



Final Report: 20 October 2025

# Economic Assessment of Proposed Development for Fast-Track Substantive Application

Prepared for:

**Ngāti Whātua Ōrākei Whai Rawa Limited & Generus Living Group**

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# 1. Statement of Qualifications & Experience

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## **Fraser Colegrave**

I am the Founder and Managing Director of Insight Economics, one of New Zealand's leading economic consultancies on resource management, property development, and local infrastructure. Prior to that, I was a founding director of another economics consultancy – Covec Limited – for 12 years.

I hold a first-class honours degree in economics from the University of Auckland, where I received numerous prizes and scholarships for academic excellence.

Over the past 25 years, I have successfully completed more than 600 consulting projects across a wide range of sectors—including large-scale residential developments—and have appeared as an expert witness at more than 150 hearings before various judiciaries all the way up to the High Court.

## **Danielle Chaumeil**

I am a Consultant at Insight Economics. I have been employed at Insight Economics since 2020.

I hold a BCom (Actuarial Studies) / BAppFin from Macquarie University and a BDes (Architecture) from the University of Sydney.

I have 20 years of professional experience in insurance, consulting, and architecture, including roles as an Actuary in both Australia and France. My experience includes economic and retail impact assessments, market supply and demand studies, resource consents, and plan changes.

## **Nicholas Keith**

I am a Consultant at Insight Economics. I have been employed at Insight Economics since 2023.

I hold a BSc (Statistics) from the University of Auckland and a first-class honours MSc (Analytics) from Massey University.

I have two years of professional experience in economic consulting, with a background in statistical and econometric analysis. Since joining Insight Economics I have contributed to significant projects across retail, residential, tourism, industrial, and local infrastructure sectors, including Fast-track applications for some of New Zealand's largest property developers.

We are collectively responsible for preparing this report on behalf of Insight Economics. We confirm that, in our capacities as authors of this report, we have read and agree to abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses contained in the Practice Note 2023.

For more information about Insight Economics, including our extensive experience with helping to secure planning approval for major projects (including numerous Fast-track applications), please visit our website: [www.insighteconomics.co.nz](http://www.insighteconomics.co.nz)

## 2. Executive Summary

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Ngāti Whātua Ōrākei Whai Rawa Limited and Generus Living Group are seeking substantive consent (as joint applicants) under the Fast-track Approvals Act 2020 (FTAA) for a comprehensive retirement village development in Ōrākei, Auckland.

The proposal involves the construction of approximately 256 apartment-style independent living units (ILUs) across five new multi-storey buildings, plus a suite of communal facilities. The village will be delivered in five stages over approximately a ten-year period. The existing onsite aged care facility will remain in its current form and is proposed to be integrated with the overall village for which consent is being sought. This report provides a comprehensive economic assessment of the proposal to accompany the FTAA substantive application. The assessment considers the proposal's one-off and ongoing economic impacts of construction and operation (respectively), its housing market implications, and a range of wider economic benefits to the region.

### One-Time Economic Impacts

Construction and development activity resulting from the proposal will generate substantial one-time economic benefits. Based on estimated total development costs of \$[REDACTED] the one-time economic impacts over the ten-year development period are estimated to be:

- A national GDP boost of approximately \$[REDACTED]
- Employment equivalent to [REDACTED] **full-time equivalent (FTE) years**, or [REDACTED] FTEs employed continuously over ten years.
- More than \$[REDACTED] **in household income** generated through wages and salaries.

Approximately 90% of these economic impacts are expected to accrue within the Auckland region, with most employment concentrated in construction-related sectors, including residential building, specialist trades, and professional services. The remaining 10% will be distributed across other parts of New Zealand.

### Ongoing Economic Impacts

Once fully operational, the retirement village will also sustain a permanent on-site workforce and generate stable, year-round employment across a wide range of key roles. Specifically, once fully operational, the proposal is expected to support:

- Ongoing employment for approximately [REDACTED] FTEs.
- An annual GDP contribution of \$[REDACTED]
- Around \$[REDACTED] **in annual wages and salaries**.

These roles will accommodate a broad range of skill levels and career paths, including entry-level and specialist positions.

## Housing Market Impacts

The proposal directly responds to strong projected demographic trends, with the latest official projections indicating that Auckland's population aged 75-plus will grow by more than 132,000 people over the next 30 years. At the same time, New Zealand overall will require more than 930 new retirement units per year to meet forecast demand through to 2048. The proposal represents a meaningful step toward addressing that need.

The proposal will positively contribute to Auckland's housing market in several ways, such as:

- **Boosting housing supply** by delivering approximately 256 new ILUs on a centrally located urban site.
- **Freeing up existing homes** by enabling older Aucklanders to downsize into purpose-built retirement accommodation, releasing their typically larger, previous homes and land to the market.
- **Supporting housing choice and diversity** by providing a typology specifically designed for older residents, including a range of apartment sizes, communal facilities, and a safe, accessible living environment.
- **Improving market responsiveness** by expanding capacity in a high-demand market segment, helping to moderate upward price pressure over time.

## Wider Economic Benefits

The proposal will also generate a range of wider economic benefits, including:

- **Efficient use of land:** The proposal replaces around 100 units, most of which have already been demolished, with approximately 256 modern apartment style ILUs, significantly increasing the site's intensity while retaining its originally intended land use purpose.
- **Efficient use of infrastructure:** As a brownfield redevelopment, the site is already largely serviced. All on-site infrastructure and upgrades for offsite connections will be funded by the applicant.
- **Stimulating local economic activity:** The approximately 232 additional households (beyond the 24 existing units within the two Aotea Street apartment blocks) enabled by the proposal, relative to the site's current use, are expected to generate over \$[REDACTED] in annual spending, supporting local and regional businesses.
- **Support for compact urban form:** Located near public transport, key services, and coastal amenities, the proposal aligns with the Auckland Plan 2050 and National Policy Statement on Urban Development 2020 goals for intensification in well-connected areas.

- **Alignment with central government policy:** The proposal supports several pillars of the Government's *Going for Growth* agenda, including job creation, housing intensification, and inclusive growth through its partnership with Ngāti Whātua Ōrākei.
- **Social and wellbeing outcomes:** The village will support ageing in place, promote social connection, and offer facilities that can be used by the broader community. The partnership with Ngāti Whātua Ōrākei also includes employment commitments and a scholarship programme, further enhancing long-term social outcomes.

