

Ministry of Education

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**B&A**

Urban & Environmental

**From:** [Susan Henderson](#)  
**To:** [Briar Belgrave](#)  
**Cc:** [Patrick Broman](#); [Gemma Hayes](#)  
**Subject:** RE: Greenhill Industrial Park - Consultation Pack and Meeting Minutes  
**Date:** Friday, 7 November 2025 10:07:37 am

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[UNCLASSIFIED]

Kia ora Briar,

Thank you for your time recently to go through this proposal with us, and for sending through the consultation pack and draft meeting minutes.

We have reviewed the minutes and have no changes or further comments at this stage, thank you.

Ngā mihi,

Susan

**Susan Henderson** | Lead Advisor - Spatial Planning  
School Property

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**From:** Briar Belgrave [REDACTED]  
**Sent:** Monday, 3 November 2025 4:28 pm  
**To:** Susan Henderson [REDACTED]  
**Cc:** Patrick Broman [REDACTED]  
**Subject:** Greenhill Industrial Park - Consultation Pack and Meeting Minutes  
**Importance:** High

Hi Susan

Please see attached a copy of the consultation pack and draft meeting minutes for Greenhill Industrial Park following our meeting last week – sorry, I thought I had sent this and it was sitting in my outbox.

If you and the team could please review the minutes and let me know if you want to change or add anything. It would also be much appreciated if you could please let me know if you have any further comments or feedback on the Greenhill Fast Track Referral Application.

Ngā mihi | Kind regards,

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**BRIAR BELGRAVE**  
Partner

[REDACTED]  
PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

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**Project:** Greenhill Industrial Park Fast Track Referral Application

**Date:** 28 October 2025

**Time:** 11.00am – 12.00pm

**Location:** Ministry of Education

**Attendees:**

| Name            | Role/Organisation     |
|-----------------|-----------------------|
| Briar Belgrave  | Barker & Associates   |
| Susan Henderson | Ministry of Education |
| Gemma Hayes     | Ministry of Education |
| Patrick Broman  | Ministry of Education |
| Gemma Hayes     | Ministry of Education |

