PROPERTY ECONOMICS

UOA STUDENT CENTRE AND LIBRARY FAST TRACK ECONOMIC IMPACT ASSESSMENT

Client: University of Auckland

Project No: 52586

Date: March 2026

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SCHEDULE

Code	Date	Information / Comments	Project Leader
52586.9	March 2026	Report	s 9(2)(a)

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1. INTRODUCTION

Property Economics has been commissioned by the University of Auckland ("**UoA**") to assess the economic impacts and efficiency associated with the development of a new Student Centre and Library within the University of Auckland campus at the corner of Alfred Street and Princes Street, in the Central City. The development ("**Project**") seeks approval under the Fast-track Approvals Act 2024 ("**FTAA**").

The Project Overview

Situated between Rangipuke Albert Park to the west and the Hiwa Recreation Centre to the east, the facility will function as a focal point for student life on the campus, providing spaces for social interaction, study, and engagement in the distinctive UoA experience.

The Project aims to achieve an overall GFA of around 23,000sqm and deliver a contemporary, world-class facility that integrates:

- The central library.
- Student spaces, supporting events, clubs and associations.
- Flexible learning and study spaces.
- Student support services.
- Quality food and beverage offerings.
- University event spaces.

The design balances flexible social spaces with dedicated study and research areas, supporting a diverse range of student needs.

Complementing the building is a new plaza, expanding the current outdoor area to create a high quality, large-scale public space. The plaza will serve as:

- A gathering and event space.
- The social heart of the City Campus.
- A platform for student-led activities and facilities.

Considerations under the Fast-track Approvals Act

This economic impact assessment ("**EIA**") addresses the economic injection, employment, and scale of economic impacts / benefits of the Project. The provisions of the FTAA that are directly relevant to this report are:

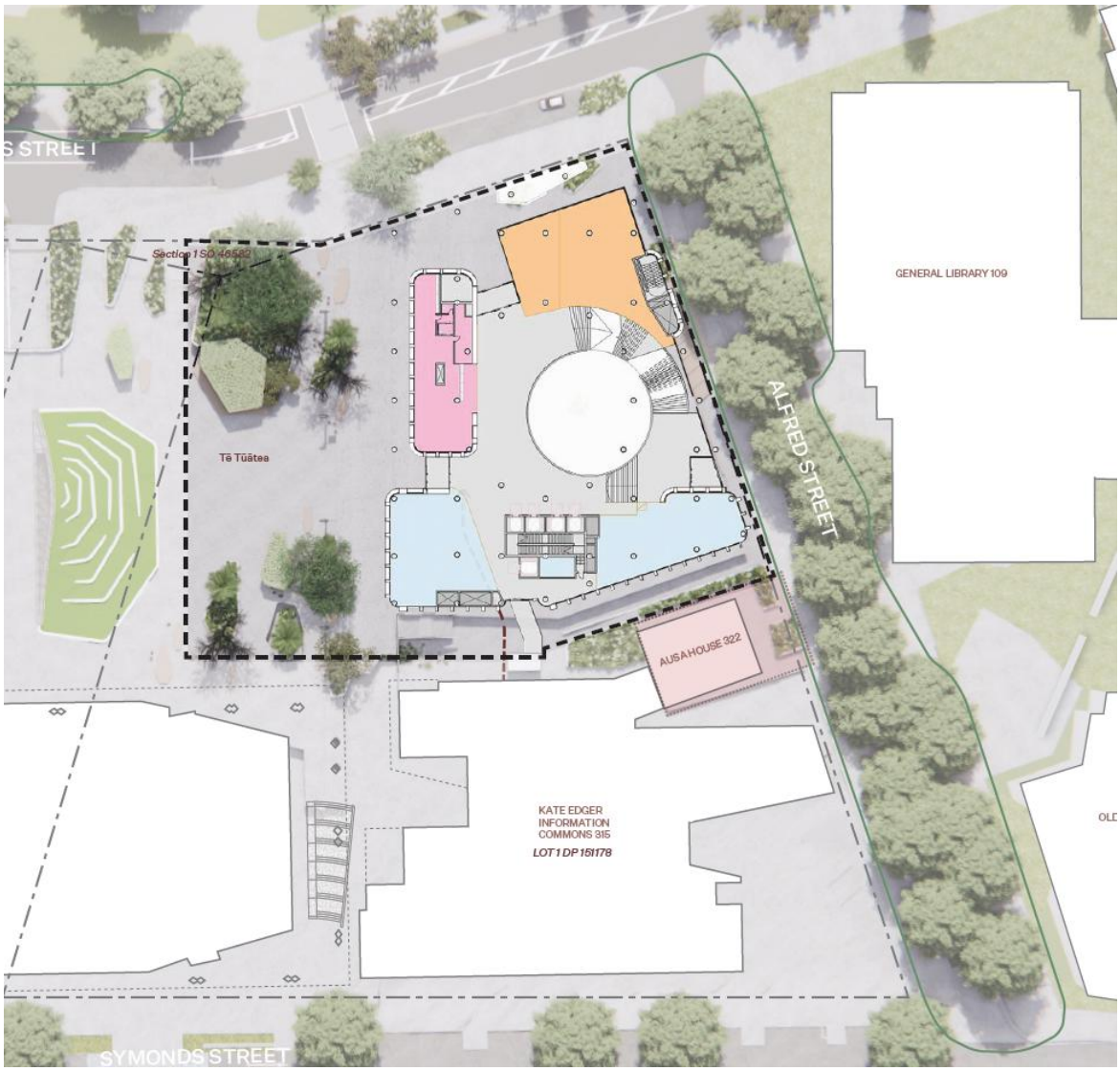
- Section 3 which states that, "*The purpose of this Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.*"
- Section 13 which outlines the information requirements for a referral application.
- Section 22 which outlines the criteria for assessing a referral application.
- Schedule 5 Clause 2 which outlines information about the proposed resource consent application required in a referral application.

