PROPERTY ECONOMICS

ORAWAAHI CLARKS BEACH

FAST TRACK ECONOMIC

BENEFITS ASSESSMENT

Client: Knight Investment Limited

Project No: 52533

Date: October 2025

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SCHEDULE

Code	Date	Information / Comments	Project Leader
52533.7	October 2025	Report	Phil Osborne / Tim Heath

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1. INTRODUCTION

1.1. THE PROJECT

This report has been prepared in relation to a fast-track referral application by Knight Investments for the proposed Orawaahi - A Complete Community Project ('the Project'). Property Economics has been commissioned to summarise the economic impacts that are estimated to flow from this project and address the relevant matters under the Fast Track Approvals Act 2024 from an economic perspective.

The Project Area is legally described as Lot 3 DP 337204 and Lot 1 DP 337204, known as 156 Clarks Beach Road and the adjacent lot which has no street address.

In addition, works are proposed on:

- 115 Clarks Beach Road (Lot 1020 DP 578599, Lot 1012 DP 573987, Lot 1018 DP 573987, Lot 1001 DP 560664, Lot 1003 DP 560664, Lot 801 DP 526153, Lot 200 DP 567326, 9/14 SH Lot 300 DP 526153, 4/23 SH Lot 100 DP 560664), for works associated with required infrastructure/roading upgrades.
- Lot 4 DP 116708 held as Local Purpose Reserve (Esplanade), located at the southern edge of the site, adjacent to the Coastal Marine Area ("CMA").
- A portion of land which is vested as legal road, as per GeoMaps (but unformed), which is located between the subject site and the CMA.
- Clarks Beach Road.

The Project is a master planned development designed to provide multigenerational living, local employment and community services. It will be well connected to the existing Clarks Beach settlement and provide for its logical expansion.

The Project seeks to establish:

- A retirement village of approximately 220 units/villas;
- Residential lots to accommodate approximately 700-800 dwellings;
- A neighbourhood centre (likely to include supermarket, retail, a community hub, commercial offices, food and beverage premises, childcare and/or fitness/wellness facilities) with around 6,000sqm of GFA.
- A service / light industrial area (likely to include workshops, storage and warehouse facilities, associated retail and business premises);of around 25,000sqm to generate additional employment opportunities;
- A cultural centre;
- Pedestrian and cycleways; and
- A mixture of community parks, reserves and stream improvements.

Figure 1 following provides an outline of the site master plan of the proposed development.

FIGURE 1: PROPOSED DEVELOPMENT SITE MASTER PLAN

Source: Transurban Limited

1.2. PURPOSE

This economic impact assessment ('EIA') is designed to provide an economic assessment in terms of the Fast-Track Approvals Act (2024) ('the FTAA') based around economic injection, employment, and scale of economic impacts / benefits for the economy.

Provisions of the FTAA that are directly relevant to this assessment include Section 22 of FTAA which sets out the following criteria for assessing referral applications:

- Whether the proposal "*will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020*)" (Section 22(2)(a)(iii)); and

- Whether the proposal "*will deliver significant economic benefits*" (Section 22 (2)(a)(iv)).

In short, the FTAA supports development proposals to expedite the consent process where the proposed development results in significant regional or national benefits, would not materially affect the efficient operation of the fast-track approvals process, and (amongst other discretionary factors) would contribute to a well-functioning urban environment (as per Policy 1 of the National Policy Statement on Urban Development ("**NPS-UD**")).

1.3. METHODOLOGY

This EIA estimates the total additional gross economic output[1] into the Auckland regional economy that would be facilitated 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. It is important to note that this assessment is not site-specific but is Project-specific.

Additionally, the assessment has not endeavoured to identify the extent to which particular parts of the Auckland Region will benefit economically. It assesses the likely economic impacts upon aggregate Auckland regional business activity given the composition of the development proposed.

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 (CAPEX[2]) of the facilitated activities and the proportion of those costs that are retained within the Region.

Direct economic impacts are derived from the actual spending / expenses incurred through the operation of the facilitated development.

Indirect economic impacts are the increased spending brought about by those firms / households and their employees / occupants, who supply the development.

Induced economic benefits are measured in terms of the additional income that will be spent in the area due to increased business activity.

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

[2] *CAPEX – Capital Expenditure*

2. EXECUTIVE SUMMARY

The Project seeks to construct approximately 1,000 dwellings (circa 780 residential lots and 220-unit retirement village) and a mix of commercial, retail, industrial and recreational spaces within nearly 80ha of land in Clarks Beach in the Franklin Ward, as an extension of the existing Clarks Beach community.