| Item | Detail                                                                                                                                                                                                                                                                                                                                                                                                                   | Action |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1    | <p>Briar presented the Consultation Pack for Greenhill Industrial Park to Ministry of Education attendees.</p> <p>This consultation pack provided an overview of the scene and scope of the proposed development. This includes the Greenhill Industrial Park Master Plan.</p>                                                                                                                                           |        |
| 2    | <p><b>Current industrial area in Hamilton</b></p> <p>Highlighted the current industrial areas in Hamilton (included in consultation pack) which contextualises the proposal and its relevance in addressing the gap for industrial development in the north-eastern area of Hamilton.</p>                                                                                                                                |        |
| 3    | <p><b>Location and access</b></p> <p>Greenhill Industrial Park located on the eastern side of the Waikato Expressway.</p> <p>Access points being existing interchange.</p> <p>Proximity to existing residential areas (R2 Fast-Track, surrounding Hamilton suburbs) and the city centre.</p> <p>Located adjacent to the Waikato Expressway the site is in prime location from an industrial development perspective.</p> |        |
| 4    | <p><b>Zoning</b></p> <p>The site is zoned in the General Rural Zone under the Waikato District Plan – Operative in Part.</p>                                                                                                                                                                                                                                                                                             |        |
| 5    | <p><b>Iwi and Hapu consultation</b></p>                                                                                                                                                                                                                                                                                                                                                                                  |        |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                     |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p>Engagement between relevant iwi and hapu authorities and B&amp;A has occurred from the initial stages of the project. This engagement is ongoing and will continue throughout the substantive application process.</p> <p>B&amp;A, iwi and hapu have planned site walk overs. A cultural value assessment will be produced and provided within the substantive application.</p>                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                     |
| 6  | <p><b>Land Ownership</b></p> <p>A consortium approach is intended, and land is owned by four parties. Warrick Macdonald owning the greatest portion of the site. The ownership is shown in the consultation pack.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                     |
| 7  | <p><b>Ecological and Blue-green network</b></p> <p>Two potential wetlands which are of a poor quality were identified. These are subject to further investigation through the substantive application to confirm if they are NES-F qualifying wetlands. The wetlands are likely to be removed as part of the development.</p> <p>Natural water course running through the site has been previously artificially realigned. The proposal seeks to return the water path to its natural course.</p>                                                                                                                                                                                                                                     |                                                                                                                                                     |
| 8  | <p><b>Offsetting Land</b></p> <p>Should the two wetlands be removed, offsetting can be achieved on site with over 6ha of land available. The expectation is that 1 ha will be required.</p> <p>Iwi and hapu have expressed they would like ownership of this. Planting, management and ongoing management is sought from iwi and hapu.</p>                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                     |
| 9  | <p>Key features of Masterplan:</p> <ul style="list-style-type: none"> <li>• Small provision for rural lifestyle properties. This creates an industrial – rural buffer.</li> <li>• 13 lifestyle properties are proposed in the plan; however this yield is subject to change. Assists in meeting the demand for rural lifestyle properties in the market.</li> <li>• Introducing the proposed location of industrial lots, stormwater ponds.</li> <li>• Area highlighted pink in the Masterplan is not part of Fast Track proposal, but a separate consent has been lodged with council to become a service centre.</li> <li>• Land scape strategy: planting, walkways, cycle ways. Native plants selected by iwi and hapu.</li> </ul> | <p>Briar circulated the Master Plan for Greenhill Industrial part in the week prior to this meeting/engagement (the week commencing 24/10/2025)</p> |
| 10 | <p>MoE asks question about how the site is accessed. Confirmed that the eastern side of the site via Puketaha Road, and it is anticipated</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                   |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
|    | that traffic for the rest of the development will enter from the south-western side of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                   |
| 11 | <p><b>Lot sizes, yields and staging</b></p> <p>Economists have informed the lot sizes, yield and distribution based on market demand.</p> <p>Lots will be fee simple which addresses the current shortfall in the market and provides a point of difference.</p> <ul style="list-style-type: none"> <li>• Approximately 167 industrial lots, approximately 13 rural residential lots (potential for yield to increase).</li> <li>• Anticipated activity is consistent with current planning controls. Proposal provides for activities permitted in the industrial zone.</li> <li>• Carefully implemented staging. Currently proposed to occur in six stages. Ranging from approximately 20-40 industrial lots per stage and stormwater ponds being implemented throughout staging. Rural residential lots are included in stage 1.</li> </ul> |                                                                   |
| 12 | <p><b>Stormwater</b></p> <p>Management through various stormwater ponds within the site.</p> <p>They will treat, hold and discharge at a rate no greater than what is currently occurring.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                   |
| 13 | <p><b>Water and Wastewater</b></p> <p>Preference is a connection will be provided to HCC network. Conversation between B&amp;A and iwi and hapu has identified this is the preference of iwi and hapu as well.</p> <p>There is alternative for an onsite treatment option should a connection to the network not be able to be achieved.</p> <p>Given Greenhill Industrial Park's proximity to R2, discussion between HCC, B&amp;A and R2's project team to size pipes appropriately to ensure they are able to service both Fast Track developments.</p>                                                                                                                                                                                                                                                                                      |                                                                   |
| 14 | <p><b>Water take consent</b></p> <p>All Fast Tracks seeking water take consent as a separate process outside of Fast Track process.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                   |
| 16 | <p>MOE highlights a point to be mindful of the ability for R2 to change the residential yield to increase it knowing what is proposed through Greenhill Industrial Park. Effects would not be significant but may be of consideration.</p> <p>Important to consider this could potentially lead to further development of rural residential moving forward.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                   |
| 17 | <p>MOE asks at what stage in the Fast track process does R2 need to confirm the area/yield of residential units. Confirmed that this would need to be confirmed through the substantive application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | MOE to consider re-touching base with CKL on R2 to see if or what |