In short, the FTAA seeks to facilitate infrastructure and development proposals where the proposed development results in significant regional or national benefits. In assessing whether a project has such benefits, the following matters (of particular relevance to the current Project) may be considered:

- Whether the project will deliver enable the continued functioning of existing regionally or nationally significant infrastructure.
- Whether the project will contribute to a well-functioning urban environment (as per Policy 1 of National Policy Statement on Urban Development 2020 ("**NPS-UD**")).
- Whether the project will deliver significant economic benefits.

Figure 1 following provides an outline of the Project site plan.

FIGURE 1: PROPOSED STUDENT CENTRE AND LIBRARY DEVELOPMENT SITE PLAN



Source: Warren and Marhoney

2. ECONOMIC SUMMARY

This EIA assesses and quantifies the economic impacts arising from UoA's proposed approximately 23,000sqm GFA Student Centre and Library, located at the corner of Alfred Street and Princes Street, within the FTAA context.

The total quantitative economic impact on business activity (value added GDP) as a result of the Project are summarised in the following table.

Snapshot of Key Economic Benefits:

Estimated Quantitative Economic Impact on Auckland's Regional Economy:	
Total direct expenditure over a 5-year development period[1] (excl. land)	**$492.8m**
Total NPV[2] at 8% over a 5-year development period	**$463.3m**
Total NPV at 2%[3] over a 5-year development period	**$583.9m**
FTEs during the peak development year	**1,106 FTE years**
Total FTE years[4] over the 5-year development period	**3,471 FTE years**
Total direct employment over the development period	**1,641 FTE years**
Total indirect and induced employment over development period	**1,830 FTE years**

In addition to the quantified economic impacts outlined above, the Project would also deliver a wide range of other (non-monetised) qualitative economic benefits for the wider regional market and communities, extending well beyond the local market, which include:

- Enabling efficient utilisation of existing education infrastructure.
- Supporting enrolment and international education growth.
- Supporting student productivity, retention, and academic outcomes.
- Enhancing international education exports and associated expenditure.
- Delivering a key enabling project under the UoA masterplan.
- Modernising and upgrading of significant University infrastructure.

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[1] *Note that five-year period assessed in this EIA does not represent a full five years of active economic activity, as the first year is primarily allocated to pre-construction activities such as planning, design work, procurement and contracting rather than actual construction.*

[2] *Net Present Value*

[3] *Sensitivity analysis applying 2% NPV as per Treasury guidelines for commercial development.*

[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.*

- Increasing spending and demand for goods and services.
- Generating additional employment during the operational phase.
- Supporting City Centre vitality and agglomeration benefits.
- Strengthening the region and country's human capital and skills pipeline.
- Improving long-term asset resilience and reducing future economic costs.
- Enhancing UoA's international competitiveness, reputation and growth potential.

In addition, the Government's International Education Going for Growth Plan 2025 ("IEGGP") aims to double the value of international education by 2034, increasing its direct contribution to GDP from $3.6b to $7.2b. As New Zealand's top-ranked university and as a top 100 institution globally, UoA is New Zealand's flagship university and is the educational asset best positioned to deliver on the IEGGP vision.

UoA's total student and workforce population equates to around 53,500 people, comprised of circa 47,000 students and around 6,500 FTE staff. To provide context to the scale of this key educational infrastructure asset, that is larger than to the population of the entire Gisborne region (51,135 New Zealand Census 2023).

Economically, the UoA's annual operations contributed approximately $2b to Auckland's regional economy in 2021[5]. This figure displays the University's significant direct economic injection into the regional economy annually.

