



PAPAKURA MARAE SOCIETY INCORPORATED

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s 9(2)(a)

CEO: Tony Kake MNZM

16 December 2025

To the Hon. Minister / Fast-track Assessment Panel

Support for Ardmore Business Park – Regionally Significant Employment Enabling Development

Ko Tony Kake tōku ingoa.

I write as Chief Executive of Papakura Marae to formally record our strong support for the Ardmore Business Park and to emphasise its importance as a regionally, if not nationally significant employment-enabling development for Papakura, Takaanini, Manurewa, the wider Auckland region, and mana whenua.

Papakura is a proud and resilient community, but it is also one that continues to face entrenched socio-economic challenges. Of particular concern to our Marae, our whānau and our rangatahi is the persistently high rate of youth unemployment in Papakura and surrounding areas. This is not due to a lack of willingness to work, but a lack of accessible, local job opportunities. At the same time, South Auckland has absorbed substantial residential growth over recent years, while the supply of industrial land and employment-generating development has failed to keep pace.

This imbalance has had direct social consequences for our community: long daily commutes, increased cost-of-living pressures, disengagement of rangatahi from education and employment, and fewer pathways into skilled, long-term work. From the perspective of Papakura Marae, these outcomes are neither sustainable nor equitable.

The Ardmore Business Park directly responds to these challenges. Its strategic location adjacent to Ardmore Airport, the newly aligned Mill Road, State Highway 1 and established and future residential catchments position it as one of the few remaining opportunities to deliver large-scale industrial land and employment in close proximity to Papakura and Takaanini.

This is precisely the type of employment-focused development required to correct the growing jobs-housing imbalance in South Auckland.


Of particular importance is the opportunity this development presents for Māori and rangatahi. Industrial and logistics activity of this nature supports a wide spectrum of employment—from entry-level roles through to skilled trades, technical, and management positions—creating realistic pathways into work for young people who are currently underserved by the labour market.

With appropriate engagement, the Ardmore Business Park also has the potential to support apprenticeships, training partnerships, and Māori participation in both employment and procurement that lift Māori participation in the local economy rather than marginalising it.

Papakura Marae strongly supports development that is well planned, regionally significant, and focused on real outcomes for people. In our view, the Ardmore Business Park aligns with these principles. It addresses a clear shortage of industrial land in South Auckland, supports government and council investment in transport infrastructure, and most importantly creates employment close to home for communities that need it most.

For these reasons, Papakura Marae strongly supports the Ardmore Business Park proceeding through the Fast-track consenting pathway and encourages the Minister and decision-makers to give the proposal favourable consideration as a project of genuine regional and community significance.

Nāku noa, nā



Tony Kake
Chief Executive
Papakura Marae



Manurewa High School

Piki atu ki te rangi

17 December 2025

To the Fast Track Approvals Panel / The Honourable Minister re the proposed Ardmore Business Park

Kia ora, I am writing to you as the Tumuaki/Principal of Manurewa High School, one of the largest secondary schools in South Auckland with over 2300 students representing 60 nationalities and serving a diverse and rapidly growing community.

Our school places a strong emphasis on vocational pathways, trades education, and genuine transitions from school into employment, facilitated through our Trades Academy and industry-linked programmes. We are the largest school-based Trades Academy lead provider with 645 places serving students from Manurewa High School and over 10 other South Auckland Secondary Schools. We have pathways and programmes in Construction, Engineering, Logistics, Hospitality, IT, Primary Industries, Tourism & Uniformed Services.

From both an educational leadership and a social impact perspective, the proposed Ardmore Business Park is precisely the type of development that is urgently needed to support our young people in South Auckland.

Education Must Connect to Real Jobs

Across South Auckland, schools are doing the work — preparing students with foundational skills, trade exposure, and work readiness. What is increasingly missing is local, accessible industrial employment where these young people can realistically transition once they leave school.