## Conclusion

The proposal is predicted to deliver regionally significant and enduring economic benefits, while supporting broader housing outcomes. It aligns with the purpose of the FTAA by facilitating a well-located comprehensive retirement village development that contributes to housing supply, employment, and economic resilience while avoiding any material economic costs. Accordingly, we support the proposal on economic grounds.

## 3. Introduction

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### 3.1. Context

Generus Living Group has entered into an agreement with Ngāti Whātua Ōrākei to establish a premium retirement village in Ōrākei, Auckland. Following the approval of a referral application, the applicants are now seeking substantive consent under the Fast-track Approvals Act 2024 (**FTAA**).

The proposal involves the construction of five new multi-storey buildings, comprising approximately 256 apartment-style ILUs, along with a range of on-site amenities including food and beverage, library, and wellness centre.

Since the referral stage, the project scope has been revised to exclude the refurbishment of the existing aged care facility building (containing 94 units). This facility will remain in its current form, and is proposed to be integrated with the overall village for which consent is being sought. The economic assessment prepared for the referral application excluded assessment of the economic effects of the existing aged care building as an activity already operating at the site, and therefore the change in project scope does not affect our economic assessment of the proposal.

The proposal also includes the replacement of two existing public pedestrian pathways that traverse the site. Approval for the revocation of the existing pathways is being progressed through a separate reserve revocation process.

### 3.2. Purpose of Report

This report provides a comprehensive assessment of the likely economic effects of the proposal. It focuses on the nature and scale of the economic benefits likely to arise from the proposal, including its contribution to housing supply, employment generation, GDP, household incomes, and wider economic impacts. It is intended to assist the Panel in confirming that the proposal meets the relevant statutory criteria and provides sufficient benefit to justify approval under the FTAA.

### 3.3. Structure of Report

The remainder of this document is structured as follows:

- **Section 4** identifies and briefly describes the subject site.
- **Section 5** describes the proposal and provides indicative development yields.
- **Section 6** estimates the one-time impacts of the proposal's future development.
- **Section 7** considers the ongoing impacts of future uses.
- **Section 8** assesses the likely impacts of the proposal on the local housing market.
- **Section 9** considers a range of wider economic impacts of the proposal.
- **Section 10** provides a provides a short summary and conclusion.



## 4. About the Subject Land

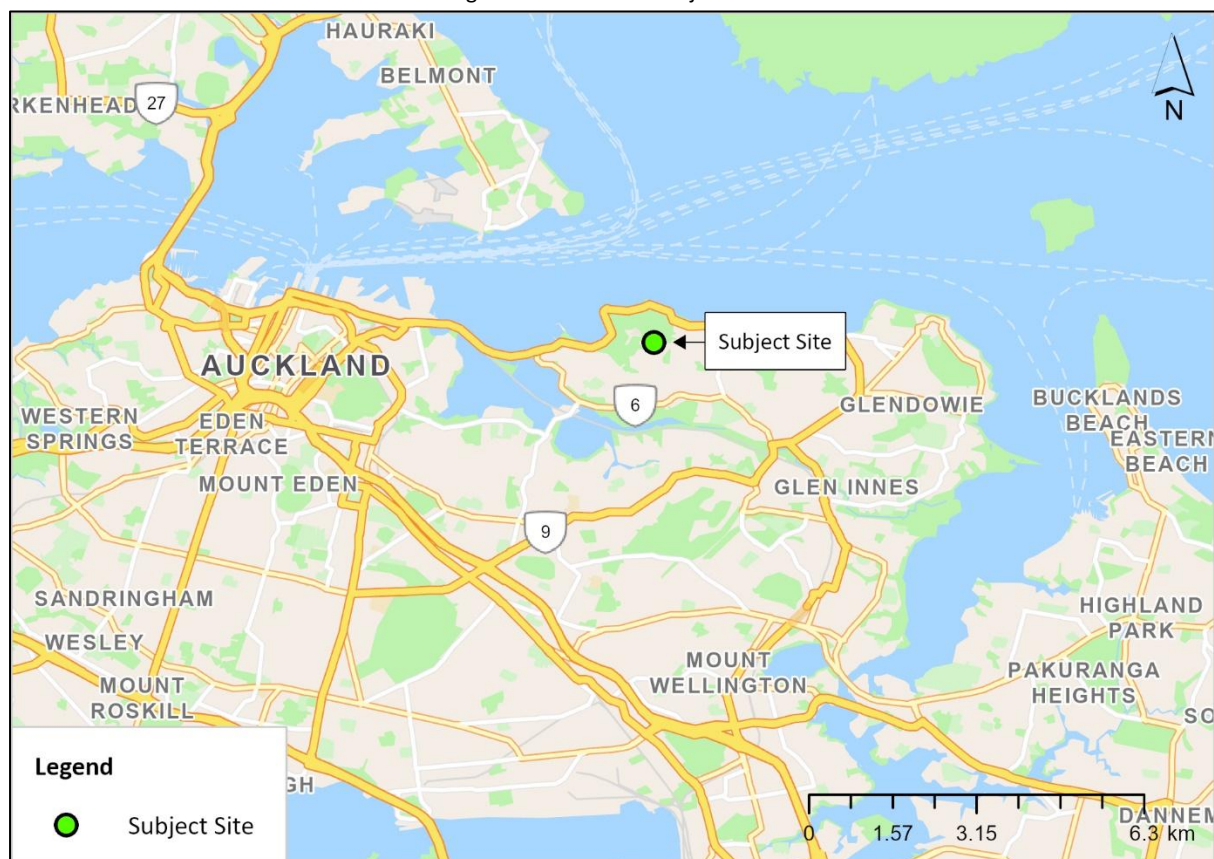
This section briefly describes the subject site.

### 4.1. Site Location and Description

The subject site is located at 217 Kupe Street, adjacent to Takaparawhau in Ōrākei, Auckland, and is inclusive of 106 Rukutai Street and 95 Aotea Street, and the two public walkways through the site (Rukutai Street and Aotea Street Recreation Reserves). It spans a total area of 24,341m<sup>2</sup>.

The site is situated less than 10 kilometres from the Auckland CBD and within a 10-minute walk of both Mission Bay and Ōkahu Bay beachfronts. Its location is denoted by the green dot in Figure 1.

