as a conveyance channel and has the secondary function of allowing for additional flood attenuation.

Furthermore, the proposed stormwater ponds will also combine within the ponds stormwater treatment bio retention which protects the quality of the discharge from the proposed urbanised areas. This will be designed with planting established post construction allowing treatment of the stormwater but also allows habitats to be formed for ecology.



Figure 12 Proposed stormwater network

Scale: 1:8,000 @ A3

2.5 Water and Wastewater

Water

Potable Water supply options are still being explored which will likely include a combination of supply from the existing public network and multiple private bores. The water treatment plant is also proposed as part of Greenhill Park to ensure that any water sourced from the bore for use as potable water will be treated to the required drinking water standards.

Any proposed water bores across the site which will also be utilised during the construction phase of the project. This will aid in reducing dust in the drier months when bulk earthworks and civil work is being undertaken.

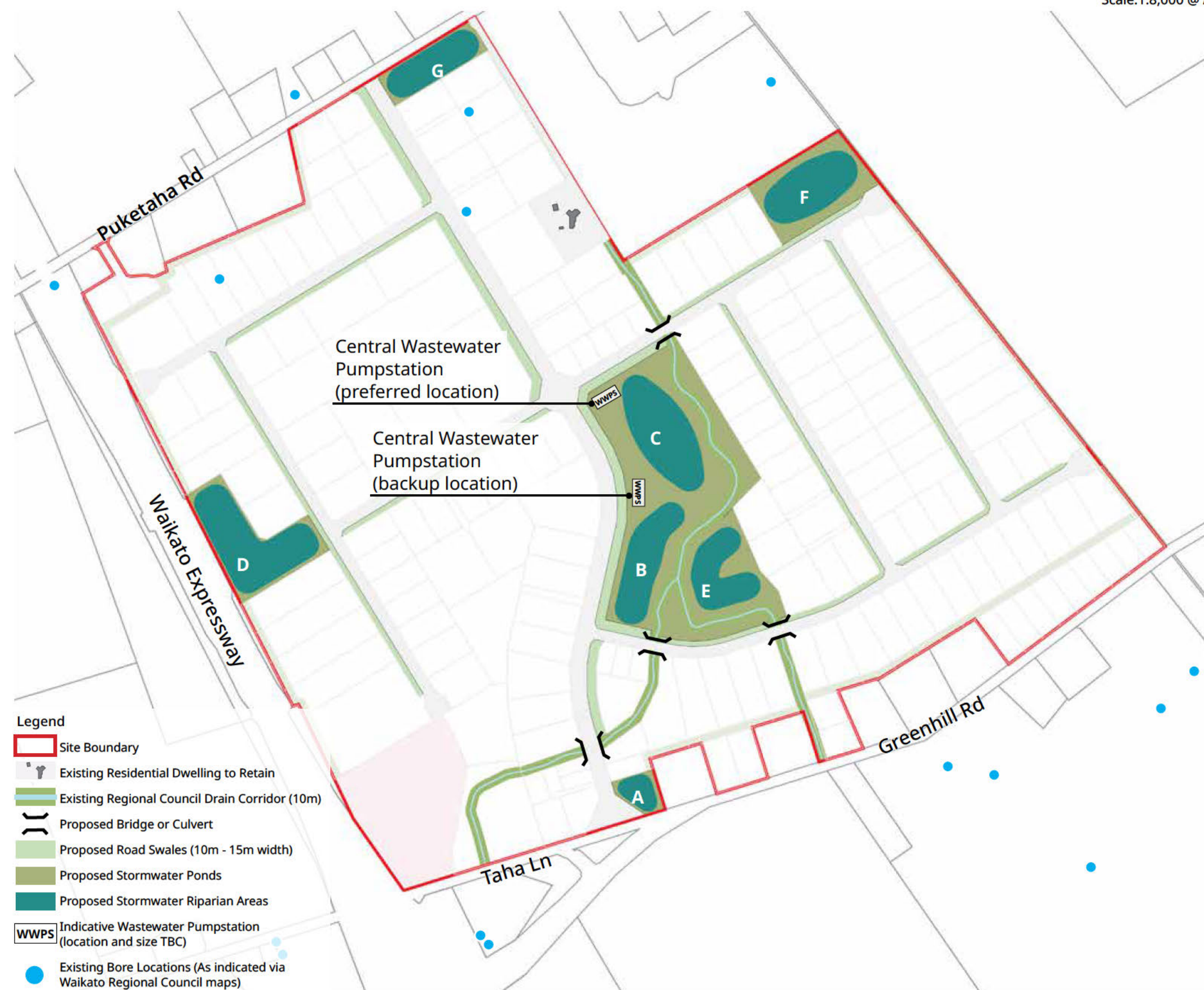
Wastewater

Wastewater for Greenhill Park options are being explored to cater for the developed land via connection to the public network which includes a central Wastewater Pump station or via on-lot treatment and disposal.

If the central Wastewater Pumpstation option is adopted, within the industrial areas of the development gravity wastewater will be conveyed via underground piping which will then be pumped to the public network.

If the on-lot treatment & disposal option becomes the only option, the minimum Lot size would need to be assessed to allow sufficient area for disposal fields, and consent notices would need to be applied to limit the type of industrial activity associated with those lots.

The wastewater infrastructure approach has been designed to priorities the health of land and water, as well as that of future residents.



2.7 Staging

The development will be delivered through a carefully planned, staged approach that is closely aligned with infrastructure provision, particularly stormwater management, earthworks, and transport infrastructure.

Figure 14 shows the proposed staging for the development and the associated bulk earthworks, with the key development milestones and associated infrastructure triggers for each stage also outline below.

Stage 1:

- 25 industrial & 15 rural residential lots
- Primary access via Greenhill Road
- Construction of Stormwater Ponds A and B, with Pond C identified as a reserve area for associated earthworks

Stage 2:

- 39 industrial lots
- Construction of Stormwater Pond E

Stage 3:

- 25 industrial lots
- Construction of Stormwater Pond C

Stage 4:

- 21 industrial lots & Waikato Expressway Service Area
- Construction of Stormwater Pond D

Stage 5:

- 29 industrial lots
- Construction of Stormwater Pond F

Stage 6:

- 28 industrial lots
- Primary access via Puketaha Road
- Construction of Stormwater Pond G



Figure 14 Proposed staging

From: Briar Belgrave
Sent: Friday, 19 September 2025 8:24 am
To: [REDACTED]
Subject: Iwi and Hapū Engagement Opportunity - Greenhill Industrial Park - Fast Track Referral
Importance: High

Kira ora

The Greenhill Industrial Park project team would like to invite Waikato Tainui, Ngāti Hauā and Ngāti Wairere to our office on the week of the 6 October to discuss the masterplan and draft consultation pack for the Greenhill Fast Track Referral Application. This is an introductory hui to have a preliminary discussion with yourselves and the project team before we begin with the engagement process.

Are you all able to please let me know what your availability is on the following days so that I can send out a calendar invite:

- Monday 6th October
- Tuesday 7th October
- Wednesday 8th October

Any questions or concerns please let me know.

Ngā mihi | Kind regards,

BRIAR BELGRAVE
Partner



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Tauranga | Havelock North | Wellington |
Christchurch | Wānaka & Queenstown

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