Without sufficient industrial land and employers nearby:

- Vocational education risks becoming disconnected from outcomes
- Students face long commutes or limited options
- Employers struggle to build sustainable local workforces

Ardmore Business Park directly addresses this gap by creating a significant employment hub, in close proximity to a young and growing population and one that is aligned with some of the very industries our students are training for.

Benefits for Students, Families, and the Wider Community

As Principal, I see firsthand how proximity matters. Many of our students:

- Do not have access to private transport
- Are the first in their families to enter trades or industry
- Benefit most from local, visible employment opportunities



Manurewa High School

Piki atu ki te rangi

A major industrial precinct at Ardmore would:

- Enable stronger school–industry partnerships
- Support Gateway placements, apprenticeships, and entry-level roles
- Improve student engagement by making career pathways tangible
- Reduce disengagement and NEET outcomes post-school

This is not a theoretical benefit — it is a practical, live issue for families in our community.

Regional and Workforce Significance

South Auckland has a young population and a growing workforce, yet high unemployment rates and a well-documented shortage of industrial land and employment opportunities. From a school leadership standpoint, this imbalance is unsustainable.

Developments such as Ardmore Business Park:

- Support workforce training and development at scale
- Strengthen regional economic resilience
- Align education investment with real and local employment demand

Conclusion

I strongly support the Ardmore Business Park and its timely approval. The project represents an opportunity to align education, employment, and regional development in a way that delivers long-term benefits for South Auckland.

Manurewa High School would welcome the opportunity to engage with the developer, civil and construction companies as well as future employers at Ardmore to support pathways from school into sustainable employment. If relevant, I would be very happy to discuss this letter further and/or present to the panel or host a visit to our school to showcase our readiness to take advantage of the proposed development.

Please let me know if you require any further information at this stage.

Ngaa mihi

Peter Jones

Tumuaki | Principal
Manurewa High School

SIR BARRY CURTIS

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17 December 2025

To whom it may concern,

I write to give my strong and unequivocal support to the Ardmore Business Park proposal.

I do so drawing on more than three decades of public service, including 24 years as Mayor of Manukau, during which Manukau became New Zealand's most progressive, fastest-growing and most economically productive city.

That outcome was not accidental. It was the result of deliberate, long-term planning decisions that prioritised employment alongside population growth and that recognised one fundamental truth: cities and countries that fail to plan for employment, fail their people.

The absence of that discipline elsewhere in Auckland has had long-lasting consequences—and Ardmore Business Park squarely addresses those failures.

A Known Planning Failure, Repeated

Auckland has made this mistake before.

During my tenure as Mayor, Manukau made the conscious decision to provide large-scale, well-located employment land alongside rapid residential growth. This approach underpinned the success of the greenfield development of the Manukau City Centre, Wiri, Auckland Airport, East Tamaki and Highbrook.

The result was tens of thousands of jobs, strong local economies, a city that functioned and one that is critical to Auckland's and in fact New Zealand's economic performance.

By contrast, our neighbouring cities at the time—Waitākere and North Shore—did not adequately plan for employment land. The result was entirely predictable: vast daily population movements at peak hours, congestion, lost productivity, and communities forced to travel long distances to work. Manukau absorbed from that employment demand, and Auckland as a whole benefited because Manukau had the foresight to act.

The lesson from that period is clear and directly relevant today: residential growth without employment provision is not sustainable city-building.

South Auckland today faces the same structural imbalance:

- rapid residential growth,

- a young and expanding workforce, and
- an acute shortage of industrial and business land.

Without intervention, the outcome is predictable and avoidable: longer commutes, worsening congestion, and declining productivity.

Ardmore Business Park is a direct, visionary and timely response to this fast growing imbalance.

Clear Alignment With Fast-track Approvals Act Objectives

In my judgment, Ardmore Business Park is precisely the type of project the Fast-track Approvals Act was designed to enable.

1. Regional and national economic significance

The proposal provides large-scale, contiguous employment land in a strategic location within Auckland's southern growth corridor and includes one of New Zealand's busiest airports—an area where industrial land supply is critically constrained. Its benefits extend well beyond the local area, strengthening Auckland's role as New Zealand's primary economic engine.