Figure 1: Location of Subject Site



### 4.2. Receiving Environment

The site is bound by Takaparawhau/Michael Joseph Savage Memorial Park to the north, Kupe Street to the west, and residential dwellings to the east and south. The central portion of the site was previously occupied by the Eastcliffe Retirement Village, established in 2000 through a partnership between Ngāti Whātua Ōrākei Trust and Protac Investments Limited.

The former village initially comprised the existing aged care facility building within the western portion of the site (which remains) and nine additional buildings to the east (two of which remain within the eastern portion of the site). However, investigations in 2017 identified serious structural and weathertightness issues affecting most of these buildings.

Remediation of the buildings was not considered feasible, and all but two of the affected buildings have since been demolished. The current state of the site is shown in the satellite image below.

Figure 2: Receiving Environment

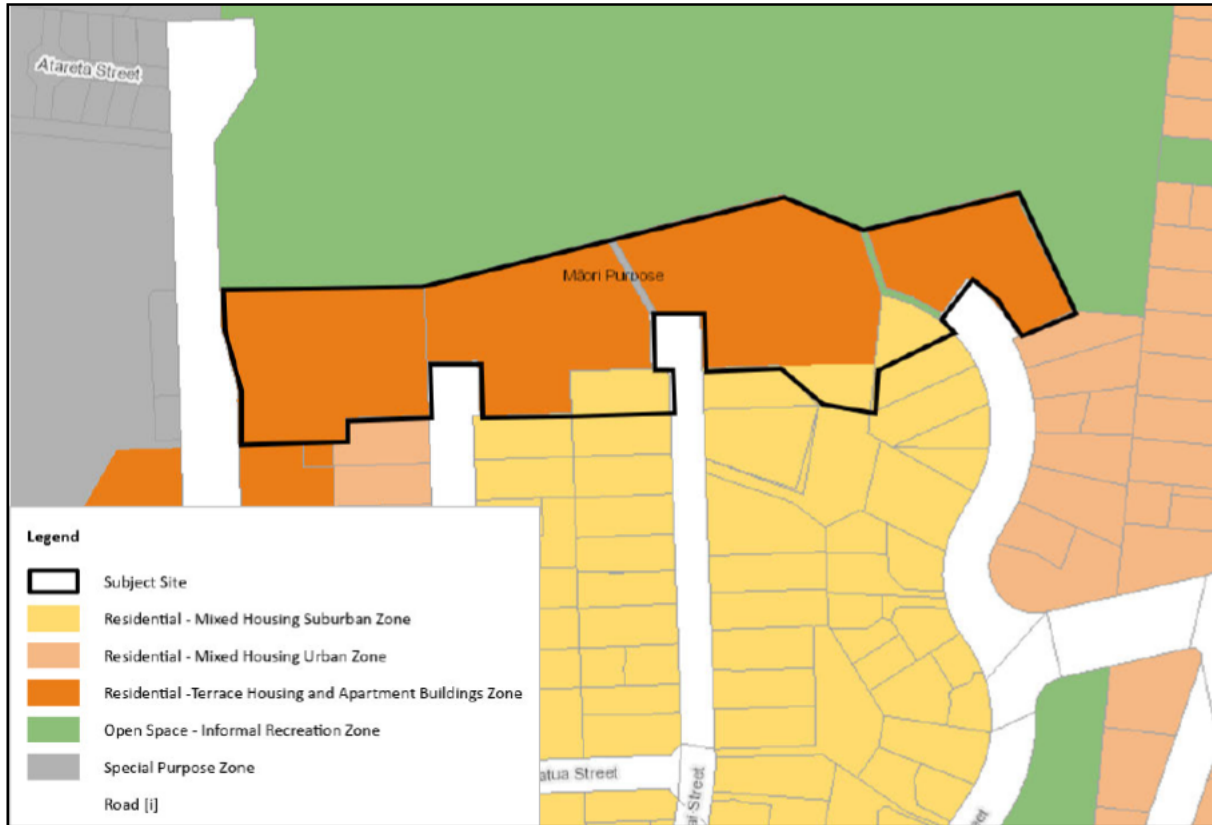


### 4.3. Current Zoning

The site is subject to the Auckland Unitary Plan (**AUP**) and comprises a mix of Terrace Housing and Apartment Building (**THAB**), Mixed Housing Suburban (**MHS**), Open Space – Informal Recreation, and Special Purpose – Māori Purpose zonings.

As shown in Figure 3, most of the site is zoned THAB, which is the highest-intensity residential zone under the AUP and supports urban redevelopment and intensification.

Figure 3: Subject Site Zoning



In addition, the site sits within the Ōrākei 1 Precinct, which provides for development aligned with the Ngāti Whātua Ōrākei Iwi Management Plan and enables a range of residential, commercial, and non-commercial activities. The precinct framework supports comprehensive and integrated development, in keeping with the underlying zoning and broader place-based outcomes.



## 5. About the Proposal

This section briefly describes the proposal and provides indicative development yields.

### 5.1. Indicative Masterplan

The proposal will deliver a premium retirement village overlooking Takapararua/Michael Joseph Savage Memorial Park, comprising five new interconnected buildings ranging from five to eight storeys, together with the integration of the existing aged care facility building within the western portion of the site. These new buildings will accommodate approximately 256 apartment style ILUs, along with a range of on-site facilities for residents, staff, and visitors. These facilities are expected to include:

- Reception
- Restaurant
- Café
- Library
- Games and multipurpose rooms
- Wellness centre
- Gymnasium
- Cinema
- Bowling green
- Pétanque court

Figure 4 below presents an indicative site plan for the proposed development, with buildings one to five identified to the east of the existing aged care facility building.

Figure 4: Indicative Site Masterplan



### 5.2. Development Staging

The proposed development will be delivered in five stages over approximately ten years. All stages are included within the scope of this substantive application. Indicative detail of the staging is provided in Table 1 below.