The total economic impact on business activity within Auckland Region as a result of the proposed development is summarised in the following table.

Snapshot of Key Economic Benefits:

Estimated Quantitative Economic Impacts on the Auckland Regional Economy:	
Total NPV[3] over an 8-year development period	**$806m**
FTEs[4] during the peak development and operation year	**1,504 FTEs**
Total FTE years over the 8-year development period	**6,985 FTE years**

In addition to these quantifiable regional contributions, the Project can be expected to generate a wide range of qualitative economic benefits for the broader market and communities, including:

- increased residential capacity / senior housing supply;
- increased and diversified choice of housing location and price point;
- increased diversity of buyer pool through freeing up existing housing stock;
- potential for lower residential prices in the region;
- housing stock specifically available through a tailored scheme for Front-Line Heroes that is aimed at improving housing affordability and ownership;[5]
- increased efficiency of infrastructure;
- increased economic activity / local employment;
- a greater level of growth;
- increased amenities;
- improved local convenience;

3 Net Present Value

4 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.

5 which includes nurses, teachers, police, fire and other emergency services and defence personnel.

- improved housing access for key community / public service workers;
- a Youth Construction Training Academy; and
- a Coastal Discovery Park.

The proposed Orawaahi development is strategic in that the economic benefits of the Project would extend well beyond the construction phase of the project itself and would deliver a unique range of wider economic benefits that cumulate annually over the economic life of the assets.

Property Economics considers that advancing the proposed development, given its scale, would yield economic benefits for the Auckland regional economy and senior community that are significant, not just the local Clarks Beach market and community.

Overall, our assessment supports the proposed development from an economic perspective in the context of both the RMA approvals required, and referral to the fast-track approvals process under the FTAA.

3. DATA SOURCES AND GLOSSARY

3.1. INFORMATION AND DATA SOURCES

Information has been obtained from a variety of reliable data sources and publications available to Property Economics, including:

- Input / Output Tables - Statistics NZ.
- Business Frame Data - Statistics NZ.
- Proposed Development Costings – Knight Investment Limited.
- Site Master Plan – Transurban Limited.
- Residential Building Consents Data – Stats NZ.
- Regional Sale Price – Infometrics.
- Price to Cost Ratio – MHUD.

3.2. GLOSSARY OF TERMS

Below is a list of terms relevant to this economic impact assessment. Note that the definitions of some terms may differ from those provided in relevant statutory provisions and are intended solely for the purposes of this economic analysis. This does not affect the economic analysis conducted in this report or our economic position.

TERM	DEFINITION
ANZSIC	Australia New Zealand Standard Industrial Classification 2006 - A standard method used to classify businesses and organisations based on their primary economic activity. It provides a framework for analysing and comparing economic data across industries in Australia and New Zealand. ANZSIC is widely used by government agencies, researchers, and businesses for statistical, policy, and planning purposes.
CAPEX	capital expenditure.
Development contributions	fees that developers pay to territorial authorities for the provision of infrastructure and upgrades required as a consequence of development, which may include water supply, sewerage connections, roads and community infrastructure.

