

11 June 2026

Ministry for the Environment
Attn: Listed Projects Team
Via email: listedprojects@mfe.govt.nz

To Whom It May Concern,

Drury West Crossing Fast Track Referral Application Covering Letter

This letter accompanies, and is in support of, the Fast Track Referral Application package for *Drury West Crossing*, on behalf of Drury West Crossing Limited. We believe our application supports the delivery of a development and infrastructure project that will deliver significant regional benefits, including but are not limited to:

- One-off economic impacts through the direct construction activity and supporting services.
- Total direct capital expenditure (excluding land) of \$1.3 Billion.
- Approximately 5,135 FTE-years of employment across Auckland over the development period.
- Development of the proposal is estimated to generate \$461 million in wages and salaries, and contribute \$923 million to regional GDP.
- Local employment opportunities once the local centre is operational.
- At full operation, future onsite industrial and commercial activity is estimated to directly support work for around 1,920 people, equivalent to approximately 1,820 FTEs.
- These workers are estimated to earn approximately \$175 million in annual wages and salaries, with the future onsite activities generating approximately \$360 million in annual GDP.
- The proposal would add a substantial quantum of industrial land in southern Auckland, which is one of Auckland's principal locations for new large-format industrial development. This is important because Auckland is New Zealand's primary industrial market and plays a critical role in supporting regional and national supply chains.
- The proposal responds to longer-term spatial trends in Auckland's industrial market, including the progressive shift of industrial activity southwards as more central precincts face pressure from higher land values, competing urban uses, fragmented ownership and limited opportunities for site aggregation.
- The site's size, flat contour, motorway access, proximity to Drury South Crossing, and connection to the wider Auckland-Hamilton-Tauranga corridor make it well suited to land-extensive industrial activities such as warehousing, logistics, construction-related uses and light manufacturing.

- By increasing the number and range of industrial lots available in a strategically located part of southern Auckland, the proposal would improve market choice, support greater land market competition, and help improve the responsiveness of industrial supply to future demand growth. This would support the efficient functioning of the industrial land market and contribute to a well-functioning urban environment under the NPS-UD.
- The proposal is also likely to generate synergies with surrounding employment and urban growth areas. In particular, its proximity to Drury South Crossing and the substantial residential growth planned and underway across the wider Drury area creates a strong spatial relationship between jobs and housing. This can support labour-market efficiency by improving access to employment opportunities, reducing commuting distances for some workers, and reinforcing the role of southern Auckland as an integrated location for both population and employment growth.

Drury West Crossing

Drury West Crossing is a proposed industrial development that will provide a significant employment node in southern Auckland. ***Drury West Crossing*** will consist of the following:

1. A 111.9ha light industrial precinct that will provide approximately 350,000m² of industrial GFA;
2. Up to 5,000m² of supporting commercial services to provide for the day-to-day needs of employees and visitors potentially including a petrol station, gym, café and convenience retail;
3. Up to six electronic billboards;
4. A green network incorporating existing ecological areas and features, stormwater management, landscape buffers and public open spaces; and
5. Associated infrastructure including upgrades and new transport, stormwater, wastewater, water supply, electricity and telecommunications infrastructure; and
6. Interim storage yard use while construction is ongoing.

Conclusion

The Fast Track Referral Application package for ***Drury West Crossing***, is accompanied by a suite of specialist memorandums which summarise the specific aspects of the proposal, provide a high level assessment of statutory and non-statutory documents, consider the potential effects of the proposal and potential mitigation, and the deliverability of this project.

Our project team is ready to prepare a comprehensive resource consent application that best utilises the fast-track process to ensure ***Drury West Crossing*** is delivered in a more timely and cost-efficient way.

We would welcome the opportunity to meet and present our application in further detail along with continuing to working collaboratively with Ministry for the Environment and affected parties by the project.

If you have any questions or would like further information, please feel free to touch base.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited



Nick Roberts

Director

s 9(2)(a) | s 9(2)(a)