Beyond this direct contribution, the UoA is estimated to generate an additional indirect economic footprint of approximately $3.1b per annum through related business activity, and induced impacts of around $4.3b per annum arising from wider spending effects associated with income and employment supported by its activities.

Importantly, the economic benefits of the Project extend beyond the UoA's existing contribution by enabling the continued growth and effectiveness of this nationally significant educational asset. The Project will provide critical core infrastructure required to support this scale of activity and accommodate future growth in both domestic and international students.

By enhancing the student experience, facilitating collaboration and learning, and providing modern study and engagement spaces, the Project will strengthen the UoA's ability to attract and retain students, expand research and innovation activity, and support the continued growth of international education exports.

[5] *Titled "Regional activity of universities – New Zealand universities economic footprint", dated 24 January 2023, NZIER*

In doing so, the Project will help sustain and potentially expand UoA's already significant contribution to the Auckland regional economy and New Zealand's national education and knowledge economy.

In light of this EIA, Property Economics considers that enabling the proposed new Student Centre and Library would deliver regionally and nationally significant economic benefits and market efficiencies for the economy and for the community. Overall, our assessment supports the Project from an economic perspective in the context of the FTAA and the Resource Management Act 1991 ("RMA").

3. OVERVIEW OF UOA'S ECONOMIC CONTRIBUTION

According to the Government's IEGGP, New Zealand is aiming to double the value of international education by 2034, which will increase the current direct contribution to GDP (student consumption) from $3.6b in 2024 to $7.2b in 2034[6].

As the highest ranked university in New Zealand and top 100 university in the world[7], the UoA is both a regionally and nationally significant educational infrastructure asset and institution, with a student headcount of around 47,000 in 2026, including over 8,000+ international students from over 100 different countries. This reflects its substantial role in tertiary education nationally.

Economically, UoA is contributing approximately $2b annually to the Auckland regional economy through direct expenditure (i.e., salaries and purchasing goods and services). According to NZIER's 2023 report[8], this economic contribution makes UoA the highest in direct spending among New Zealand universities. Of this total, student spending alone accounted for around $752m annually.

In the context of the Auckland Region's total GDP for the Education and Training sector, valued at around $5.2b in 2023[9], UoA's direct expenditure of approximately $2b represents roughly 37% of the sector's total regional economic contribution. This reflects the critical role UoA plays not only in the region's education system but also in supporting the broader economic vitality and resilience of the regional economy.

The UoA's role as a major employer and skills generator further reinforces its economic significance. It employed 6,450 Full-Time Equivalent ("FTE") staff in 2024, making it one of the largest employers in the region[10]. Annually, it educates and graduates a large cohort of highly skilled individuals whose enhanced productivity and earnings positively affect labour markets across sectors. In 2024, UoA graduated 10,708 students, with almost half (4,884) obtaining a post-graduate qualification and had licensed 35 patents.

UoA's total student and workforce population equates to around 53,500 people. To provide context to the scale of this key education infrastructure asset, that is larger than the population of the entire Gisborne region (51,135 New Zealand Census 2023).

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[6] *Source: https://www.beehive.govt.nz/sites/default/files/2025-07/IE%20Going%20for%20Growth%20-%20Plan%20on%20a%20Page.pdf.*

[7] *Based on QS World University Rankings 2025.*

[8] *Titled "Regional activity of universities – New Zealand universities economic footprint", NZIER, 24 January 2023.*

[9] *Source: https://rep.infometrics.co.nz/wellington-region/economy/structure.*

[10] *Source: University of Auckland Key Statistics 2024.*

Beyond workforce development, UoA is a central hub for research, innovation and commercialisation. It attracts substantial research funding and performs a significant share of New Zealand's university-based research, translating scientific discoveries into new technologies, businesses and societal benefits. In 2024, UoA had 5,155 research publications, of which around 75% in the top 20% quality journals and generated around $230m in annual research revenue[11].

The University also contributes indirectly to broader economic activity by enhancing international education exports, which are among New Zealand's top services exports. International students studying at UoA spend on tuition and living costs, bring foreign exchange into the economy, and create global networks that support tourism, cultural exchange and international collaboration. Such flows contribute hundreds of millions annually to the national balance of trade and help sustain related industries.

In light of the above context, to support UoA's growth, providing modern and well-facilitated Student Centre and Library resources is critical to accommodate current student demand and future growth. Quality Student Centre and Library facilities play a key role in enhancing the student experience, fostering academic success, and supporting research and collaboration, thereby contributing to the University's regional and national impact.

Additionally, the current Student Union building complex was originally designed to serve a campus of 6,000-7,000 students. With a current student roll of 47,000 students, the complex is now significantly undersized and does not meet the needs of a modern campus environment. The building complex is also near the end of its useful economic life and currently in poor physical condition. Due to the nature of the structural elements of the building, remediation of the building would be complicated and challenging and is not expected to be able to extend the life of the building well into the future.