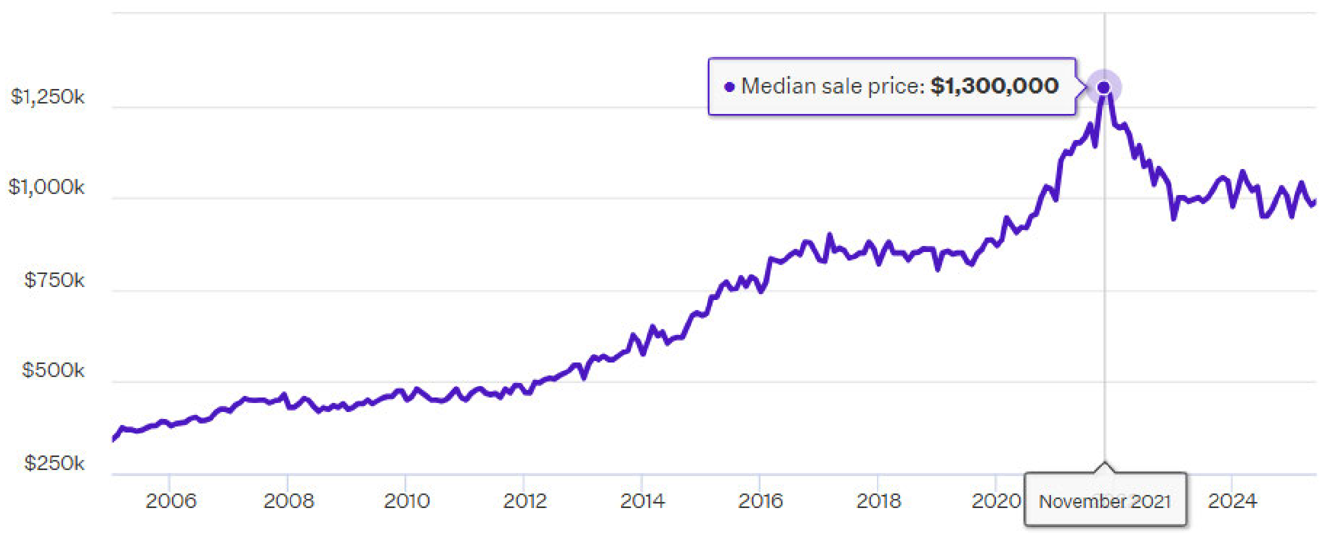
Direct economic impacts	derived from the actual spending / expenses incurred through the construction of the anticipated development.
Economic benefits	refer to the positive outcomes that enhance the well-being of individuals, businesses, and communities, typically arising from an activity, development, or policy. These benefits may be expressed in financial or non-financial terms. In the context of urban development, economic benefits reflect the extent to which a proposal contributes to local and regional prosperity, market efficiency, and the effective alignment of supply with demand.
Economic costs	the value of what is given up when choosing one economic activity over another. Economic costs also include opportunity costs, which are the value of the next best alternative that is forgone.
Employment multipliers	the level of indirect and induced employment activity generated through the expenditure on and off-site.
FTE years	these are all jobs created through the direct construction phase and ongoing operation of the development including indirect and induced employment through all business sectors (not solely construction jobs) and relate to job years rather than one employee.
Indirect economic impacts	the increased spending brought about by those firms / households and their employees / occupants, who supply the development.
Induced economic impacts	measured in terms of the additional income that will be spent in the area due to increased business activity.
GDP	gross domestic product.
Net Present Value (NPV)	the difference between the present value of cash inflows and the present value of cash outflows over a period of time.
Transaction costs	costs that arise as part of engaging in an economic trade. This can include compliance costs, planning costs, variation costs, etc.

4. RESIDENTIAL MARKET TRENDS

This section provides a high-level overview of residential market trends in the Auckland Region (the relevant market for the Project), helping to contextualise the economic efficiency and benefits of the Project in delivering both additional and 'more affordable' residential capacity to the wider regional housing markets.

The figure below shows that the median house prices in the Auckland Region over the last two decades. Auckland's prices rose from just under $342,000 in January 2005 to a high of around $1.3m in November 2021. Although house prices have dropped from this peak, Auckland's house prices remain substantially higher and less affordable than national averages and other major cities.

FIGURE 2: MEDIAN HOUSE PRICES TRENDS IN AUCKLAND



Source: Opes Partners, NZIER
https://www.opespartners.co.nz/property-markets/auckland

