

PROPERTY **E**CONOMICS



METLIFECARE WHENUAPAI

FAST TRACK ECONOMIC IMPACT

ASSESSMENT OVERVIEW

Client: Metlifecare

Project No: 52273

Date: February 2023



SCHEDULE

Code	Date	Information / Comments	Project Leader
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1. INTRODUCTION

Property Economics have been engaged to summarise the economic impacts that will flow from the application by Metlifecare for resource consents relating to the construction of a new Retirement Village at 99 Totara Road, Whenuapai (“the Project”).

This economic impact overview relates to application to have the Project referred to the FastTrack process.

This economic impact assessment relates to a development comprising a retirement village of 135 residential units, 50 ‘total care’ suites and approximately 945 sqm community amenity building.

This economic impact estimates the total additional gross economic output¹ into the Auckland economy that would be brought about by the Project. The initial specifications and details have been provided by the applicant and represent the development’s configuration and costings at this point in time.

This assessment is not site specific. It is assumed the Whenuapai area represents an efficient location for future growth and therefore the associated infrastructure is location specific. Additionally, the assessment has not endeavoured to identify the extent to which particular parts of the Auckland Region will benefit economically. It also assesses the likely economic impacts upon aggregate Auckland business activity given the composition of activities proposed.

¹ For example, this has not taken into account the short-term loss of operational employment currently on site

Although there are undoubtedly economic benefits that are specific to the location, they are primarily driven by proximity to transport corridors, efficiencies, ownership opportunities, site size and the opportunity costs associated with other sites.

The economic impacts likely to be experienced as a result of the Project are broken down by the development phase which includes the construction costs (CAPEX²) of the development and the proportion of those costs that are retained within the Region.

The direct economic impacts are derived from the actual spending / expenses incurred through the operation of the anticipated development.

Indirect economic impacts are the increased spending brought about by those firms / households and their employees / occupants, who supply the development, while induced economic benefits are measured in terms of the additional income that will be spent in the area due to increased business activity.

2. EXECUTIVE SUMMARY

The Metlifecare Whenuapai application proposes to develop 99 Totara Road, Whenuapai into a retirement complex with 135 residential dwellings and 50 'care' units and circa 945 sqm community amenity building at 99 Totara Road, Whenuapai.

The direct impact on the Construction and Construction Services sectors associated with direct employment measure approximately 615 FTE years over the 5-year construction period. Direct economic injection from construction and development phases equate to around § 9(2)(b)(iii).

The total economic impact on business activity within Auckland as a result of the subject Metlifecare development over a 5-year period is estimated to be just over § 9(2)(b)(ii) (NPV)³. In terms of employment multipliers⁴ this would contribute an estimated 346⁵ FTEs during the peak development and operation year within Auckland, with a total of just over 1,150 FTE years over the 5-year development period.

² CAPEX – Capital Expenditure

³ Net Present Value

⁴ Employment Multipliers relate to the level of indirect and induced employment activity generated through the expenditure on and off site.

⁵ NB These are all jobs created through the direct construction phase including indirect and induced employment through all business sectors (not solely construction jobs) and relate to job years rather than one employee.

3. ECONOMIC CONTEXT

In assessing the potential economic impacts, it is important to firstly establish the context in which they will be assessed. For the purposes of this assessment the three important parameters are:

- 1) The geospatial extent of the economic impact. While facilitation of additional housing provision is likely to have a national economic impact, a significant proportion of impacts are likely to be retained within the Auckland Region. As identified, for the purposes of this assessment, the extent of economic impacts is focussed on the retention of activity within this area.
- 2) The economic impacts are those resulting from the development over a five-year period.
- 3) In terms of the statutory considerations the RMA provides context in terms of the utilisation of resources and the resulting impact on the price and provision of these resources. It calls for the "*efficient use and development of natural and physical resources*", with economic efficiency being defined as "*the effectiveness of resource allocation in the economy as a whole such that outputs of goods and services fully reflect consumer preferences for these goods and services as well as individual goods and services being produced at minimum cost through appropriate mixes of factor inputs*", Part II section 7 (b) RMA.

As identified the proposed development is likely to have economic impacts that are felt beyond the specific costs and benefits within the region. Additionally, there are likely to be non-economic effects, such as environmental. While these effects may result in economic impacts for the most part they have not been addressed here.