Table 1: Development Staging

Stage	Indicative Scope of Works	Estimated Completion
Enabling Works	<ul style="list-style-type: none"> <li>Site establishment</li> <li>Underground services/infrastructure install</li> </ul>	
Stage 1	<ul style="list-style-type: none"> <li>Construction of basement and podium level for Building 2 and 3</li> <li>Construction of Building 2</li> <li>Construction of restaurant</li> </ul>	
Stage 2	<ul style="list-style-type: none"> <li>Construction of basement and podium for Building 3</li> <li>Construction of Building 3</li> <li>Demolition of Aotea Street Apartment blocks</li> <li>Construction of Basement to B1 and Entry Pavilion (finished at podium level)</li> <li>Construction of restaurant on podium between Buildings 3 &amp; 4</li> </ul>	
Stage 3	<ul style="list-style-type: none"> <li>Construction of Building 1</li> </ul>	
Stage 4	<ul style="list-style-type: none"> <li>Construction of Building 4 and basement</li> <li>Construction of remaining L2 basement</li> <li>Amenity space on podium</li> </ul>	
Stage 5	<ul style="list-style-type: none"> <li>Construction of Building 5</li> </ul>	

### 5.3. Anticipated Residential Yields

The proposed development comprises approximately 256 apartment style ILUs, including a mix of one-, two-, and three-bedroom units in a variety of sizes and configurations.

Overall, the average apartment has a net saleable area (**NSA**) of 111 m<sup>2</sup> excluding balconies, as shown in Table 2 below, which summarises the anticipated residential yield by building.

Table 2: Summary of Anticipated Residential Yields

Building	Ave. NSA (m <sup>2</sup> )	Ave. Balcony Size (m <sup>2</sup> )	# of Apartments
B1	112	9.8	48
B2	112	7.4	57
B3	114	7.4	47
B4	113	6.5	63
B5	113	6.5	41
<b>Totals / Averages</b>	<b>113</b>	<b>7.5</b>	<b>256</b>

## 6. One-Time Impacts of Development

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This section estimates the one-time impacts of future development enabled by the proposal.

### 6.1. Introduction

As discussed in the previous section, the proposal delivers 256 retirement apartment style ILUs and various onsite facilities. Constructing these new buildings and preparing the land for development (not to mention installing all necessary infrastructure and obtaining all necessary consents) will have significant one-time economic impacts on GDP, jobs, and wages.

### 6.2. Methodology

We have quantified these one-time economic impacts using a special technique called multiplier analysis, which traces the impacts of additional economic activity in one sector – such as construction – through its supply chain to estimate the overall impacts, including flow-on effects. These comprise two parts:

- **Direct impacts** – which capture all on-site and off-site activities directly related to the proposal's development, e.g., builders and their various subcontractors and suppliers, some of which will be on-site, and some of which will be off-site.
- **Indirect effects** – which capture additional (supply-chain) impacts arising when businesses working directly on the project source goods and services from their suppliers, who in turn may need to source goods and services from their own suppliers, and so on.

These economic impacts are measured in various ways, including:

- **Contributions to GDP (or value-added)** – GDP measures the difference between a business' inputs (excluding wages and salaries) and the value of its outputs. It captures the value that a business adds to its inputs to create its own outputs, hence the term "value-added."
- **Total FTEs** – which equals the total number of full-time equivalent workers employed.
- **Total Jobs** – which is the total number of people employed, i.e., including both part-time and full-time workers.
- **Total wages and salaries** – which equals the total amount paid in wages and salaries.

For example, when a construction firm wins a new project, they will subcontract various parts of the build to other companies, such as glaziers, tilers, plumbers, electricians, etc. Those subcontractors, in turn, will then usually need to source additional materials and services from their suppliers, who may then need to source materials and services from their suppliers, and so on. Multiplier analysis enables the impacts of these supply chain interactions to be captured to estimate the overall impact of the new building project, including its direct and flow-on (supply chain) effects.

### 6.3. Summary of Development Costs

Our analysis is based on development cost information provided by the applicant, which is summarised in Table 3 below.<sup>1</sup>

Table 3: Summary of Estimated Development Costs (\$ millions)

Development Stage	\$ millions
Stage 0 (Enabling Works)	\$ [REDACTED]
Stage 1	\$ [REDACTED]
Stage 2	\$ [REDACTED]
Stage 3	\$ [REDACTED]
Stage 4	\$ [REDACTED]
Stage 5	\$ [REDACTED]
Total	\$ [REDACTED]

We mapped these costs to sectors of the national economy, then overlaid the latest economic multipliers<sup>2</sup> to derive the one-off impacts of the proposal, as set out below.

### 6.4. Estimated Impacts on GDP, Jobs, and Wages

Table 4 presents the one-time impacts of the proposed development, based on the methodology and inputs outlined above.

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<sup>1</sup> Stage 0 (enabling works) was identified after completion of our analysis and is therefore excluded from the estimated economic impacts. This means the reported figures should be regarded as conservative.

<sup>2</sup> Multipliers were derived by Insight Economics using Stats NZ source data, including the Annual Enterprise Survey, Linked Employer-Employee Data, Quarterly Employment Survey, and Monthly Employment Indicators.

Table 4: One-Time National Economic Impacts of the Proposal by Activity (spread over 10 years)

<b>Professional Services</b>	<b>Direct</b>	<b>Indirect</b>	<b>Total</b>
FTEs – 10 years	■	■	■
GDP \$m	\$■	\$■	\$■
Wages/Salaries \$m	\$■	\$■	\$■
<b>Demolition &amp; Groundworks</b>			
FTEs – 8 years	■	■	■
GDP \$m	\$■	\$■	\$■
Wages/Salaries \$m	\$■	\$■	\$■
<b>Building Construction</b>			
FTEs – 10 years	■	■	■
GDP \$m	\$■	\$■	\$■
Wages/Salaries \$m	\$■	\$■	\$■
<b>Furniture, Fixtures &amp; Equipment</b>			
FTEs – 10 years	■	■	■
GDP \$m	\$■	\$■	\$■
Wages/Salaries \$m	\$■	\$■	\$■
<b>Advertising &amp; Marketing</b>			
FTEs – 10 years	■	■	■
GDP \$m	\$■	\$■	\$■
Wages/Salaries \$m	\$■	\$■	\$■
<b>Project Totals</b>			
FTE-years	■	■	■
GDP \$m	\$■	\$■	\$■
Wages/Salaries \$m	\$■	\$■	\$■

In summary, we estimate that future construction activity enabled by the proposal could have the following national impacts:

- A one-time boost in GDP of around \$■;
- Employment for approximately ■ FTE-years (or ■ people employed full-time for ■ years); and
- Additional household incomes of over \$■.