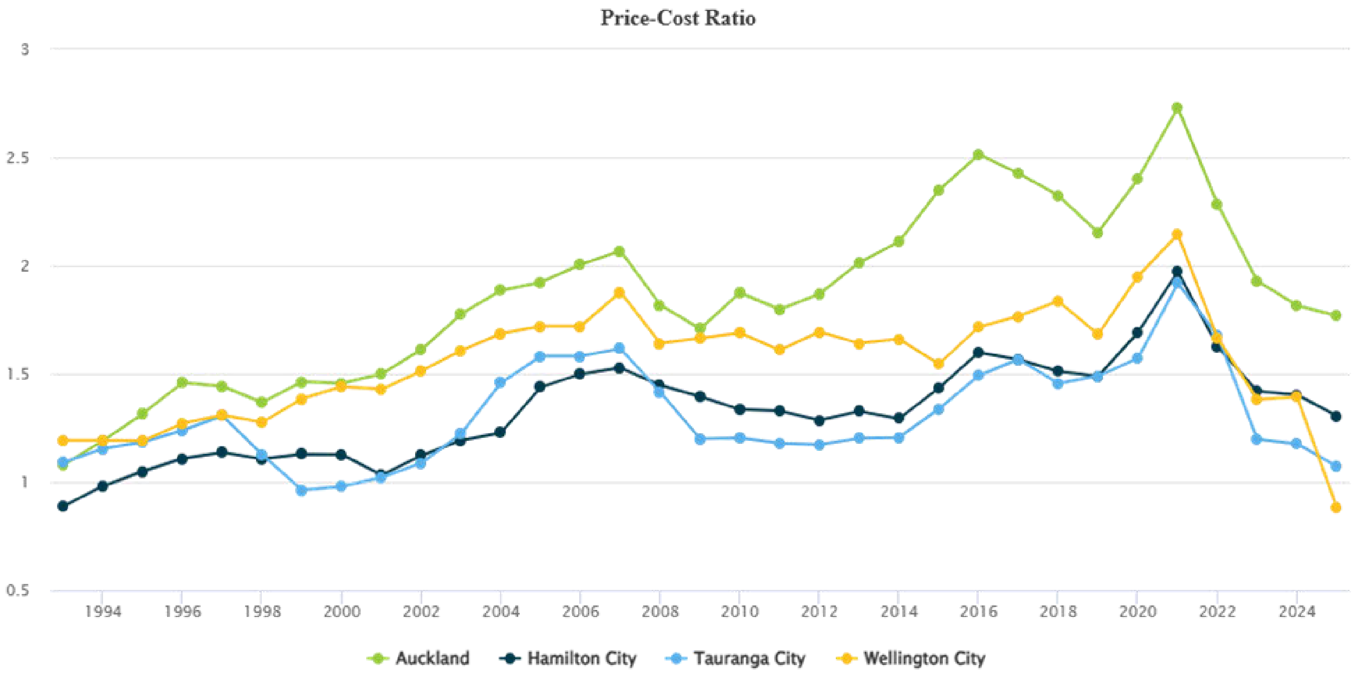
In order to measure whether urban land markets are functioning efficiently and in line with the goals of the NPS-UD, the Price-Cost Ratio (PCR) is a key indicator. The PCR compares the price of land zoned for urban development to its underlying rural or unserviced value. A high PCR suggests that planning constraints or infrastructure limitations are creating artificial scarcity, driving up land prices and limiting housing affordability.

The NPS-UD seeks to reduce these distortions by promoting competitive land and development markets. A key objective is ensuring that regional and district plans enable a sufficient supply of land and development capacity, both in plan-enabled and infrastructure-ready terms, to support well-functioning urban environments.

Monitoring the PCR helps councils assess whether zoning and infrastructure provisions are constraining supply. A declining PCR over time would indicate that urban land supply is keeping pace with demand, consistent with the NPS-UD's intent to improve affordability, enable growth, and reduce speculative pressures.

Figure 3 below compares the Price-Cost Ratio over the past 30 years between Auckland and key North Island cities. This shows the gradual inflation in the price of land over time until 2022. Since then, the price-to-cost ratio has improved due to rising construction costs and falling house prices. However, Auckland remains substantially more expensive relative to historical levels. This suggests that there is still significant room for affordability in Auckland to continue to improve.

FIGURE 3: PRICE – COST RATIO BETWEEN 1993 – 2025



Source: MHUD - Urban Development

In addition to house price growth, there are several ways to measure the relative affordability of a district. Affordability is not simply about house prices, but about whether people on typical incomes can sustainably afford a home without compromising other basic needs.