|    |                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                             |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|    |                                                                                                                                                                                                                                                                                                                                                                               | changes they might be making to their masterplan                                                                            |
| 18 | MOE confirm that investment in schooling towards the North-east of the site is not a concern. Previous long-term investment in this area will accommodate any changes. There is potential for schooling to the south of the site to be stretched.                                                                                                                             |                                                                                                                             |
| 19 | <p>MOE noted concerns regarding construction and heavy vehicle movement. Construction management plans to account for nearby schools and ensure heavy vehicles are not passing during drop off and pick up hours.</p> <p>An acoustic report prepared by a specialist will form part of the substantive application and will assist in managing any noise related effects.</p> |                                                                                                                             |
| 20 | <p>Future Actions</p> <ul style="list-style-type: none"> <li>Greenhill Industrial Park Consultation Pack circulated by B&amp;A to MoE attendees. Feedback is welcomed.</li> </ul>                                                                                                                                                                                             | <p>B&amp;A to circulate consultation pack and notes.</p> <p>MOE to review and confirm if there is any further feedback.</p> |

**From:** [Briar Belgrave](#)  
**To:** ["Susan Henderson"](#)  
**Cc:** [Patrick Broman](#); [Gemma Hayes](#)  
**Subject:** RE: Greenhill and Willowbrook Fast Track Referral Application - Consultation Request  
**Date:** Thursday, 23 October 2025 9:59:00 am  
**Attachments:** [image005.jpg](#)  
[image006.png](#)  
[image001.png](#)  
[image002.png](#)

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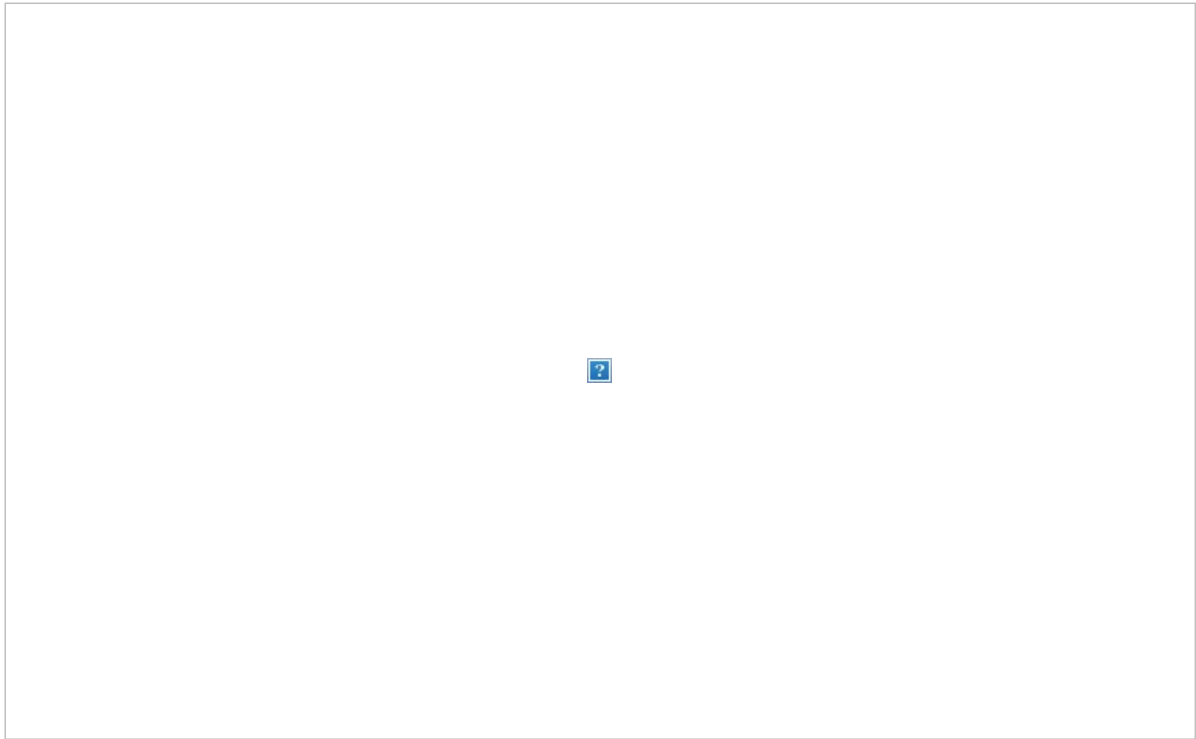
Hi Susan

Thanks for sending through the invite. I will see you all at the MoE office next week. In advance of our meeting, please see below some context on the two referral applications we will discuss.

