[00:00:19.13] - Dave Jaggs

[00:00:25.08] - Toby Shephard

Kia ora koutou. For those of us joining online, I can see there's quite a lot of you joining the call. Welcome to this evening. We'll just give everyone a moment to log in.

[00:01:29.23] - Toby Shephard

Kia ora, to everyone joining us. We're just giving people a moment to join the call, and then we'll get underway shortly. All right. Kia ora koutou, Pō Mārie, good evening, and welcome to this online information session on the future use of the Western Springs Stadium. My name is Toby Shephard. I'm a manager here at the Auckland Council, and I'm your MC for the night. And I really appreciate you taking the time to tune in with us this evening to this information session. Thanks also to the elected members that have taken the time to join us tonight and listen in online. Western Springs Stadium, including its outer fields, is an important part of Auckland's Regional Stadium Network, but it might not be living up to its potential. Recently, the Council's governing body resolved to engage Aucklanders on three options for the future, which we'll hear about tonight. Consultation on the future use of the Western Springs Stadium opened on Monday, the 19th of May, and it will close at midnight on Sunday, the 15th of June. So we're in the middle of consultation period right now. That consultation provides you, our community, with the opportunity to have your say about the future use of the Western Springs Stadium.

[00:03:35.12] - Toby Shephard

The feedback that we receive from you, as well as input from the wider public, our local boards, mana whenua, stakeholders, will use this to inform the Council's governing body before they consider the subject again on July 31st. So first up, a few housekeeping things. Tonight is an information session and a Q&A session. In a moment, we'll hear from my colleague, Dave, who will lead a presentation and take some questions and answers. So that means that we won't be directly collecting feedback from tonight. So you can do that at akhaveyoursay.nz/westernspringsstadium. We've just lost the lights in my room here at Council. I'll just wave my arms. There's nothing like a little bit of rolling with the punches. So Dave and I are sitting together in a room here at Council that is doing its best to save on the energy bill. You'll be happy to hear. So as I was saying, you can put your feedback in directly through the AK Have Your Say website. Just a note for those joining us, the session will be recorded. And will be available, the recording of this session will be available on that same website, AKhaveyoursay.nz and it'll be up there in the next few days. All the members of the audience will have their cameras and microphones disabled, but it's probably safe to assume that your camera microphone may

pick up the odd thing as well. Members of the audience can ask questions via the Q&A function, and so you'll find that in the Zoom window that you've joined just down the bottom there. Dave will have a slide in a moment showing you where that is. And just note, we're going to do our absolute best to get to all the questions that we receive tonight. We might not get to all of them, and what we'll do is we will endeavour to get those questions and their answers up on the AK Have You Say website as soon as we can. Just a reminder as well, as with all of our engagement, let's try to keep those comments and questions respectful and on topic, and we'll make sure that we can put them to Dave in a moment. So joining me tonight is Dave Jaggs. Dave is a Principal Advisor within our strategic programmes team at Auckland Council. Our strategic programmes office was established to work on regional projects that are important for Council and require coordination across a lot of partners.

[00:06:18.21] - Toby Shephard

Our stadium network was identified as one of those projects, and so Dave finds himself working on this project here. Dave is leading the presentation tonight, and he'll take your questions following that. Our goal here is to share all the information that we can so that we can inform any of the formal feedback that you might wish to make as part of that process, as I mentioned, via AK Have Your Say. We'll have a brief presentation from Dave, probably about 15 minutes this evening, and then we'll open for your questions. As the presentation is ongoing, feel free to type your questions into the Q&A button down below, and that way we can be ready to ask them to Dave once the presentation ends. Just so you know, your name and your question will not appear to the rest of the audience. Okay, so without further ado, I'll now hand you over to Dave Jaggs. Welcome, Dave.

[00:07:11.22] - Dave Jaggs

Brilliant. Thanks, Toby. And thanks to all of you that have joined us online tonight. It's really good to see so many people interested in this topic and wanting to find out a bit more information. So as Toby has just outlined, that is the purpose of tonight, to give you a summary of that process, the work we've undertaken so far, to consider the future and what some of those proposals are, give you a bit more detail, and then what's next, what happens after this. So this is a really important part of this process to open it up to the public so that you have an opportunity to contribute to the discussion, to let your elected representatives know what you think about the options that are being proposed here for the venue. And as Toby has clarified, this is an information session only. So if you want to make sure that your voice and your feedback is part of this, make sure you do through the AK Have You Say website and through some of the other means that we'll talk about at the end of this session. And just wanted to also clarify for anyone

that might not be a bit more sure about the process, this decision around the venue ultimately rests with the councillors and with the TAU board.