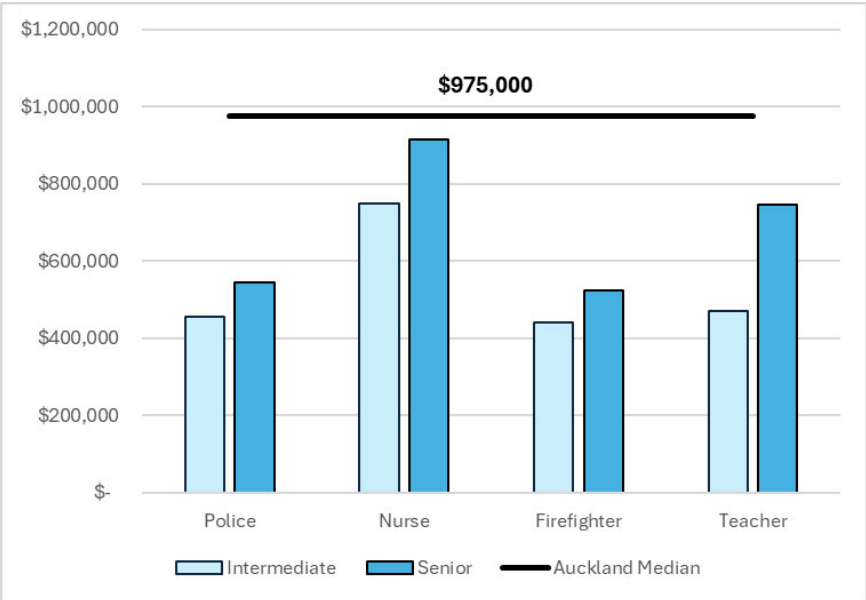
According to Cotality's latest Housing Affordability Report Aug 2025[6] despite improvements to affordability across the country, Auckland remains the second most unaffordable main centre, with a value-to-income ratio of 7.9 and mortgage payments absorbing almost half of the median household income. This report highlights the significant unaffordability pressures that households continue to face, where the cost of home ownership has outpaced income growth over the long term, placing substantial strain on household budgets.

[6] Cotality NZ Housing Affordability Report

In addition to the general benefits that come from increased housing supply and competition, the Orawaahi proposal specifically targets improved affordability for 'Front-Line Heroes' through a dedicated and tailored scheme, supporting both housing access and workforce retention in South Auckland.

Figure 4 below shows the house-buying potential of some of these Front-Line Heroes according to ASB's mortgage calculator[7] compared to Auckland's median house price of $975,000 at the time of writing. This assumes a single income, $500 of weekly non-rent expenses and a 20% deposit. This shows that none of the Front-Line Heroes (including senior or experienced staff) can purchase an average Auckland home on their incomes. The proposal to provide more affordable homes in Clark Beach could therefore assist these workers entering the housing market and securing their futures.

FIGURE 4: HOUSE BUYING POTENTIAL OF FRONT-LINE HEROES



Source: Property Economics, ASB

In addition to offering more affordable homes, the proposed Front-Line Heroes scheme lowers the entry barrier to home ownership. Even households that could service a mortgage sometimes struggle to save the required 20% deposit. According to Cotality's latest housing affordability report[8], the average time to save for a deposit is around 10 years. The Orawaahi project can therefore help bridge the gap between what Front-Line Heroes can borrow and the reality of Auckland's housing market, enabling them to purchase locally rather than being priced out of communities they serve.

[7] Borrowing calculator - See how much you can borrow | ASB

[8] NZ housing affordability at most favourable level since 2019

5. ECONOMIC CONTEXT

In assessing the potential economic impacts of the Project, 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 business development and spend is likely to have a national economic impact, the majority 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 construction of the residential and commercial development over the expected eight-year period construction 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*" Part II section 7 (b) RMA, with economic efficiency often described as being "*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*"[9].

Additionally, there are likely to be non-economic effects, such as environmental benefits from the proposal. While these effects may result in economic impacts, for the most part, they have not been addressed here.

[9] *Pass, Christopher and Lowes, Bryan, 1993, Collins Dictionary of Economics (2nd edition), Harper Collins, Page 148*

6. TOTAL ECONOMIC ACTIVITY

This section assesses the potential economic activity generated within the Auckland Region specifically attributable to the Project through spending on the proposed general civil works, as well as the residential and commercial 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 48 sectors), which were then assessed at a district level based on Auckland's 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 both 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 catchment 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.

6.1. ASSUMPTIONS

The following assumptions have been applied in this EIA 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. 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. Financial or loan costs on capital primarily fall outside of the local catchment and impact the national economy.

3. 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 data[10] to March 2024.

4. This report deals with the economic impact of the Project on the Auckland Region. These are specifically the economic impacts related to the construction of the proposed development, including direct, indirect and induced outputs and employment as a result of the development.

5. The economic activity generated is based on the development's gross activity and does not consider the proposal redirecting growth opportunities from elsewhere in the catchment. As stated, this assessment is not site-specific.

6. For the purposes of this report an 8% discount rate has been applied.

7. Labour movements are based on average retention rates rather than specific company locations.

8. 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 is based on the movement of resources (including labour) between other regions.

Table 2 following outlines the resulting impacts on the Auckland regional economy as a result of the development.