Given the above context, it can be expected that the proposed Student Centre and Library will play a critical role in supporting UoA's continued growth and long-term sustainability by providing fit-for-purpose, modern facilities that respond to the scale, diversity, and evolving needs of the student population. In doing so, the proposed Student Centre and Library will support the national vision as identified in the IEGGP by maintaining and strengthening UoA's regional and national significance, ensuring its ongoing contribution to the region and the country's economic, social, and knowledge-based outcomes.

[11] *Source: University of Auckland Annual Report 2024.*

4. ECONOMIC CONTEXT FOR THE EIA

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 the Project and spend is likely to have a national economic impact, the majority of impacts are likely to be retained within the Auckland Region. This EIA assessment focusses primarily on the extent of economic impacts and activity that will be retained[12] within the Region.

2) The economic impacts are those resulting from the development over a 5-year period. Ongoing operational and wider flow-on economic effects are not quantified as part of the EIA but are discussed qualitatively in Section 5 of this report.

3) Regarding statutory considerations, the RMA provides context in terms of the utilisation of resources and the resulting impact on their price and provision. It calls for the "*efficient use and development of natural and physical resources*" (Part 2 section 7 (b) RMA).

   This can be considered from the perspective of economic efficiency which can be defined as "*the effectiveness of resource allocation in the economy as a whole such that outputs of goods and services fully reflect consumer preferences for these goods and services as well as individual goods and services being produced at minimum cost through appropriate mixes of factor inputs*" [13].

In addition to the regional benefits quantified in the following assessment, the proposed Student Centre and Library is likely to have economic impacts that extend beyond the specific benefits to the region and generate national benefits.

For instance, the UoA attracts international students, who's spending further contributes to national GDP. In addition, the UoA facilitates research, development and innovation, with outputs that have spillover effects across industries in New Zealand. These impacts demonstrate that the Project is not only regionally relevant but also contributes to national economic outcomes.

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[12] *In this context retention relates to the level of direct spend that is attributable to the Region. This is based on a large number of factors e.g. the origin of machines, businesses that service this development.*

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

Section 5 identifies the key quantitative economic benefits generated as a result of the Project, including direct and flow-on operational economic benefits.

Additionally, there are likely to be other, non-economic effects that may result in further economic impacts, such as changes in traffic patterns, noise levels, amenity, or community wellbeing. These potential additional economic impacts are excluded from this analysis to avoid double counting of effects. Other non-economic effects, for example positive environmental or social impacts, have not been addressed in this report but we understand are otherwise addressed in the referral application material.

5. TOTAL ECONOMIC ACTIVITY

This section assesses the potential economic activity generated within the Auckland Region specifically attributable to the Project through spending on the general demolition, construction, design, infrastructure and development works. It anticipates development across a five-year period. There is no indication of any material factors present which might delay progression of the Project and consequently delay the onset of any economic impact.

5.1. INJECTION INTO THE AUCKLAND REGIONAL ECONOMIC ACTIVITY

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

TABLE 1: TOTAL GROSS GDP AUCKLAND REGIONAL ECONOMIC INJECTION OF THE PROJECT

	2027	2028	2029	2030	2031	Total
Direct Expenditure ($m)						
Land						
Demolition	$2.2	$0.6				$2.8
Decanting						
Earthworks / Civil Works	$0.7	$11.2	$2.1			$13.9
Civil Consultants	$5.9	$53.3				$59.2
Other		$6.4	$12.8	$31.9	$76.6	$127.6
Levies et al.	$1.6	$4.8				$6.4
Total Development Costs (excl. land)	$10.4	$76.2	$14.9	$31.9	$76.6	$209.9
Total Construction		*$21.0*	*$49.0*	*$126.0*	*$84.0*	*$279.9*
Total Construction and Development Costs (excl. Land)	$10.4	$97.2	$63.8	$157.9	$160.5	$489.9
Increased Local Spend*		$0.4	$0.7	$0.8	$1.1	$3.0
Total Direct Expenditure (excl. land)	**$10.4**	**$97.6**	**$64.5**	**$158.7**	**$161.6**	**$492.8**
Level 2 Multiplier Impacts						
Total Auckland Output (48 sector mutipliers)						
Total Auckland Output NPV (48 sector multipliers)**	**$13.1**	**$104.5**	**$65.1**	**$144.4**	**$136.1**	**$463.3**
Employment (FTE Years)						
Development Phase Employment	74	466	97	190	438	1,265
Construction Phase Employment	0	186	380	851	522	1,940
Other Employment	27	70	21	65	83	267
Total Employment (FTE years)	**101**	**723**	**498**	**1,106**	**1,043**	**3,471**

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 following table. The first is the Economic Activity generated in the Auckland Region. The Project will generate a direct expenditure of approximately $492.8m which represents the total cost of the development (excluding land).

