

# TOLLEMACHE CONSULTANTS LTD.

To: Ministry for the Environment: Helen Willis and Max Gander-Cooper

From: Tollemache Consultants Ltd

Date: 27 January 2026

**Subject: Fast-track Approvals Act 2024 - Ardmore Business Park: Clarification on Proposal Scope and Economic Benefits**

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## **1.0 INTRODUCTION**

- 1.1 This memorandum provides clarification on the scope of the proposal for the Ardmore Business Park and further commentary on the economic benefits associated with the Project.
- 1.2 This memorandum should be read in conjunction with the application and attachments submitted for Referral.

## **2.0 PROJECT SCOPE**

- 2.1 As outlined in the Referral Attachment 1, the core purpose of the Project is to deliver a regionally significant industrial and employment hub. The Project Area is located surrounding (and including) Ardmore Airport and comprises industrial and employment activities compatible with airport operations and the establishment and operation of a business park. The location provides accessibility to the planned Mill Road major transport connection and is proximate to the growing residential areas of Takaanini, Manurewa, Papakura and Drury.
- 2.2 The gross Project Area is approximately 511 hectares.

- 2.3 Of this total, it is anticipated that:
- (a) The net developable area will be between 193-276 hectares, which excludes significant ecological areas ("SEAs"), streams, stormwater management areas and that part of the Airport either used for existing operations/runways or already under construction.
  - (b) The gross floor area for future activities / buildings would be between 67 hectares and 136 hectares (670,000 m<sup>2</sup> to 1,360,000 m<sup>2</sup>), with additional land required for yards, individual site landscaping and car parking etc.
- 2.4 The Project scope (and indicated in Attachment 1 and across the technical assessments in Attachments 7-18) includes:
- (c) The construction and development of a business park across some 511 gross hectares.
  - (d) Land use consent for light industrial activities.
  - (e) Land use consent for the construction of light industrial buildings and yard spaces associated with the light industry/service type activities, including onsite landscaping and carparking areas. As identified above this is estimated to provide for a gross floor area of future buildings/industrial yard areas between 67 hectares and 136 hectares (670,000 m<sup>2</sup> to 1,360,000 m<sup>2</sup>).
  - (f) The construction of a green / blue network, stormwater management and wastewater disposal (as well as riparian planting and protection of the SEAs).
  - (g) Upgrades to existing roads and intersections, construction of new roads and accessways.
  - (h) Construction of new roading connections to the Airport and the wider site.
  - (i) Land modification works (inclusive of freshwater works such as streamworks and works within and in proximity to wetlands) and infrastructure to service the Project.
  - (j) Subdivision to align with the land use component for industrial buildings and yard spaces.
- 2.5 All of above activities have been anticipated by the technical reports in Attachments 7 and 9-18 (including the identification of necessary resource consent matters in Attachment 7) and these reports have utilised the upper limits of the range for gross developable areas and expected gross floor areas for future activities, thus anticipating effects related to 511 gross hectares of Project Area. The assessment of effects in Attachment 7 confirms *"that the Project can appropriately manage its adverse effects on the environment so that these are not significant."*

### 3.0 ECONOMIC BENEFITS

3.1 The Referral Attachment 1 and the Economic Assessment in Attachment 8 have identified that benefits from the Project are (summary only):

(a) Significant employment, with an estimated:

- (i) 17,300 full-time equivalent jobs years generated over the development period; and
- (ii) 4,500-5,000 full-time equivalent permanent jobs accommodated when fully occupied.

(b) Significant investment with an estimated \$2.7 billion investment over the 15-year development period.

3.2 **The Project directly delivers land ready for AND land use consents for the construction of the buildings.** Thus, the Project economics assessment and totals have correctly included this as a direct benefit.

3.3 The economic analysis has assessed the value of development and construction activity provided for by the consent, rather than a specific party. This is considered appropriate because the consent is the basis for the Project as a whole regardless of who undertakes the build of development.

3.4 The economics assessment and the measurement of regional significance (including economic benefits) was based on the most conservative development areas/gross floor areas (ie. 193 ha net developable area and 67 ha of gross floor area for buildings/yard space areas (670,000 m<sup>2</sup>)).

3.5 Should the higher end of the estimates be realised (i.e 136 hectares of development areas/gross floor areas (1,360,000 m<sup>2</sup>)) the economic benefits would increase.