[10] *Business Frame Data – provides Statistics NZ measure of employment in an area by ANZSIC sector.*

6.2. TOTAL AUCKLAND ECONOMIC ACTIVITY

TABLE 1: TOTAL GROSS AUCKLAND REGIONAL ECONOMIC INJECTION OF PROJECT (FAST TRACK)

	2026	2027	2028	2029	2030	2031	2032	2033	Total
Direct Expenditure ($m)									
Land									
Earthworks / Civil Works	$4.6	$22.4	$20.6	$8.6					$56.2
Civil Consultants	$30.2	$20.6	$22.8						$73.7
Levies		$10.0	$13.4	$13.4	$9.4	$9.4	$9.4		$65.0
Other	$5.6	$4.4	$5.2	$7.1	$7.1	$10.3			$39.7
Infrastructure	$19.1	$15.0	$17.8	$24.6	$24.6	$35.5			$136.6
Total Development Costs (excl. land)	$59.5	$72.4	$79.8	$53.7	$41.1	$55.2	$9.4		$371.1
Residental & Commercial (810 units and RV)			$46.3	$63.7	$162.2	$162.2	$81.1	$63.7	$579.2
Industrial				$10.9	$14.0	$24.1	$16.4	$12.5	$77.9
Commercial				$3.2	$4.1	$7.0	$4.8	$3.6	$22.7
Total Construction			*$46.3*	*$77.8*	*$180.3*	*$193.4*	*$102.2*	*$79.8*	*$679.8*
Total Construction and Development Costs (excl. Land)	$59.5	$72.4	$126.1	$131.5	$221.4	$248.6	$111.6	$79.8	$1,050.9
Increased Local Spend*			$0.5	$1.1	$2.1	$5.3	$6.9	$8.5	$24.4
Total Direct Expenditure (excl. land)	**$59.5**	**$72.4**	**$126.6**	**$132.6**	**$223.5**	**$253.9**	**$118.5**	**$88.3**	**$1,075.3**
Level 2 Multiplier Impacts									
Total Auckland Output NPV (48 sector multipliers)**	**$56.6**	**$64.5**	**$103.9**	**$102.8**	**$162.0**	**$173.5**	**$82.5**	**$60.2**	**$806.0**
Employment (FTE Years)									
Development Employment	438	510	523	301	240	289	52	0	
Construction Employment			320	526	1,084	1,135	628	501	
Other Employment	53	48	57	65	80	79	34	21	
Total Employment (FTE years)	**491**	**559**	**900**	**891**	**1,404**	**1,504**	**715**	**522**	**6,985**

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.*

Two key values are represented in the preceding table. These include the $1.075b which represents the total cost of the development (excluding land). This capital expenditure then is assessed through the process indicated at the beginning of this section which includes calculating the amount of direct spend that is retained within the Auckland Region.

Then utilising the appropriate economic multipliers for each of the affected sectors the economic model produces both indirect outputs and induced outputs. Given that the development will take place over a period of 8 years, development beyond the first year is discounted to provide a Net Present Value. The result of this process yields the $806m of total value added for Auckland Region over the extent of the development timeframe.

In terms of employment multipliers this would contribute around 1,504[11] jobs during the peak construction year within Auckland, with a total number of FTE years at 6,985 over the development period.

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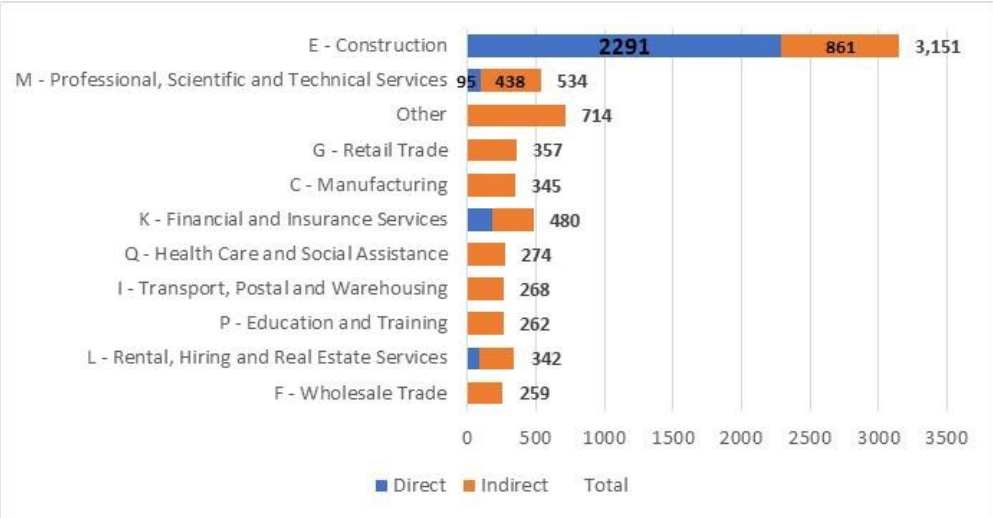
[11] *NB These are all jobs created through the direct construction phase including indirect and induced employment through all business sectors (not solely construction jobs).*