The Project will result in approximately $463.3m of total value added (GDP) for the Auckland Region over the life of the 5-year development timeframe.

This capital expenditure then is assessed through the process indicated in Appendix 2 which includes calculating the amount of direct spend that is retained within the Auckland Region. An explanation of how the outputs in Table 1 were calculated is provided in Appendix 3.

The second aspect is the generation of employment. The Project will also contribute around 1,106[14] jobs during the peak construction year within Auckland, with a total number of approximately FTE years at 3,471 over the development period.

5.2. ASSUMPTIONS

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

1. For the purposes of this EIA, it has been assumed that the construction costs will fall within the definition of the following categories (based on a standard 'special' commercial ratio): '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 New Zealand based on 2023 data. However, employment data has been updated as per the Statistics New Zealand Business Demography Statistics[15] (2025).

4. The economic activity generated is based on the Project's gross activity and does not consider this redirecting growth opportunities from elsewhere in the catchment. The assessment undertaken for the EIA is not site specific but is development specific.

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

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

5. For the purposes of this report an 8% discount rate has been applied, consistent with the default rate for commercial proposals set by the Treasury[16]. Additionally, a 2% discount rate has been applied as a sensitivity test, also directed by Treasury.

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

7. The proportion of materials and labour internalised in direct benefits to Auckland are based on standardised labour movements as well as employment and production composition within the Region. The amount of each 'flow-on' dollar retained in Auckland are based on the movement of resources (including labour) between other districts and regions.

This EIA estimates the total additional gross economic output[17] (value-added GDP) into the Auckland economy that would be facilitated about by the Project. The initial specifications and details have been provided by the Applicant and represent the development's configuration and costings at this point in time.

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 on aggregate Auckland business activity given the composition of activities 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[18]) of the facilitated activities and the proportion of those costs that are retained within the Region.

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

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

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

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[16] *https://www.treasury.govt.nz/information-and-services/public-sector-leadership/guidance/reporting-financial/discount-rates.*

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

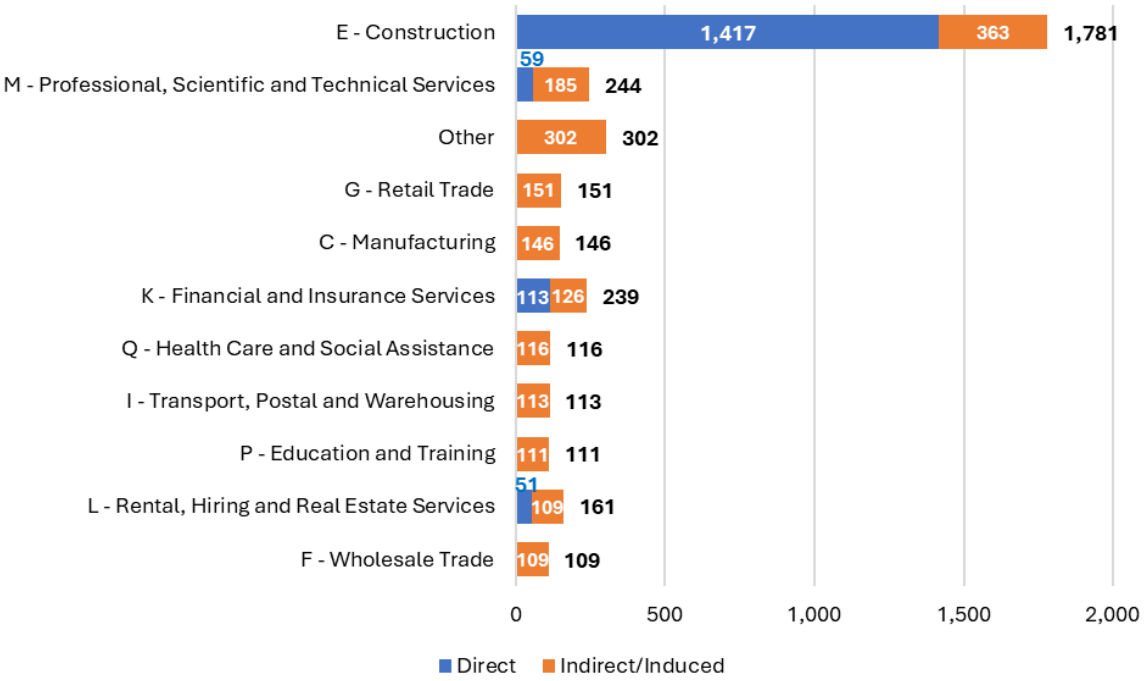
[18] *CAPEX – Capital Expenditure.*

5.3. TOTAL AUCKLAND DIRECT AND INDIRECT EMPLOYMENT

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

The figure illustrates the sectors associated with direct employment are estimated to generate approximately 1,641 FTE years with the remaining around 1,830 FTE years resulting from indirect and induced activity.