2. Enabling employment at scale, where it is needed

This is an explicitly employment-led development capable of supporting thousands of jobs across logistics, manufacturing, aviation-related activity and service industries. Importantly, these jobs are located close to rapidly growing residential catchments in Takanini, Papakura, Manurewa and Drury—reducing travel demand rather than exacerbating it.

3. Infrastructure-aligned development

The site's proximity to State Highway 1 and the Mill Road corridor (a Road of National Significance) and the Takanini grade separation project is exceptional and mutually beneficial to the proposal and to these projects. This is not speculative zoning ahead of infrastructure; it is development that leverages committed and planned transport investment, improving the efficiency and return on public expenditure.

4. Reducing congestion and improving productivity

By aligning employment growth with population growth, Ardmore Business Park directly addresses Auckland's chronic congestion problem. Fewer cross-city commutes mean lower transport costs, higher labour market efficiency and improved economic productivity—outcomes clearly contemplated by the Government's Fast-track framework.

Highbrook Precedent: Proven Success - Not Theory

Ardmore Business Park bears a strong resemblance to Highbrook, one of Auckland's most successful modern employment precincts situated in Manukau.

Highbrook succeeded because it combined:

- close access to SH1,
- proximity to a large labour force, and
- master-planned industrial land delivered at scale.

Today, Highbrook is home to Fisher & Paykel Healthcare, Mainfreight, DB Schenker, NZ Post, Toll, Goodman-developed logistics facilities, and many other advanced manufacturing and distribution businesses that rely on exactly these attributes.

Highbrook is a resounding success because it was planned early, decisively and through the Public and Private sectors working together to achieve exceptional social and economic outcomes. Ardmore Business Park presents the same once in a generation opportunity—applied to the Southern Corridor where the need is now even more urgent.

Its proximity to main arterials namely Mill Road and State Highway 1, combined with planned national transport investment, positions it exceptionally well from a freight, logistics and workforce perspective. The surrounding catchment—Takanini, Papakura, Manurewa, Drury and the wider Southern Corridor—represents one of the largest concentrations of future workforce growth in New Zealand.

Vision: Planning Cities That Function

The central issue is simple:

Cities that grow without jobs for its people, do not function.

Residential development in South Auckland is already rapidly occurring. The underlying question is whether planning decisions will acknowledge reality or continue to defer employment provision until congestion, inequality and inefficiency are locked in.

From my experience leading one of New Zealand's most successful cities, I can say this plainly: Ardmore Business Park is not premature. It is overdue.

Conclusion

Significantly, Ardmore Business Park is not speculative sprawl. It is logical, infrastructure-aligned, and employment-focused development, located around, and notably including, one of New Zealand's busiest airports, where transport investment is already being committed and where jobs are needed most. In this respect, it is entirely consistent with the principles that guided Manukau's transformation into Auckland's economic powerhouse.

I have seen first-hand what happens when Councils and Governments hesitate to provide employment land. I have also seen the enduring economic and social benefits when they act decisively. An approval under the Fast Track Approvals Act for Ardmore Business Park sits firmly in the latter category.

From the standpoint of long-term regional and national planning, economic resilience, congestion reduction, social equity and cohesion, this proposal represents exceptional vision and planning, in the right place, at the right time.

For these reasons, and based on my experience leading one of New Zealand's most successful urban economies, I give Ardmore Business Park my strongest possible support.

It represents sound planning, grounded in decades of proven experience, and aligns directly with the purpose and intent of the Fast-track Approvals Act.

I strongly support its progression through the fast-track process without delay. I also encourage decision-makers to assess it not with short-term thinking but rather through the lens of truly long-term vision that will create positive city and community shaping outcomes.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Barry Curtis', written in a cursive style.

Sir Barry Curtis, KNZM

Former Mayor of Manukau City (1983–2007)

Councillors' Office



18 December 2025

To whom it may concern,

RE: Ardmore Business Park

As Councillor for and a lifetime resident of the area I am genuinely excited by the opportunities for quality business development and employment across many scales that will be created by the establishment of the Ardmore Business Park.