4. TOTAL ECONOMIC ACTIVITY

This section assesses the potential economic activity generated within the Auckland Region specifically attributable to the Project through spending on the general civil works and residential development.

This includes construction costs, which have been valued for the overall development.

The impact of this injection on the initial business cycle has been calculated. This 'construction multiplier' was based on the national input-output tables produced by Statistics New Zealand (based on 106 sectors), which were then assessed at a district level based on Auckland economic activity, composition and productivities.

This estimates the 'leakage' from the regional economy (within specified sectors), and therefore the overall regional production (within a given business cycle) for each \$1 injected.

This was performed for the general and commercial construction sectors. These multipliers are based on 'net' flows by broad sector type and are therefore approximations.

Total output impacts to the Auckland Region for the proposed developments include:

- Direct Construction Cost x 'Construction Multiplier' +
- Direct Development Cost x 'Development Multiplier' +
- Direct Increased Commercial Spending x 'Commercial Multiplier' +
- Indirect Business Spend x 'Commercial Multiplier' +
- Induced Retail Spending x 'Retail Multiplier'

Each identified multiplier relates simply to the economic sector from which the activity is generated.

4.1. ASSUMPTIONS

The following assumptions have been applied in this impact analysis in order to assess the level of economic injection into the overall economy at this time. This has some (limited) impact on the distributional effects of the costs and benefits but can be quickly adjusted to accommodate more specific construction and on-going costs and injections.

1. For the purposes of this Economic Impact Assessment, it has been assumed that the construction costs will fall within the definition of the following categories (based on a standard 'special' commercial ratio): 'residential construction', 'non-residential construction', 'non-building construction', 'other construction services.'

2. Associated (and estimated) land costs have been included in the financial repayment assessment for the Project.
3. Financial or loan costs on capital primarily fall outside of the local catchment and impact the national economy.
4. The origin of labour has been assessed based on regional labour movements furnished by Statistics NZ based on 2018 data. However, employment data has been updated as per the Statistics NZ Business Frame data⁶ to March 2022.
5. This report deals with the economic impact of proposed development on Auckland. These are specifically the direct impacts related to the operation and construction of the proposed development.
6. The economic activity generated is based on the development's gross activity and does not consider this redirecting growth opportunities from elsewhere in the catchment. As stated, this assessment is not site specific.
7. For the purposes of this report a 6% discount rate has been applied.
8. For the purposes of this report a 2% increase in labour productivity per annum has been applied.
9. Labour movements are based on average retention rates rather than specific company locations.
10. The proportion of materials and labour internalised in direct benefits to Auckland are based on standardised labour movements as well as employment and production composition within the Region. The amount of each 'flow-on' dollar retained in Auckland are based on the movement of resources (including labour) between other districts and regions.

Table 1 following outlines the resulting impacts on the Auckland economy as a result of the development.

⁶ Business Frame Data – provides Statistics NZ measure of employment in an area by ANZSIC sector.

4.2. TOTAL AUCKLAND ECONOMIC ACTIVITY

TABLE 1: TOTAL GROSS AUCKLAND ECONOMIC INJECTION OF PROJECT (FASTTRACK)

	2022	2023	2024	2025	2026	2027	Total
Direct Expenditure (\$m)							
Land	s 9(2)(b)(ii)						
Earthworks / Civil Works							
Demolition							
Civil Consultants							
Levies							
Infrastructure							
Total Development Costs (excl. land)							
Construction							
Total Construction and Development Costs (excl. Land)							
Increased Local Spend*							
Total Direct Expenditure (excl. land)							
Level 2 Multiplier Impacts							
Total Auckland Output NPV (48 sector multipliers)**							
Employment (FTE Years)							
Development Employment		105	105	101	26	2	339
Construction Employment		19	127	189	179	33	548
Other Employment		0	68	56	76	67	267
Total Employment (FTE years)		124	300	346	281	102	1,153

Source: Property Economics

* Increased Local Spend by residents, employees, construction workers and additional local business spend through the different stages of development.

** The impacts on Auckland as a result of direct, indirect and induced activities.

The preceding table illustrates that the total impact on business activity within Auckland as a result of the Metlifecare development in Whenuapai over a 5-year period is estimated to be just over s 9(2)(b)(ii)

In terms of employment multipliers this would contribute just under 350⁷ jobs during the peak development and operation year within Auckland, with a total number of FTE years at approximately 1,150 over the period.