FIGURE 2: AUCKLAND EMPLOYMENT GENERATION BY SECTOR



Source: Property Economics

This scale of employment generation is significant in the regional context. For comparison, the regional unemployment rate increased from 3.5% in 2022 to 5.4% in 2025, resulting in a current unemployment level of approximately 55,750 people. Against this context, the Project will make a direct contribution to supporting regional employment levels.

5.4. SENSITIVITY ANALYSIS

The Treasury's most recent review (February 2025) sets discount rates for commercial proposals at 8% (applied in the earlier analysis), with a mandatory sensitivity test at 2%[19]. In this section, sensitivity testing is undertaken using the 2% discount rate to quantify the scale of the Project's economic contribution to Auckland's regional economy under this scenario.

The results indicate that, when applying the Treasury's mandatory 2% discount rate, the proposed development is estimated to generate approximately $584m in total business activity (value-added GDP) across the Auckland Region over the full development timeframe.

TABLE 2: DEVELOPMENT SENSITIVITY ANALYSIS (2% NPV)

Discount Rate	Total Auckland Region Output NPV ($m)					
	2027	2028	2029	2030	2031	Total
2%	$14.0	$118.6	$78.7	$186.0	$186.7	**$584**

Source: Property Economics

[19] *Source: https://www.treasury.govt.nz/information-and-services/public-sector-leadership/guidance/reporting-financial/discount-rates*

6. OTHER NON-MONETISED ECONOMIC BENEFITS

In addition to the previously quantified economic injection, the Project would create a variety of other (non-monetised) economic benefits. The following outlines the key qualitative economic benefits generated as a result of the proposed development, including direct and flow-on operational economic benefits:

- Enabling efficient utilisation of existing education infrastructure: The proposed Student Centre and Library enables the UoA, a regionally and nationally significant educational asset and tertiary infrastructure, to more efficiently utilise its existing campus land by providing modern, fit-for-purpose student infrastructure that aligns with the current scale of enrolment (47,000 students) and better accommodates future demand. Replacing the undersized and functionally obsolete Student Union building removes a critical capacity constraint, allowing UoA to optimise the productivity of its existing resources.

- Supporting for enrolment and international education growth: The current general library is near the end of its useful economic life, which limits its ability to continue supporting the evolving learning, research, and student engagement needs of a modern university environment. High quality, world-class facilities make the UoA more attractive to international students, aligning with national education strategies such as the IEGGP. This supports the development of globally connected talent, encourages cultural exchange, and indirectly strengthens economic activity across education, accommodation, and services.

- Supporting student productivity, retention, and academic outcomes: Modern student centres and libraries generate economic benefits by improving student productivity, learning outcomes, and retention rates. Sufficient study spaces, digital infrastructure, and student services reduce congestion, improve access to academic resources, and enhance time-use efficiency for students. Improved academic performance and completion rates translate into higher lifetime earnings for graduates and a more skilled workforce, delivering long-term productivity gains to the regional and national economy.

- Enhancing international education exports and associated expenditure: International students represent a significant source of export revenue through tuition fees and living expenditure. A high-quality Student Centre and Library will enhance the University's global competitiveness and attractiveness as a study destination, supporting the recruitment and retention of international students. This, in turn, increases foreign exchange inflows and sustains demand for accommodation, retail, hospitality, and transport services within the City Centre, generating flow-on benefits across the regional economy.

- Increasing spending and demand for goods and services: Students contribute significantly to the regional and national economy through their spending on accommodation, groceries, public transport, entertainment, personal services, and healthcare. A stable and growing student population provides consistent economic stimulus, supporting thousands of jobs across sectors such as retail, hospitality, real estate, education services, and professional services.

  The presence of international students further amplifies these benefits, as their expenditure often extends beyond the immediate region, (e.g., through domestic travel, tourism, and engagement with local businesses), generating wider economic spillovers across New Zealand.

- Generating additional employment during the operational phase: Beyond construction-related employment, the proposed Student Centre and Library will support ongoing job creation during its operational phase, reflecting its significantly larger scale and expanded functionality. The proposed Student Centre and Library will generate a range of direct employment opportunities, including librarians, learning support staff, facilities and maintenance personnel, food and beverage operators, etc.

  This sustained employment will contribute to regional labour market activity, increase household incomes, and support indirect employment through supply-chain and induced spending effects, thereby delivering enduring economic benefits to the Auckland regional economy.

- Supporting City Centre vitality and agglomeration benefits: The proposed Student Centre and Library will increase daily student presence and activity within the City Centre, supporting retail, hospitality, and service businesses through increased foot traffic and spending. Concentrating student life within the City Centre reinforces agglomeration benefits by strengthening linkages between education, employment, innovation, and cultural amenities.

