



Memorandum

To: Auckland Thoroughbred Racing, c/o Daniel Minhinick

From: Adam Thompson

Date: 3 May 2024

Re: Residential Development Fast-track Economic Assessment, Pukekohe Park, Pukekohe

This memorandum provides an evaluation of the economic impact of a proposed superlot subdivision that will enable a residential development at Pukekohe Park, in Pukekohe. This addresses the economic requirements of Section 17(2)(d) and 17(3)(c)(d) of the Fast-track Approvals Bill.

The Proposed Development

s 9(2)(b)(ii)



Figure 1:

s 9(2)(b)(ii)





Access to Employment Nodes

Figure 2 illustrates the proposal's access to key employment nodes. There are several significant employment nodes in close proximity to the proposal site, with residents having access to approximately 22,100 jobs within a 30-minute drive time.

Figure 2:
Employment within 30-Minutes of the Proposal Site

s 9(2)(b)(ii)



Source: Statistics NZ



Economic Contribution of the Proposal

This section assesses the impact of the long term residential development of the site, on GDP and Full Time Equivalent (FTE) employment.

Figure 3 outlines the proposal's contribution to GDP and FTE employment. It is estimated that the longer-term residential use would contribute \$207.5 million to the construction sector GDP and support an additional 1,480 FTE jobs.

Figure 3:
GDP & FTE Employee Estimates

Dwelling Type	Types	Number of Dwellings	Avg Lot Size Estimate (m ²)	GFA Estimate (m ²)	Project Value (\$M)	GDP (\$M)	Number of FTE's
Stand Alone	Type A	194	400	150	\$129.9	\$39.9	285
	Type B	306	500	160	\$218.1	\$67.1	480
	Type C	250	600	180	\$187.0	\$57.5	410
Terrace	Type D	26	200	100	\$13.0	\$4.0	30
	Type E	166	250	120	\$92.0	\$28.3	200
	Type F	58	300	140	\$34.7	\$10.7	75
Total	-	1,000	440	150	\$674.8	\$207.5	1,480

Source: UE

In addition, an estimate of the direct and indirect contribution to GDP from the intended future residential use has been undertaken. This enables the proposal's contribution to primary sector industries to be estimated (17(3)(e)). The main point to note is:

- The total indirect impact of the future residential use is estimated to be \$110.0 million in contribution to GDP and this would support approximately 785 FTE jobs. Of this indirect impact, the future residential use is estimated to indirectly contribute \$46.1 million to the primary sector GDP, and this would support approximately 330 FTE jobs. This includes, for example, purchasing raw materials from the 'agriculture, forestry and logging' sector to construct the proposed buildings.

Figure 4:
Direct & Indirect Economic Impact Summary

Impact	Sector	Multiplier	Project Value (\$M)	GDP (\$M)	FTE
Direct	Construction	1.0	\$317.0	\$97.5	695
Indirect	Primary	0.5	\$149.9	\$46.1	330
	Secondary + Tertiary	0.7	\$207.9	\$63.9	455
	Sub-total	1.1	\$357.8	\$110.0	785
Total Impact	-	2.1	\$674.8	\$207.5	1,480

Source: Statistics NZ, UE



Fast-track Approvals Bill Economic Assessment

The relevant sections in the Fast-track Approvals Bill for an economic analysis are addressed as follows.

Section 17(3)(c): Contribution towards a Well-Functioning Urban Environment

The proposal will support surplus land being developed for residential purposes through the provision of residential super lots. The proposal will enable a regionally significant contribution towards a well-functioning urban environment by increasing the supply of housing that meets the needs of Pukekohe - Paerata residents, most notably by ^{s 9(2)(b)(ii)}g [REDACTED] y [REDACTED] s comprising a diverse mix of stand-alone and terrace houses.

The future residential development enabled by the proposal is considered to meet the economic provisions of a well-functioning urban environment as defined by Policy 1 of the NPS-UD and is therefore considered to meet the provisions of Section 17(3)(c) of the Fast-track Approvals Bill.

Section 17(3)(d): Significant Economic Benefits

The future residential development enabled by the proposal would result in:

- a direct contribution to GDP of \$97.5 million, supporting 695 FTE jobs,
- an indirect contribution to GDP of \$110 million, supporting 785 FTE jobs, and
- a total economic impact of \$207.5 million to GDP, supporting 1,480 FTE jobs.

The proposal is therefore considered to meet Section 17(3)(d) of the Fast-track Approvals Bill.

Section 17(3)(e): Contribution towards Supporting Primary Industries

The future residential development enabled by the proposal would contribute approximately \$46.1 million to primary sector GDP, supporting approximately 330 FTE jobs. The proposal is considered to make a notable contribution towards primary industries and therefore meets Section 17(3)(e) of the Fast-track Approvals Bill.

Conclusion

The future residential development enabled by the proposal would result in significant regional benefits to the Auckland region. Most notably, it would provide relatively affordable housing that would support the competitive operation of the housing market, and it would contribute significantly to GDP and FTE employment.