⁷ NB These are all jobs created through the direct construction phase including indirect and induced employment through all business sectors (not solely construction jobs).

The following table outlines the potential distribution of costs and timeframes based on a standard consent procedure. The fundamental differences here are primarily the extended consenting timeframe.

TABLE 2: TOTAL GROSS AUCKLAND ECONOMIC INJECTION (STANDARD)

	2022	2023	2024	2025	2026	2027	2028	2029	Total
Direct Expenditure (\$m)									
Land	s 9(2)(b)(ii)								
Earthworks / Civil Works									
Civil Consultants									
Levies									
Infrastructure									
Total Development Costs (excl. land)									
Construction									
Total Construction and Development Costs (excl. Land)									
Increased Local Spend									
Total Direct Expenditure (excl. land)									
Level 2 Multiplier Impacts									
Total Auckland Output NPV (48 sector multipliers)**									
Employment (FTE Years)									
Development Employment				101	101	97	25	2	326
Construction Employment				18	122	181	172	32	526
Other Employment					65	54	73	64	256
Total Employment (FTE years)				119	288	332	270	98	1,108

Source: Property Economics

Table 2 illustrates a total contribution to the economy through to 2027 (same period as the FastTrack proposal) of only \$90m with just under 740 total FTE year jobs created. This compares to s 9(2)(b)(ii) and 1,150 FTEs under the FastTrack by 2027.

The reasons for the significant decrease from the FastTrack application include:

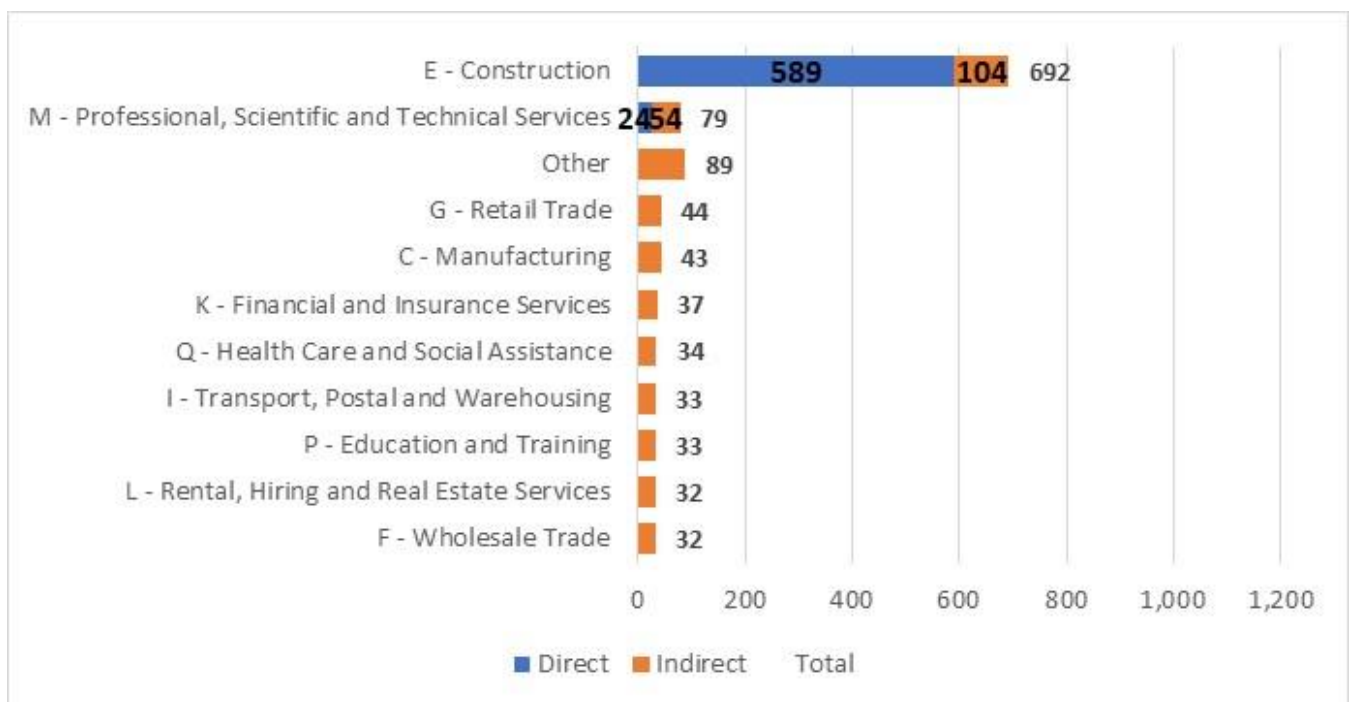
- The longer time for development
- The application of Net Present Value (where \$1 early is worth more than the same \$1 a year later, the discount rate 6%)
- The discount relativity (e.g., changes in productivity) between a job created now and one in the future.
- 2 years of 'deferred development, to 2029 the standard consenting approach would result in approximately \$18m of NPV economic activity generated by the Metlifecare development.