  The development's proximity to City Rail Link ("CRL") stations will further enhance accessibility for students, staff, and visitors, while also contributing to increased public transport use. This lowers the marginal infrastructure cost of the CRL. In addition, the growing residential population within walking distance of the City Centre will complement student activity, helping to support a more vibrant, active, and resilient urban environment. Together, these factors reinforce the City Centre's role as a nationally and regionally significant economic and knowledge hub.

- Strengthening the region's and country's human capital and skills pipeline: UoA is a primary generator of highly skilled labour in New Zealand. The proposed Student Centre and Library supports the University's ability to educate and graduate large cohorts of students by providing the essential non-teaching infrastructure required for contemporary tertiary education.

By facilitating student success and progression, the development strengthens Auckland Region's and New Zealand's human capital base, benefiting employers across knowledge-intensive sectors and supporting economic growth, innovation, and competitiveness.

- Improving long-term asset resilience and reducing future economic costs: Replacing the ageing and structurally constrained Student Union with a modern facility reduces long-term maintenance, remediation, and operational inefficiencies associated with retaining an unfit-for-purpose asset. Investing in a contemporary, flexible Student Centre and Library improves asset resilience, extends functional life, and reduces the risk of escalating future capital and operational costs. This represents a more economically efficient use of UoA's resources over the long term.

- Enhancing UoA's international competitiveness, reputation, profile and growth potential: UoA is ranked in the top 50 in the world's universities for five subjects and in the top 100 universities globally in the latest QS World University Rankings. Sufficient and fit for purpose student infrastructure and resources make the University more attractive to both domestic and international students.

  This directly supports higher enrolment levels, which increases tuition revenue and government funding (in performance-based funding systems), and helps build the institution's global reputation and research capacity. This growth also leads to broader economic spillovers in the innovation and knowledge sectors.

We have not endeavoured to quantify, in dollar terms, other potential benefits arising from the Project or to undertake a full economic cost / benefit analysis for the purposes of the referral application. Notwithstanding, our initial assessment is that the economic benefits of the Project would comfortably outweigh any potential disbenefits.

Considering the (non-monetised) economic benefits analysis outlined above as a whole (including the quantitative economic injection into the regional economy and employment benefits), Property Economics considers that advancing the Project would contribute significantly to the economic benefits for the regional and national economy and community.

7. CONCLUSION

Having undertaken the economic analysis outlined earlier, Property Economics considers that enabling the Project under the FTAA would generate significant regional and national economic benefits and contribute a well-functioning urban environment within the Auckland Region.

Overall, our assessment supports the Project from an economic perspective and considers that the Project will meet the purpose of the FTAA.

These regional economic benefits include but are not limited to:

- Total direct expenditure over a 5-year development period (excl. land) $492.8m
- Total NPV at 8% over a 5-year development period $463.3m
- Total NPV at 2% over a 5-year development period $583.9m
- FTEs during the peak development year 1,106 FTE years
- Total FTE years over the 5-year development period 3,471 FTE years
- Total direct employment over the development period 1,641 FTE years
- Total indirect and induced employment over development period 1,830 FTE years

APPENDIX 1. GENERAL INFORMATION

STATEMENT OF EXPERIENCE

s 9(2)(a) is an economic consultant for the company Property Economics Limited, based in Auckland.

My qualifications include Bachelor of Arts (History / Economics), Masters in Commerce, and Masters in Planning Practice from the University of Auckland.

I have 25 years' experience advising local and regional councils, central government agencies, and private developers throughout New Zealand in respect of a wide range of property issues, including economic impact assessments, commercial and residential market assessments, economic cost benefit analyses and forecasting market growth and land requirements across all property sectors. I have undertaken numerous Economic Impact Assessments for fast-track applications (under the Covid-19 Recovery Fast Track Consenting Act 2020 and the FTAA).

s 9(2)(a) is the founder and Managing Director of Property Economics Limited with 30 years' experience undertaking strategic property market analyses for major commercial and government clients.

My qualifications include Bachelor of Arts (Geography) and Bachelor of Planning from the University of Auckland.

My areas of specialisation include economic profiling of markets, property sector analysis, market demand / supply assessments, economic impact assessments, capacity modelling, development feasibility assessments, business land assessments, and cost-benefit analysis.

My comprehensive knowledge of property market drivers allows me to deliver research that bridges planning ideology and commercial realities to ensure recommendations have 'real world' practicality and can be successfully implemented.

I have extensive experience and am frequently commissioned to provide expert evidence in the Environment Court. I have also been involved in undertaking economic assessments for dozens of Fast Track applications under the Covid-19 Recovery Fast Track Consenting Act 2020 and the FTAA.