## 6.5. Regional Share of One-Time Impacts

Based on the location and nature of the proposal, we assume that 90% of the national one-time impacts of the proposal accrue to the Auckland region.<sup>3</sup> On that basis, we estimate that the development could have the following regional impacts:

<sup>3</sup> In some countries, regional I-O tables are commonly used to estimate subnational economic impacts. However, in New Zealand, the regions are generally too small and economically interlinked to produce reliable standalone I-O tables. Regional data is often sparse, outdated, or lacks the industry granularity required for robust modelling. Accordingly, we have used national multipliers and attributed a share of national impacts to the Auckland region.



- A one-time boost in GDP of around \$██████████;
- Employment for approximately █████ FTE-years (or █████ people employed full-time for █████ years); and
- Additional household incomes of over \$██████████.

## 6.6. Top 10 Industries by FTEs Employed

To better understand the likely impacts of the proposal, Table 5 reveals the 10 industries likely to experience the greatest employment boosts.

The top 10 industries account for nearly three-quarters of all full-time employment generated by the proposal, with the balance spread across numerous other sectors.

Table 5: Top 10 Industries by Annual FTEs Generated during Development

Industries	Annual FTEs	Shares
Construction services	████	████%
Residential building construction	████	████%
Scientific, architectural, and engineering services	████	████%
Legal and accounting services	██	██%
Public order, safety, and regulatory services	██	██%
Heavy and civil engineering construction	██	██%
Fabricated metal product manufacturing	██	██%
Non-residential building construction	██	██%
Wood product manufacturing	██	██%
Advertising, market research, and management services	██	██%
<b>Top 10 Subtotal</b>	████	████%
All Other Industries	████	████%
<b>Total Annual FTEs (all industries)</b>	████	████%

## 7. Ongoing Impacts of Future Uses

This section estimates the annual impacts of the proposal once built out.

### 7.1. Introduction

Once operational, the proposal will provide ongoing employment for a diverse workforce, covering a wide range of skill levels and specialisations. Key roles will likely include:

- Village managers
- Gardeners
- Repairs and maintenance
- Cleaners
- Driver and transport related tasks
- Chefs and kitchen staff
- Laundry staff
- Accounts
- Marketing and advertising
- Activities coordinators

### 7.2. Methodology

We estimated the potential annual economic impacts of this future activity by:

1. Inputting the likely operational workforce supported at full build-out (circa ■ FTEs).<sup>4</sup>
2. Allocating those roles to their respective input-output industries.
3. Applying the same economic multipliers from the previous section to translate future ongoing employment into corresponding measures of annual GDP and wages/salaries.
4. Summarising the findings as provided in the following section.

### 7.3. Annual GDP, Jobs, and Wages

Table 6 summarises the annual economic impacts of future activity in terms of FTEs employed, GDP contributed, and wages generated.

Table 6: Estimated Annual Economic Impacts of the Proposal (at full build-out)

Measure	Value
Jobs	■
FTEs	■
GDP \$m	\$■
Wages \$m	\$■

In summary, the proposal could sustain the following activity at full build-out:

- Full-time employment for ■ people;
- Annual GDP of \$■ million; and

<sup>4</sup> Estimated workforce is based on information provided by the applicant.

- \$■ million paid annually in salaries / wages.

## 7.4. Wider Ongoing Employment Impacts

Importantly, the jobs enabled by the proposal offer more than just a variety of employment opportunities; they also provide pathways for professional development and career progression. For example:

- **Career Development:** Staff can upskill through on-the-job training, seminars, and professional development programs tailored to the retirement living sector — ranging from health and safety to specialised geriatric care.
- **Local Workforce Opportunities:** The diverse scope of roles creates positions suitable for various skill levels, including entry-level roles (e.g., cleaners, gardeners) and more specialised positions (e.g., management, therapy, or marketing).
- **Stable, Year-Round Employment:** Retirement villages operate continuously, thereby providing permanent, stable roles rather than seasonal or transient employment.
- **Community Engagement:** The nature of a retirement village encourages strong ties with the surrounding community (e.g., local suppliers, schools, and volunteer groups), potentially creating further employment and training opportunities beyond the immediate village workforce.

Overall, by accommodating a broad mix of jobs and contributing both reliable and meaningful career paths, the proposal generates tangible and long-lasting social and economic benefits for the region.

## 8. Housing Market Impacts

This section assesses the likely impacts of the proposal on the local housing market.

### 8.1. Meeting the Needs of an Evolving Population

The proposal delivers a living environment designed specifically for older adults who prefer to live among peers at a similar life stage. This is increasingly important, as Auckland's population is not only growing but also ageing.

Official projections indicate that the number of Auckland residents aged 75 and over will increase by more than 132,000 over the 30 years to 2053, ultimately comprising just under 10% of the region's population. The most rapid growth is projected among those aged 85 and over, with a compound annual growth rate (**CAGR**) of 3.0%, as shown in Table 7 below.

Table 7: Auckland Region Official Medium Population Projections by Age Group<sup>5</sup>

Year	Under 15	15 - 74	75 - 84	85 +	Total
2023	329,620	1,346,490	76,050	26,540	1,778,700
2028	325,560	1,438,760	93,510	33,960	1,891,790
2033	326,650	1,518,880	111,430	44,800	2,001,760
2038	335,670	1,581,570	133,060	56,740	2,107,040
2043	344,900	1,642,820	149,830	70,310	2,207,860
2048	353,020	1,703,360	159,790	86,690	2,302,860
2053	361,340	1,776,480	170,430	64,560	2,372,810
<b>30-year Change</b>	<b>31,720</b>	<b>429,990</b>	<b>94,380</b>	<b>38,020</b>	<b>594,110</b>
30-yr % change	10%	32%	124%	143%	33%
<b>CAGR</b>	<b>0.3%</b>	<b>0.9%</b>	<b>2.7%</b>	<b>3.0%</b>	<b>1.0%</b>

Assuming an average occupancy rate of 1.3 residents per ILU,<sup>6</sup> the proposal would accommodate approximately 330 older people (not including residents within the existing aged care facility). While modest in the regional context, this represents a meaningful contribution toward meeting the substantial growth in demand for older persons' housing over the coming decades.

Many of those additional residents will seek to live in purpose-built retirement housing, which offers safety, social connection, healthcare access, and ease of living. As the population ages, demand for high-quality, age-appropriate housing will continue to intensify, particularly in desirable urban locations like Mission Bay.