4.3. TOTAL AUCKLAND DIRECT AND INDIRECT EMPLOYMENT

The following figure disaggregates employment generated by sector and Direct and Indirect (including induced) FTE employment over the identified period. It illustrates the significant direct impact on the Construction sector (as well as Construction Services).

The figure below illustrates the sectors associated with direct employment measure approximately 615 FTE years with the remaining around 553 FTE years resulting from indirect and induced activity.

FIGURE 1: AUCKLAND EMPLOYMENT GENERATION BY SECTOR (DIRECT AND INDIRECT)



Source: Property Economics

5. OTHER ECONOMIC COSTS AND BENEFITS

Due to the nature of the project assessed, there are a range of potential economic costs and benefits that are likely to be achieved within the market beyond the direct economic activity (employment and GDP) generated.

Economic Benefits:

1. **Increased Land / Dwelling Supply:** The proposed land area has the ability to supply the market with an additional 135 residential units and 50 'total care' suites increasing capacity within a single master-planned area. This provides not only the ability for the area to improve its responsiveness to growth demands but itself facilitate further growth within the area with an increase in overall competitiveness and efficiency due to the intensity of the proposed development. This is in keeping with one of the key purposes of the FastTrack Act⁸ of increasing overall housing supply (s19(d)(ii)).

Additionally, this provides clear direction to the market regarding both its ability to meet future demand pressures and its provision through an efficient site location and size.

2. **More Affordable Housing:** The potential provision of additional feasible residential development capacity within the wider area is likely to have the impact on reducing counterfactual land values. The residential density proposed also creates more affordable / serviceable properties, with lower land costs per dwelling due to land and development costs able to be amortised over a higher number of homes.

A significant contributor to residential property values is the underlying land values impact by growth expectations and supply. The identification of additional residential land areas and residential densities suitable for development is likely to reduce price pressure in the local and surrounding markets.

3. **Greater Housing Choice:** A development of up to an additional 135 residential units and 50 'total care' suites offers with it the opportunity for higher density residential options and improved housing choice in the retirement market.
4. **Decreased Marginal Infrastructure Costs:** Once again the opportunity to masterplan an area has the potential to bring with it, economies of scales and lower marginal infrastructure costs. Additionally, the 'future provision and identification' of this area allows for the future proofing of the area and the community and private infrastructure requirements.

⁸ COVID-19 Recovery (Fast-track Consenting) Act 2020

5. **Impact on Current Employment Levels:** While Covid-19 has had a less significant impact on the general economy than initially estimated, it is clear that the next few years represent uncertain times with several crucial sectors likely to experience significant downturns and considerable restricting.

While the sectors that are likely to benefit directly by this proposed development are not necessarily the hardest 'hit' sectors of the economy, they do contribute substantially to overall community wellbeing and will support greater spend and general economic activity that in turn supports greater activity in the affected sectors.

This supports a key FastTrack Act purpose of resulting in a public benefit through generating additional employment (s19(d)(i)). Additional employment opportunities contribute positively to improving income levels of many households in the Auckland, and therefore improve the economic, social and cultural wellbeing of both current and future generations (s19(b) of the Act).

6. SUMMARY

Overall, the proposed Metlifecare Whenuapai project represents a significant opportunity for the local economies to protect, sustain and grow jobs and income, provide additional job opportunities and income, while also providing additional competitive residential opportunities.

This development also positively contributes to the outcomes sought in the NPS UD⁹ by providing additional housing capacity across a range of typologies and providing more choice in the market in relation to price points and location.

It is important to note that these benefits exist within a timeframe that is likely to see significant uncertainty in development opportunities and a lower appetite for risk, impacting on both the construction and productive base of the localised and regional economies.

⁹ National Policy Statement on Urban Development 2020