

7 April 2026

ECONOMIC ADDENDUM

To: Precinct Properties New Zealand Limited

c/- Bianca Hurrell

Associate Director

RCP

Email: bhurrell@rcp.co.nz

RE: DOWNTOWN CARPARK SITE DEVELOPMENT FAST-TRACK ECONOMIC IMPACT ASSESSMENT

Hi Bianca,

Property Economics has been engaged to provide an updated assessment of the quantified economic impacts of the Downtown Carpark Site Development (the **Project**) under the Fast-Track Approvals Act 2024 (**FTAA**), based on a development timeframe of 5.5 years.

This Economic Memo addresses Item #3 of Auckland Council's Section 67 Request for Information dated 26 March 2026, specifically regarding the Project's development timeframe.

Table 1 presents the economic impacts (value added GDP) on the Auckland Region directly attributable to the Project, as a result of expenditure associated with civil works and construction.

This economic impact assessment uses the same approach, methodology, multipliers, and assumptions outlined in our earlier Economic Impact Assessment¹. The only difference is the change in development timeframe from 8 years in the original assessment to a 5.5-year period (last quarter 2026 to first quarter 2032).

Overall, the Project is estimated to generate a direct expenditure of approximately \$1.64 billion which represents the total cost of the development (excluding land). The Project will result in approximately \$1.48b of total value added (GDP) for the Auckland Region over the life of the identified 5.5-year development timeframe.

The Project will also contribute around 3,930 jobs during the peak construction year within the region, with an estimated total number of approximately 11,971 FTE years over the development period.

¹ Titled "Downtown Carpark Site Development Fast Track Economic Impact Overview", Property Economics, dated November 2025

TABLE 1: TOTAL GROSS AUCKLAND REGIONAL ECONOMIC INJECTION OF THE PROJECT (\$M)

	2026	2027	2028	2029	2030	2031	2032	Total
Direct Expenditure (\$m)								
Land								
Demolition	\$12.7	\$1.4						\$14.2
Civil Consultants	\$6.8	\$87.8	\$33.3					\$127.9
Other		\$1.5	\$4.0	\$0.0	\$10.2	\$12.9	\$2.1	\$30.7
Infrastructure								
Total Development Costs (excl. land)	\$19.5	\$90.7	\$37.3	\$0.0	\$10.2	\$12.9	\$2.1	\$172.7
Total Construction			\$91.2	\$408.2	\$544.3	\$344.2	\$48.9	\$1,436.8
Total Construction and Development Costs (excl. Land)	\$19.5	\$90.7	\$128.5	\$408.2	\$554.5	\$357.1	\$51.0	\$1,609.5
Increased Local Spend*				\$2.9	\$6.3	\$7.8	\$8.9	\$25.9
Total Direct Expenditure (excl. land)	\$19.5	\$90.7	\$128.5	\$411.1	\$560.8	\$364.9	\$59.9	\$1,635.4
Level 2 Multiplier Impacts								
Total Auckland GDP NPV (48 sector multipliers)**	\$25.0	\$107.3	\$128.1	\$381.7	\$490.1	\$301.1	\$46.4	\$1,479.7
Household Income								\$669.2
Employment (FTE Years)								
Development Phase Employment	139	617	244		61	75	12	1,147
Construction Phase Employment			735	3,025	3,711	2,159	282	9,912
Other Employment	54	226	46	98	158	236	95	912
Total Employment (FTE years)	193	843	1,024	3,123	3,930	2,469	389	11,971

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.

As presented in Table 2, when applying the Treasury's mandatory 2% discount rate as a sensitivity test, the Project is estimated to generate approximately \$1.98 billion in total gross business activity across the Auckland Region over the 5.5-year development timeframe.

TABLE 2: SENSITIVITY ANALYSIS (2% NPV)

Discount Rate	Total Auckland Region GDP NPV (\$m)							
	2026	2027	2028	2029	2030	2031	2032	Total
2%	\$26.6	\$121.7	\$154.8	\$491.5	\$672.1	\$439.9	\$72.2	\$1,978.9

Source: Property Economics

The updated (shorter) timeframe for the development results in slighter higher levels of economic activity (gross value added GDP) being generated within the regional economy.

Overall, this update does not change the economic conclusions set out in our earlier assessment. That is, Property Economics concludes that the Project would yield regionally significant economic benefits for the regional economy and community and contribute to the facilitation of a well-functioning urban environment within the Auckland Region, in the context of the FTAA, RMA, and NPS-UD.



If you have any queries, please give me a call.

Kind Regards

Tim Heath / Phil Osborne