According to JLL's Retirement Villages Market Review 2024, New Zealand will need an additional 932 retirement units<sup>7</sup> per year over the next 25 years to meet projected demand by 2048.<sup>8</sup> This proposal makes a tangible contribution toward meeting that need.

<sup>5</sup> Projections for 2053 are extrapolated based on the projected rate of change between 2043 and 2048.

<sup>6</sup> This is the national average occupancy rate for retirement villages, as per the New Zealand retirement villages whitepaper: New Zealand Retirement Village Database (NZRVD) and Aged Care Database (NZACD), published by JLL.

<sup>7</sup> Excluding aged care facilities.

<sup>8</sup> <https://www.jll.com.au/en/trends-and-insights/research/retirement-villages-market-review-2024>.

## **8.2. Supporting Housing Market Efficiency**

The proposal supports more efficient use of Auckland's existing housing stock by enabling older residents to transition into purpose-built retirement accommodation.

Most future residents are expected to already live within the region – many in standalone houses that may no longer suit their lifestyle or needs. By moving into a retirement village setting, these homes are freed up and returned to the market, where they may be more suitable for younger families or first-home buyers, or the land they occupy made available for redevelopment.

This process helps ensure that housing supply is better matched to demand across age groups and life stages, thereby improving overall housing accessibility. By facilitating movement within the existing stock, the proposal enhances housing fluidity and enables more Aucklanders to access housing that suits their needs.

## **8.3. Boosting the Supply of Housing**

The proposal provides for approximately 256 apartment-style ILUs. Given that many future occupants are expected to come from within the Auckland region, the proposal is likely to result in a net increase in dwelling supply across the city, which will help to narrow the gap between likely future supply and demand. All other things being equal, this supply boost will help the market to be more responsive to growth in demand, thereby reducing the rate at which city house prices grow over time (relative to the status quo).

This is particularly important because of the sustained affordability pressures in the region. Despite a recent downturn, dwelling prices remain stubbornly high and out of reach of many Aucklanders. This is illustrated in Figure 5 below, which charts the quarterly median prices of residential dwellings in the region.

Figure 5: 12-month Rolling Average Median Dwelling Sales Price<sup>9</sup>

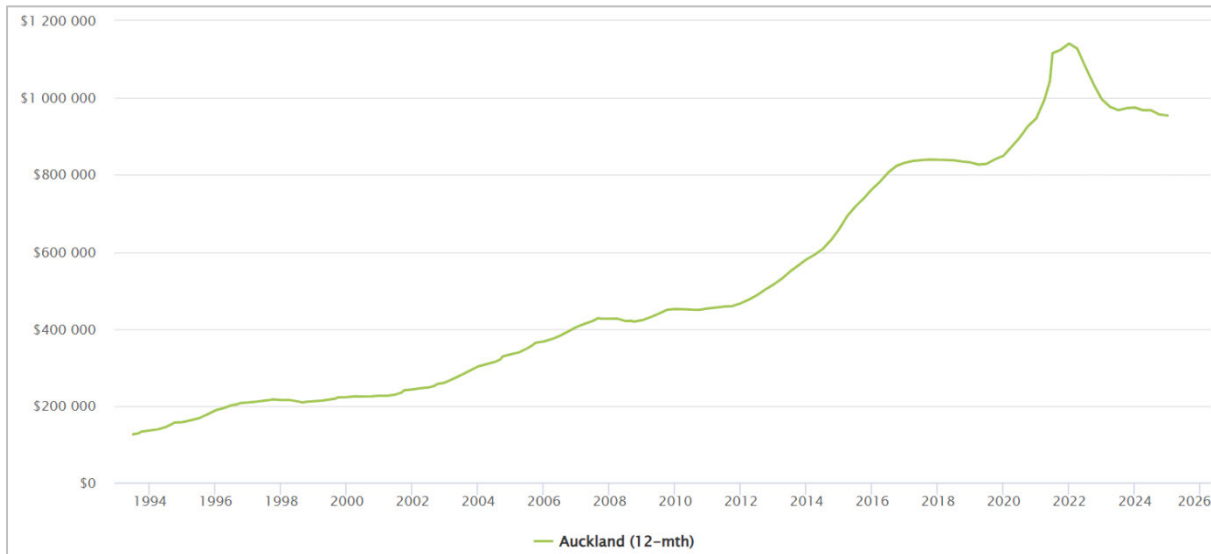


Figure 5 shows a significant increase in the median sales price for the Auckland region over the past two decades. In 2004, the median stood at around \$333,000. This grew to approximately \$954,000 by December 2024, translating to a CAGR of 5.4% over the 20-year period.

With dwelling prices increasing far quicker than household incomes for most of the past 30 years, housing in Auckland has become increasingly unaffordable. According to Core Logic, for example, it now takes more than a decade just to save the deposit on an average valued home in Auckland, with 49% of gross earnings required thereafter to service the mortgage.

## 8.4. Giving Effect to the NPS-UD

The boost in housing supply provided by the proposal also helps Auckland Council fulfil its obligations under the National Policy Statement on Urban Development 2020 (**NPS-UD**) to provide “at least” sufficient housing capacity to meet demand at all times.

The NPS-UD also requires high-growth areas like Auckland to not only provide sufficient housing capacity overall, but to ensure that the homes enabled reflect a variety of types, price points, and locations. This is set out in Policy 1(a)(i), which emphasises the need for planning decisions to support well-functioning urban environments by meeting the diverse housing needs of different households.

The proposal helps give effect to this policy by delivering a specialised housing typology that caters to a specific and growing demographic: older Aucklanders seeking high-quality retirement living. It also serves a distinct submarket – those seeking luxury, apartment-style retirement accommodation in a well-located, high-amenity urban setting. In doing so, the proposal contributes not just to aggregate supply, but to the diversity and responsiveness of the region’s housing market.

<sup>9</sup> All housing market indicator charts sourced from the Ministry of Housing and Urban Development’s Urban Development Dashboard, which is available here: <https://huddashboards.shinyapps.io/urban-development/>

## 9. Wider Economic Impacts

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This section considers a range of wider economic impacts of the proposal.