**Greenhill Industrial Park**

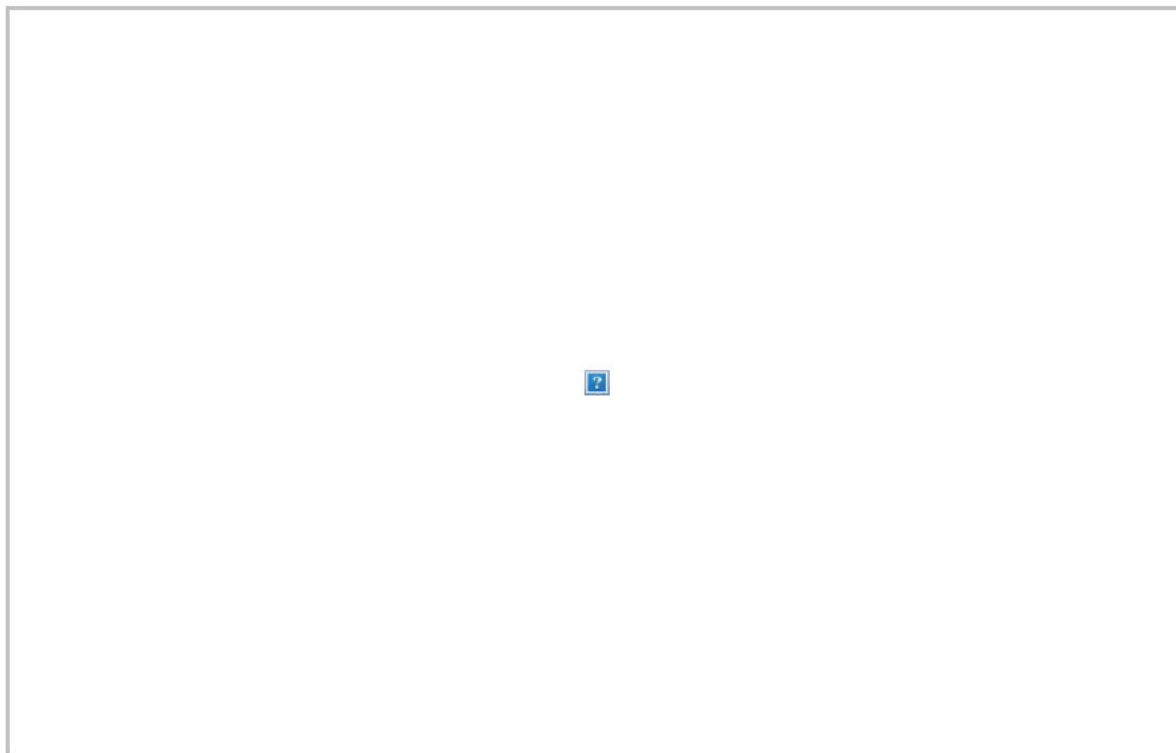
The site is 195ha located at 133 Greenhill Road, Puketaha.

Greenhill Industrial Park is for a comprehensive new industrial park, with direct access to the Waikato Expressway in both directions via Greenhill Road and Pardoia Boulevard. The project is to create vacant lots that can accommodate a range of industrial and compatible commercial activities and associated buildings. The proposal also includes all required infrastructure, including transport, three waters, and associated site and civil works. The application would create approximately 167 industrial lots and 13 rural residential lots on the fringes of the site.