CODE OF CONDUCT

Although this Application is not before the Environment Court, we have approached this EIA on the basis that it is prepared in the same way as it would be for expert evidence in Environment Court proceedings.

We therefore confirm that we have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and confirm that we have complied with it in preparing this EIA. We confirm that the issues addressed in this EIA are within our area of expertise, except where we have indicated that we are relying on others' opinions. We have not omitted material facts known to me that might alter or detract from this EIA.

INFORMATION & DATA SOURCES

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

- Input / Output Tables - Stats NZ
- Business Frame Data - Stats NZ
- Proposed Development Costings – University of Auckland
- Key Statistics 2024 - University of Auckland
- Annual Report 2024 - University of Auckland
- International; Education Going for Growth Vision Statement – NZ Government
- Top Global Universities - QS World University Rankings 2025
- New Zealand Universities Economic Footprint – NZIER 2023
- Wellington Regional Economy - Infometrics 2024

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 the relevant statutory definitions and are intended solely for the purposes of this economic analysis. This will 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 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.
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.
GDP	gross domestic product.

Net Present Value (NPV)	the present value of future cash inflows and / or cash outflows which in this report has been calculated with reference to a 6% discount rate.
Transaction costs	costs that arise as part of engaging in an economic trade. This can include compliance costs, planning costs, variation costs, etc.
Well-functioning urban environment	as defined in Policy 1 of the NPS-UD: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: (a) have or enable a variety of homes that: (i) meet the needs, in terms of type, price, and location, of different households; (ii) enable Māori to express their cultural traditions and norms; and. (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and (e) support reductions in greenhouse gas emissions; (f) and are resilient to the likely current and future effects of climate change.

APPENDIX 2. EXPLANATIONS OF EIA MODELLING PROCESS

The EIA assesses the potential economic activity generated within the Auckland Region specifically attributable to the Project through spending on the general civil works and residential development. This includes construction costs, which have been valued for the overall development.

The impact of this injection on the initial business cycle has been calculated. This 'construction multiplier' was based on the national input-output tables produced by Stats NZ (based on 48 sectors), which were then assessed at a district level based on Auckland economic activity, composition and productivities.

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

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

Total output impacts to the Auckland 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.

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 proposed period of 5 years, development beyond the first year is discounted to provide a Net Present Value (NPV).

APPENDIX 3. EXPLANATIONS OF EIA MODELLING OUTCOMES

By way of explanation of the items listed in Table 1:

- The reference to "*Levies*" is referring to external land and building costs such as Council costs.
- The reference to "*Development Costs*" includes costs associated with the development of the land, earthworks, etc. Note these costs are separated out from Construction costs due to the high level of capital (machinery) to labour ratio.
- The reference to "*Construction Costs*" includes built form costs.
- The Direct Expenditure line includes all expenditure on the Project, both in and externally to the Auckland Region.

The "*Level 2 Multiplier Effects*" section identifies the proportion of the direct expenditure that is experienced in the Auckland Region only. This incorporates consideration of the economic multipliers described in the following section.

This EIA evaluates the total economic effects of the specific project on the Auckland regional economy. Multipliers, a key component of EIA, quantify how initial changes in spending lead to larger, ripple effects throughout the Auckland regional economy[20]. These effects include direct, indirect, and induced impacts, reflecting changes in output, employment, income, and other economic variables.

Aggregating Impacts:

The following steps form the basis for the value and employment multipliers to quantify the number of FTE years generated by the project.

Step 1: Allocate total project expenditure by ANZSIC category.

Step 2: Apportion the extent of each expenditure category that is likely to be retain within the Region. This is based on business and employment composition, business size, capital

[20] *Multipliers are coefficients that translate direct changes in economic activity into the total economic impact. For example, a job multiplier shows how many jobs are created in total (directly, indirectly, and induced) for each new job created directly. Similarly, an output multiplier indicates how much total output increases for each dollar increase in output in a specific industry. Relevant key multiplier types include Output Multiplier: Measures the total change in economic output resulting from a change in demand for a specific industry; and Employment Multiplier: Measures the total change in employment resulting from a change in employment in a specific industry.*

formation, inflows of GDP (technically GRP), etc. This is direct regional spend and hence smaller than the total generated.

Step 3: Utilising Stats NZ Input / Output tables generate regionally specific Level 1 multipliers (i.e. where each $1 spent goes through the first cycle). These multipliers are specific for each of the 48 sectors and are proportionally combined to produce the development multiplier: earth works, fees, etc (due to these having a materially different labour to capital breakdown) and the construction multiplier - built form.

Step 4: Utilise a similar process to assess the Level 2 multipliers for indirect and induced activities.

Step 5: These three (direct, indirect and induced impacts) are then aggregated and discounted to get the NPV seen in Table 1.