### 9.1. Project Acceleration

The proposal is expected to proceed significantly faster under the FTAA than through the standard RMA process, where there is a high likelihood of public or limited notification and associated Environment Court appeals. In the experience of the applicant's experts, similar large-scale retirement village proposals can take at least two years to obtain consent under the RMA. This would likely delay construction beyond the preferred 2026–2027 summer start.

By contrast, the FTAA provides greater certainty and efficiency, with notification precluded. This enables the proposal to commence sooner, thereby allowing the associated economic benefits to be realised sooner too.

### 9.2. Travel Demand Efficiency

Residents of retirement villages have significantly lower transport demand generally, as well as lower peak demands than a typical household. This is due not just to the older age of retirement village residents and their relatively limited activity / mobility, but also the often-extensive provision of onsite social and recreational facilities to meet residents' needs without having to travel offsite.

A recent study that we completed for Tauranga City Council showed that residents of comprehensive retirement villages (like the proposal):

- Generated about three vehicle trips per day, while new residential dwellings are typically considered to generate 10 trips per day; and
- Place significantly lower demand on council reserves and community facilities than a typical household.

The 'Integrated Transport Assessment' prepared by Flow Transport Specialists submitted as part of the application provides more details on the likely traffic demands of the proposal.

For needs not met onsite, the proposal is well located near Mission Bay, the Eastridge Shopping Centre, and the Glen Innes town centre, with convenient access to the Auckland CBD and associated transport links.

### 9.3. Other Infrastructure Efficiency

The proposal will also achieve very high levels of water and stormwater infrastructure efficiency, because:

- It is a brownfields redevelopment, which therefore does not require the upgrade of reticulation networks to service it, with limited upgrades to local infrastructure proposed.

- Multi-storeyed developments like the proposal generate lower peak/summer water demand than an average household due to the absence of significant outdoor water demand.
- The multi-storey design enables a significantly higher dwelling yield than a typical low-rise development on the same footprint. This helps moderate the extent of stormwater infrastructure required relative to the number of dwellings delivered.

By achieving high levels of infrastructure efficiency, the proposal avoids unnecessary financial risks and costs for Auckland Council – as the primary local infrastructure provider – while helping to keep the costs of new homes as low as possible.

## **9.4. Land Use Efficiency**

The high-density nature of the proposal represents a highly efficient use of the site's developable land. It replaces approximately 100 former retirement village units previously provided by the Eastcliffe Retirement Village. While most of these have already been demolished, 24 units within the two remaining Aotea Street apartment blocks (within the eastern portion of the site) are intended to be demolished at the end of Stage 2. The proposal will deliver approximately 256 modern, high-quality independent living apartments across the site and associated communal facilities.

The proposal more than doubles the site's effective residential capacity while retaining its original land use purpose – accommodation for older people. The result is a significant uplift in land use efficiency, enabling a finite, centrally located site to accommodate a substantially greater number of residents within a housing typology specifically tailored to a growing demographic.

## **9.5. Support for a Compact Urban Form**

The proposal also helps give effect to the strategic direction set out in the Auckland Plan 2050, which encourages the development of apartment typologies to meet the changing needs and budgets of the region's evolving and ageing population. Apartments located close to key amenities and public transport nodes, like the proposal, also allow these services to be used by the public and to be cost-efficiently provided by Auckland Council.

## **9.6. Critical Mass & Support for Nearby Centres Network**

As the proposed apartments are developed and occupied, spending by future residents will help create additional consumer demand to support the ongoing health and vitality of nearby centres, such as Eastridge, Ōrākei, and Mission Bay. The additional spending helps to foster potential growth in retail and hospitality offerings and ultimately benefits the wider community through enhanced amenities and economic vitality.

To put this in context, we estimated likely future spending originating on the subject site at full build-out by applying regional average household spending for retiree households from Table 11 of the



Motu Working Paper.<sup>10</sup> Income and expenditure figures have been adjusted to March 2025 prices using the consumer price index published by Stats NZ.<sup>11</sup> To be conservative, these estimates ignore ongoing growth in annual household income over time. The results are tabulated below and reflect total annual spending by the 232 new retiree households enabled by the proposal, over and above the 24 units currently occupied onsite within the two Aotea Steet apartment blocks.<sup>12</sup>

Table 8: Projected Future Spending Originating Onsite

Expenditure Group	Annual Spend per Household	Total Annual Spend (\$ millions)
Food	\$██████	\$██████
Alcoholic beverages and tobacco	\$██████	\$██████
Clothing and footwear	\$██████	\$██████
Housing and household utilities	\$██████	\$██████
Household contents and services	\$██████	\$██████
Health	\$██████	\$██████
Transport	\$██████	\$██████
Communication	\$██████	\$██████
Recreation and culture	\$██████	\$██████
Education	\$██████	\$██████
Miscellaneous goods and services	\$██████	\$██████
Other expenditure	\$██████	\$██████
<b>Total Household Expenditure</b>	<b>\$██████</b>	<b>\$██████</b>

Table 8 shows that the additional households enabled by the proposal will spend over \$██████ per annum on a wide range of household goods and services, assuming they spend at the rate of the average regional retiree household.

Further, the shopping habits of these future residents are likely to differ from typical households. As discussed above, retirement village residents travel significantly less than younger people on average, due in part to reduced mobility. Accordingly, it is likely that a high proportion of their household purchases will occur close to the subject site. As such, future development of the land will provide significant commercial support for local businesses.

## 9.7. Socioeconomic Benefits of Retirement Villages

As a comprehensive retirement village, the proposal offers a range of broader socioeconomic benefits that extend beyond housing provision. These include:

<sup>10</sup> Le, Trinh & Richardson, Euan (2023). Expenditure Patterns of New Zealand Retiree Households (Motu Working Paper 23-07). Motu Economic and Public Policy Research. Table 11 presents average household expenditures by region as of 2018/19. Available from Motu's open working paper repository.

<sup>11</sup> Income and expenditure figures reported in the Motu paper are in June 2019 prices, deflated using the Consumers Price Index (CPI). These have been adjusted to March 2025 prices using the relevant CPI published by Stats NZ.

<sup>12</sup> While these households will already be contributing to spending elsewhere, the proposal is still expected to result in a net increase in local spending. If residents move from outside the area, they expand the local spending pool. If they relocate from within the catchment, their former homes are likely to be reoccupied, with new residents contributing additional local expenditure.