6.3. TOTAL AUCKLAND DIRECT AND INDIRECT EMPLOYMENT

Figure 4 below disaggregates employment generated by sector and Direct and Indirect (including induced) FTE employment over the identified development 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 2,652 FTE years with the remaining around 4,333 FTE years resulting from indirect and induced activity.

FIGURE 5: AUCKLAND EMPLOYMENT GENERATION BY SECTOR (DIRECT, INDIRECT AND INDUCED)



Source: Property Economics

The proposal will help to address the reduction in economic activity across key sectors that were affected both during and following the COVID-19 period. As of the June 2025 quarter, the unemployment rate in the Auckland Region was 6.1%, one of the country's highest. Widespread staff layoffs and significant underutilisation of capacity across building firms and related trades, together with broader macroeconomic effects, reinforce the assumption of resource underutilisation (particularly labour) adopted within the modelling as a valid and reasonable response.

In addition to these jobs estimated to be generated during the construction of Orawaahi project a further 825 FTE's are anticipated to be accommodated long-term by the proposed employment activities. This is broken down as follows:

- Retirement village: ~75 FTEs
- Neighbourhood centre (6,000 sqm): ~240 FTEs
- Employment land (25,000 sqm): ~500 FTEs
- Cultural centre: 10 FTEs
- Total ~ 825 FTEs

This estimated level of ongoing employment is considered to be both beneficial, and essential to ensuring there is a meaningful increase in employment internalisation within Clark's Beach. That is, increased local employment opportunities for the local Clark's Beach community. That increased employment adds to the significant regional benefits provided by the proposed construction and development activity.

7. ADDITIONAL PROJECT BENEFITS

The Project will include a wide range of unique services and benefits which go beyond a simple housing development. This will provide social, cultural, and environmental benefits that support an inclusive, sustainable, and resilient community development. Key non-economic outcomes include:

- Housing Access for Front-Line Heroes: Up to 10% of homes will be allocated under a scheme tailored for essential / front-line / key public service workers such as police, teachers, and nurses, promoting housing affordability and workforce retention in South Auckland.

- South Auckland Coastal Discovery Park: A publicly accessible coastal reserve co-designed with mana whenua and local schools will provide ecology trails, cultural heritage stations, and environmental education facilities, fostering environmental stewardship and cultural learning.

- Māori Arts and Cultural Centre: A regionally significant venue celebrating indigenous performing arts, exhibitions, and creative workshops, developed in partnership with iwi and Creative NZ, enhancing cultural identity and community pride.

- Intergenerational Living Precinct: A purpose-built area providing universally designed homes to accommodate multigenerational households, supporting ageing in place and social inclusion.

- Youth Construction Training Academy: A live training environment delivered in partnership with MIT, BCITO, and mana whenua to equip young people with skills in modern construction techniques, fostering local employment and capability building.

- Blue-Green Infrastructure and Biodiversity: Restoration of wetland corridors and native habitats will enhance biodiversity, support stormwater resilience, and provide public walking trails with educational features.

- "Coast to Coast" connection via a multi-functional green / blue network, alongside extensive enhancements to the coastal/river edge including a Cultural Centre at the Taihiki River costal marine area. These will integrate with passive recreational opportunities through the provision of neighbourhood parks, recreational walkways and pedestrian and cycle links across the site and which connect into existing networks in the existing Clarks Beach community.

These components collectively deliver significant economic, social, cultural, and environmental benefits which are not found in most housing developments.

8. OTHER ECONOMIC BENEFITS

In addition to the previously quantified economic injection, the Project would create a variety of potential non-monetised economic benefits. The following analysis outlines the key economic costs and benefits of the proposed development within the framework of the RMA and the NPS-UD.

Economic Benefits

- Increased residential capacity / senior housing supply: The proposed development would supply the market with a significant increase in residential capacity of approximately 1,000 dwellings including a Retirement Village which is in high demand. The key retirement village demographic is a rapidly growing proportion of the population.