[Redacted text block]

[Redacted text block]



Ngā mihi | Kind regards,

BRIAR BELGRAVE  
Partner



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**From:** Susan Henderson s 9(2)(a)

**Sent:** Wednesday, 22 October 2025 1:43 pm

**To:** Briar Belgrave s 9(2)(a)

**Cc:** Patrick Broman s 9(2)(a) Gemma Hayes s 9(2)(a)

**Subject:** RE: Greenhill and Willowbrook Fast Track Referral Application - Consultation Request

[UNCLASSIFIED]

Hi Briar, yes that time is still free! Look forward to seeing you at the MoE offices then.

I'll send through an invite as that way I will hopefully have an easier time with the technology when we dial the others in

Thanks,

Susan

**Susan Henderson** | Lead Advisor - Spatial Planning  
School Property



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**From:** Briar Belgrave [REDACTED]

**Sent:** Wednesday, 22 October 2025 10:53 am

**To:** Susan Henderson [REDACTED]

**Cc:** Patrick Broman [REDACTED]; Gemma Hayes [REDACTED]  
**Subject:** RE: Greenhill and Willowbrook Fast Track Referral Application - Consultation Request

Kia ora Susan

Sorry for my slow reply, I have been off work sick for a few days.

Is 11am next Tuesday 28 October still available? If so, I can come to the MoE office again.

I can also circulate the draft masterplan for both projects in advance with some of the base information.

Ngā mihi | Kind regards,

BRIAR BELGRAVE  
Partner



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**From:** Susan Henderson s 9(2)(a)  
**Sent:** Tuesday, 14 October 2025 11:56 am  
**To:** Briar Belgrave s 9(2)(a)  
**Cc:** Patrick Broman s 9(2)(a); Gemma Hayes s 9(2)(a)  
**Subject:** RE: Greenhill and Willowbrook Fast Track Referral Application - Consultation Request

[UNCLASSIFIED]

Kia ora Briar,

Thanks for reaching out. We would be very happy to meet with you to discuss these proposals. Would it be possible to provide some information about the proposals prior to the meeting, please? For example, the proposed land uses, the residential yields and typologies proposed, and any information about timing would be helpful initially.

Here are some times that could work either online or if you are happy to come to the Hamilton MoE office again.

Monday 20 October 10-11am  
Tuesday 21 October 12.30-1.30  
Thursday 23 October 1.30-3  
Friday 24 October 11-1  
Monday 27 October 10-11am  
Tuesday 28 October 11-1 (or 4-5 online only)  
Wednesday 29 October 3-4  
Thursday 30 October 9-10.30

Ngā mihi,  
Susan

Susan Henderson | Lead Advisor - Spatial Planning  
School Property



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**From:** Briar Belgrave [REDACTED]

**Sent:** Tuesday, 14 October 2025 11:31 am

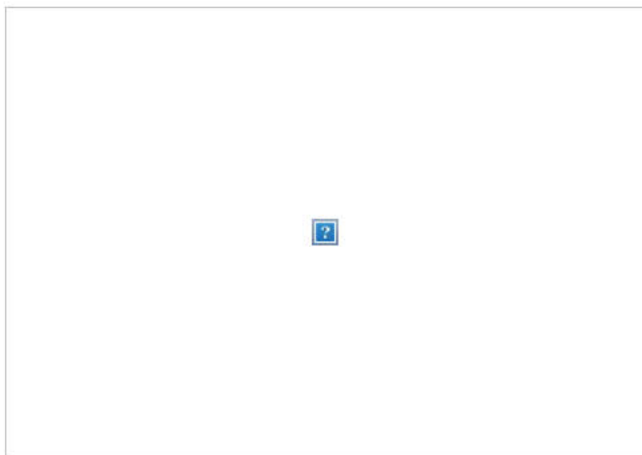
**To:** Susan Henderson [REDACTED]

**Subject:** Greenhill and Willowbrook Fast Track Referral Application - Consultation Request

Good morning Susan,

B&A are currently in the process of preparing Fast Track Referral Applications for two new developments, see details below.

**Greenhill - 133 Greenhill Road**



We would like to consult with MoE on these Fast Track Referral Proposals that we are preparing on behalf of our clients.

Could you please advise who from MoE we are best to consult with and times/dates that would be suitable.

Ngā mihi | Kind regards,

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BRIAR BELGRAVE  
Partner



PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

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