- **Enhanced Wellbeing and Social Connection:** The development includes high-quality communal indoor and outdoor spaces designed to encourage regular social interaction among residents and visitors. These shared spaces support a vibrant social calendar and promote active, engaged lifestyles, which are important contributors to mental and physical wellbeing.
- **Safe, Purpose-Built Housing:** All apartments are designed specifically for older adults, incorporating features that prioritise accessibility, safety, and comfort. This enables residents to live independently for longer in a secure and supportive environment.
- **Ageing in Place:** The development is designed to accommodate residents as their needs evolve, allowing them to remain within a familiar community as they transition through different life stages. This minimises the disruption and stress often associated with relocation in later life.
- **Continuum of Care:** The proposal includes the integration of the existing 90-unit aged care facility with the overall village. This seamless progression from independence to supported living enhances quality of life and provides peace of mind for residents and their families.
- **Community Integration:** Facilities within the village will be available, by invitation, for use by external community groups and organisations. This helps integrate the village with the wider neighbourhood and fosters intergenerational connection.
- **Stronger Collective Voice:** A concentrated population of older adults can contribute to more visible community representation and advocacy, helping to ensure that the needs of this demographic are recognised and addressed at a local level.
- **Health Service Efficiencies:** By centralising a population with similar healthcare needs and potentially offering on-site health and support services, the village can contribute to more efficient delivery of community-based healthcare.

## 9.8. Highest and Best Use of Land

The proposal will also enable the subject land, an increasingly scarce and valuable urban site, to be put to its highest and best use. This is a precondition for economic efficiency to hold in the underlying land market.

## 9.9. Investment Signal Effects

In addition, the development will provide a strong signal of confidence in the region's economy, which may help spur on, accelerate, or bring forward other developments.

## 9.10. Partnership with Ngāti Whātua Ōrākei

The proposal reflects a broader collaborative relationship between Generus Living Group and the landowners. As part of this partnership, Generus has committed to offering employment and contracting opportunities associated with the village to members of Ngāti Whātua Ōrākei. In addition,

a scholarship will be established to support a member of the iwi studying toward a qualification in health or wellness, to be awarded annually for a minimum of ten years.

Further partnership benefits of the wider development program, albeit beyond the scope of this application, include agreed access for iwi members to services in the existing aged care facility, and access to selected village facilities for future residents of units that the landowner plans to build on adjacent land. These arrangements are designed to ensure that the development supports long-term community wellbeing and improves access to culturally appropriate retirement living for Māori.

Progressing this main component of the development through the FTAA will help give effect to these future aspirations, and in turn, support the broader social and cultural benefits anticipated through the partnership.

## 9.11. Alignment with Government Growth Agenda

The *Going for Growth* agenda, launched by the New Zealand Government in early 2025, outlines a long-term strategy for lifting national productivity and living standards. It is built around five interrelated pillars: developing talent; building competitive business settings; promoting trade and investment; driving innovation, science and technology; and investing in infrastructure for growth.<sup>13</sup>

The proposal aligns well with several of these priorities:

- **Developing Talent and Employment:** The proposal will generate a wide range of local employment and contracting opportunities across construction, hospitality, and village operations. It also includes a formal commitment to offer employment and contracting roles to members of Ngāti Whātua Ōrākei, and to fund an annual health or wellness scholarship for at least ten years. These arrangements directly support workforce development and skill-building within the local and Māori economy.
- **Supporting Competitive Urban Economies:** By delivering approximately 256 apartment style ILUs in a high-amenity urban setting, the proposal helps free up existing housing stock for other households, such as younger families. This supports a more efficient housing market and contributes to the productivity of Auckland's urban economy, both of which are central to maintaining competitive, well-functioning cities.
- **Infrastructure for Growth:** As a brownfield redevelopment, the proposal makes efficient use of existing infrastructure and avoids the need for new network extensions. This supports the Going for Growth objective of intensifying development in areas that are already well serviced by infrastructure, thereby improving long-term urban resilience and reducing infrastructure cost pressures.

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<sup>13</sup> Ministry of Business, Innovation and Employment (MBIE). (2025). *Going for Growth: Lifting Productivity and Improving Lives*. Retrieved from: <https://www.mbie.govt.nz/business-and-employment/economic-growth/going-for-growth>

In addition, the proposal's partnership with mana whenua is consistent with the Government's stated ambition to foster inclusive growth through greater Māori economic participation.<sup>14</sup> By ensuring the proposal benefits Ngāti Whātua Ōrākei – both through direct employment pathways and longer-term community wellbeing outcomes – the proposal supports more equitable economic development.

## 9.12. Infrastructure Servicing Cost and Risk

Finally, we have considered whether the proposal might impose unwarranted costs on the wider community via the infrastructure required to service it. In our view, this risk is minimal for several reasons:

- As a brownfield redevelopment, the proposal does not require the extension of infrastructure into undeveloped areas.
- All infrastructure works will be funded and delivered by the applicant.
- There are no off-site upgrades required (other than localised improvements funded by the applicant) to accommodate the development.

Accordingly, any infrastructure-related costs or risks to Auckland Council – and by extension, the wider community – are expected to be negligible (if any). The project will contribute to funding infrastructure generally through Council development contributions and Watercare infrastructure growth charges.

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<sup>14</sup> Te Puni Kōkiri. (2025). Going for Growth with Māori | Tōnui Māori. Retrieved from: <https://www.tpk.govt.nz/documents/download/documents-4673-A/02.%2072249%20CP%20Going%20for%20Growth%20with%20M%C4%81ori%20%20T%C5%8Dnui%20M%C4%81ori.pdf>

## 10. Summary and Conclusion

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This report has assessed the economic effects of the proposed retirement village advanced by Generus Living Group in partnership with Ngāti Whātua Ōrākei. The proposal will deliver approximately 256 apartment style ILUs and associated communal facilities through a staged brownfield redevelopment, together with the integration of the existing aged care facility.

The assessment finds that the proposal will generate significant economic benefits, including substantial one-time employment and GDP impacts during construction, ongoing jobs and economic activity once operational, and increased local consumer spending. It will also contribute to more efficient use of land and infrastructure, support housing supply and market functioning, and provide a specialised housing typology to meet the needs of a growing older population.

In our view, the proposal aligns with the purpose and intent of the FTAA by facilitating a development that will deliver enduring economic and social benefits at a regional scale, while avoiding any material economic costs. On that basis, we support the proposal on economic grounds.