  According to the latest Statistics NZ population projections, the number of Auckland residents aged over 75 years is expected more than double from circa 95,000 residents in the 2023 NZ Census to nearly 250,000 by 2048. This growth is disproportionately high compared to broader regional growth and as such is anticipated to grow from over 5% of the district's population to nearly 11%. The addition of approximately 1,000 dwellings represents an increase in the overall residential capacity for the local and broader regional market and contributes to accommodating the anticipated population growth of the markets, particularly in the short to medium term.

  It would also provide clear direction to the market regarding both its ability to meet future demand pressures and its provision through an efficient site location and size.

- Increased and diversified choice of housing location and price point: The proposed development would enable homes which can accommodate multigenerational households, supporting ageing in place and social inclusion, doing so in the context of a small, tight-knit coastal community. This provides additional choice to the Auckland housing market in their living environment and the price point for those homes.

  The opportunity for an increase in the level of competitive residential land is likely to be coupled with an increase in the relative attractiveness of the area with wider markets. In addition, enabling a greater mix of housing types in more locations would help match the housing stock to the future population's needs.

- Increased diversity of buyer pool through freeing up existing housing stock: The proposed senior living products would help unlock existing housing stock by providing downsizing opportunities for older residents, thereby increasing the availability of family homes for younger buyers, such as couples and growing families, resulting in greater market and community benefits.

- Potential for lower residential prices in the region: Auckland is well known to be one of the least affordable cities in New Zealand across many different measures of affordability. Although there are several contributing factors, an undersupply of new homes in the market relative to the increase in demand from the population growth is one of the driving forces behind this house price inflation. Consequently, accelerating the proposed development through Fast Track (as opposed to normal RMA processes) has the potential to enhance housing affordability in a much shorter timeframe by increasing the supply with a significant number of additional residential units / housing capacity.

  This would lead to downward pressure on house prices, driven by an increase in supply, benefiting first home buyers and renters. This increase in supply would help create a more balanced housing market, making home ownership more attainable and easing the financial burden on renters.

  In addition to the supply benefits, there is the proposed Front-Line Heroes scheme for key workers. This provides an alternative home ownership pathway that makes it more accessible, and therefore affordable.

  The retirement village development may support the movement of aged residents, into the retirement village, freeing up their existing property and adding further dwelling supply.

- Increased economic activity / local employment: The increased local population base will result in a net increase in the number of full-time equivalent employees able to work within the Franklin market including Waiuku, Pukekohe and the up-and-coming Drury Metropolitan Centre.

  Additionally, the development is providing local employment opportunities which will result in a net increase in the Clarks Beach local employment base, estimated at around 825 FT's. This will be a net gain for the local economy and stimulate further growth and amenity improvements for the area.

- Greater level of growth: Growth from residential developments can often work as a catalyst that spurs further growth in the area. The Project, as a large-scale residential, light industrial / trade supply and commercial development, could increase interest for additional residential / small-scale commercial activity within the Clarks Beach market and provide significant impetus for growing its local economy.

  As the local population increases, so too does the demand for goods, services, and employment, providing significant impetus for both local and regional economic growth. Over time, this additional growth would contribute to the development of a more self-sustaining and vibrant urban community.

- Increased amenities and facilities: Master planned residential developments typically provide a more holistic approach to community design and offer higher amenity environments with purpose-built facilities such as parks, playgrounds and community facilities in a co-ordinated and integrated manner.

  Some of the additional amenities provided by the Orawaahi development include the Coastal Discovery Park, through-site trails adjacent to watercourses, Māori Arts and Cultural Centre, Youth Construction Training Academy, commercial centre and employment opportunities. The provision of these amenities will create a more well-functioning urban environment and generate community benefits not just for those in the development but also for those already living within the wider Clarks Beach community.

- Improved local convenience: The proposed associated commercial and convenience activities would enhance the convenience and liveability of the local area by introducing a range of goods and services closer to where people live. This would reduce the need for residents to travel to access essential services, thereby improving travel efficiency and supporting more sustainable travel patterns.

  A higher quality, well-designed development would also create a more vibrant and attractive local environment, encouraging greater foot traffic, fostering a stronger sense of community, and contributing to the overall liveability of the neighbourhood.

Considering both the quantitative and qualitative economic benefits outlined as a whole, Property Economics considers that advancing the proposed development would yield economic benefits for the Auckland regional economy and senior community that are significant, not just the local Clarks Beach market and community.