This part of Auckland has seen massive residential development in recent years that has not been matched by job creation. The speed in which the only other significant industrial development in the area has progressed shows the demand is high.

It makes sense in my view to centre such development around the Ardmore Airport to take advantage of it's core function but also to protect it's continued operation through adjacent land use that will not result in reverse sensitivity issues

The proposed central government and council investment in core infrastructure nearby and in the southern Auckland and north Waikato regions will compliment and be complimented by this type of development.

We must avoid further creation of dormitory suburbs by allowing for employment and business growth alongside our residential developments.

I support this proposal and look forward to it's progress as it simply just makes sense.

Yours faithfully

Andrew Baker
Auckland Councillor | Franklin ward

s 9(2)(a)

18 December 2025

Te Warena Taua
Kaumātua, Ngāi Tai ki Tāmaki

To whom it may concern,

Ko Te Warena Taua ahau.

He kaumātua ahau nō Ngāi Tai ki Tāmaki, ā, kua roa au e mahi ana mō te painga o te iwi me te whanaketanga o ō tātou whenua i runga i te tika, te whakaaro nui, me te manaaki i ngā whakaturanga kei te haere mai.

Firstly, I am a senior kaumatua, elder of Ngai Tai ki Tamaki.

Secondly, I write in strong support of the Ardmore Business Park.

Over many decades, I have been involved in discussions and decisions relating to the use of land for employment, residential, infrastructure, and economic activity across Tāmaki Makaurau, including extensive work in and around the Auckland Airport precinct. In those settings, I have worked closely with developers, councils, and mana whenua to ensure that employment land is located appropriately, planned properly, and developed in a way that respects both cultural values and practical realities.

I have also applied through the Fast-track Approvals Act and had approved by the panel the Rangitōopuni project on land that was returned to my other iwi, Te Kawerau ā Maki as part of a Treaty settlement.

I also have worked directly with the applicant and his team over a number of years. Through that work, I have come to respect their willingness to engage early, to listen, and to work through difficult issues rather than avoid them. At the Auckland Airport, we faced similar challenges together to those now present at Ardmore, strong demand for employment land, pressure from unplanned or inappropriate uses, and the need to balance economic growth with cultural responsibility. Those experiences have shown me that when employment land is provided in the right locations, with proper planning and infrastructure, it benefits not only business, but whānau, hapū, and the wider community.

The situation at Ardmore is not new. The presence well over 100 acres of illegal and unmanaged industrial activities is a sign that something deeper is wrong. From my perspective, this is not a failure of enforcement alone; it is the result of a long-standing shortage of lawful, well-located industrial land in the south. When people have nowhere appropriate to operate, activity will find its own way onto the land, often with poor outcomes for everyone.

The Ardmore Business Park provides a constructive and forward-looking solution. It offers a place where employment can occur lawfully, safely, and with proper controls. It also provides an opportunity to bring order, dignity, and long-term thinking back into an area that has suffered from uncertainty and piecemeal activity.

As a senior kaumātua, my focus is always on the wellbeing of people. Employment close to home matters. It allows parents to spend more time with their children, reduces the strain of long daily travel, and gives young people real pathways into work and training. These are not abstract benefits; they are the foundations of strong whānau and healthy communities.

I also place great importance on the way decisions are made. In this case, I have seen an approach based on partnership, respect, and open dialogue with mana whenua. That reflects the intent of Te Tiriti o Waitangi, not just in words, but in action. When developers, iwi, and councils work together from the beginning, better outcomes are achieved for the land and for the people who depend on it.

Based on my experience, my involvement with the applicant, and my understanding of the needs of this area, I support the Ardmore Business Park. I believe it is located in the right place, responds to real need, and has the potential to deliver lasting benefits for this generation and those to come.

Nāku iti nei, nā

A handwritten signature in blue ink, appearing to read 'Te Warena Taua'.

Te Warena Taua

Kaumātua

Ngāi Tai ki Tāmaki & Te Kawerau a Maki