[00:08:15.07] - Dave Jaggs

Us as council staff, we'll collect the information, we'll provide analysis for them, but we don't make any of the ultimate decisions that lies with our elected representatives. And yes, so just to clarify the questions and comments that covered here tonight, won't be included in that feedback. Speaking of questions, though, if you do have anything you want to clarify or get a bit more information on tonight's the night to do it, so please drop your question into the chat. Click on that little Q&A icon that hopefully should be at the bottom of your screen there, and we'll answer those at the end there. Feel free to do that as we go through the presentation and the team is working behind the scenes to support us. We'll add those in and we'll have a bit of discussion after this. So let's start off with the core question, why is change being proposed? As Toby alluded to before, Western Springs Stadium is an important public asset. It's been used for a wide range of activities over nearly 100 years, and it holds a really special place in the hearts of many of us across the Auckland region. But over recent years, both Council and Tātaki Auckland Unlimited, who currently own and operate the site, have felt that the venue could be delivering more public and community good more often, and it's also becoming costly to operate with the recent activity that's been based there.

[00:09:31.04] - Dave Jaggs

In response to that challenge, Tātaki Auckland Unlimited, TAU, have initiated a public expression of interest process. In June of 2024, undertook that to invite proposals for how the venue could best serve Auckland sports, entertainment, and festival needs now and into the future. So that process ran for six weeks. And during that time, there were four compliant proposals that were received. One of the proposals didn't score high enough to proceed. It was essentially an architectural firm that wanted to work with us on any designs, but they didn't actually propose an idea themselves. So they left three for consideration. Of that, two of those groups then decided to join their proposals together, which resulted in two final proposals, ultimately presented for consideration. So after a robust evaluation process and analysis of both the proposals, a report was presented to the Tātaki Board who approved their recommendation that from their perspective, option one, the Auckland Arena, which we'll hear about shortly, was their preferred option. And if you are interested in reading a bit more about why they made the recommendation that they did, what the criteria they were using, and how they came to that conclusion, all of those documents are all included on that AK Have You Say website.

[00:10:48.03] - Dave Jaggs

So that report recommendations was then presented to Council's governing body, that's all the elected members together, alongside further analysis of the options in May. And then they agreed to seek public input into the two EOI proposals. And then a third option alongside that as well, which is where we would consider neither of those proposals, and we can support either of them. And then look at a third option, which could include keeping things as they are currently. Again, we'll talk about that in a second, or invite other ideas for the venue. On May 19th, the consultation officially opened, and we've already had a really good response. So thank you to those of you who have already contributed. And for those of you that are yet to do so, hopefully, tonight's session will support your decision making and help you make an informed decision about your feedback for the future of the venue. So now moving on to the proposals themselves and what each of them is pitching for the future of the venue. So the first option we've got here is the Auckland Arena, which proposes a state of the art, multi-purpose venue combining sport, culture, and entertainment into a fully redeveloped precinct at the Western Springs Stadium.

[00:11:52.09] - Dave Jaggs

So the Auckland Arena would be anchored around this new purpose-built stadium that could hold between 12,500 to 15,000 people for sporting events and over 25,000 for concerts and other events. It also on the site would include eight indoor basketball courts, which could also be used for other indoor activity, six Padel courts. And if you're not sure what that is, I encourage you I'll just Google it after the session, but essentially it's a racket-based sport. That's a blend of tennis and squash all in play within a closed court. And the site would also include four outdoor training fields and would be available for community use when not in use for training. On the site, there would also be a range of other facilities, including health and well-being services and hospitality, such as food and beverage. The initial construction and ongoing maintenance of the site would all be covered by the proposers, and the ownership of the built infrastructure would transfer back to TAU once the lease ends. They are asking or proposing a long term lease of initially 50 years with two rights of renewal of 25 years each, so that would total a 100-year lease.

[00:13:00.07] - Dave Jaggs

Early estimates of the activity suggests that the site could see approximately between 850,000 people per year using the facility. And in terms of cost, the initial assessment undertaken by TAU suggests that with the private sector investment of somewhere between $2,000,000 and $3,000,000 in the new stadium and surrounding infrastructure, along with the full responsibility for operating and maintenance costs, this could reduce the need for public funding by over $18 million over 50 period. And that's compared to a baseline scenario, which would see Ponsonby Rugby Club, who are the current tenants, renew their lease. So it's compared to that scenario there. So moving on to the second option now, which is the Western Springs Bowl. So this proposes a

Hollywood Bowl style venue with permanent staging infrastructure and aims to enhance the existing stadium as a premier entertainment venue while maintaining its status as a renowned music and sports facility. The main stadium itself could hold up to 50,000 people for concerts. It would also have the option for 25,000 people on the outer field for smaller concerts with 40,000 capacity for festivals. And it could also hold between 5,000 and 8,000 people for sport as a boutique stadium, as you've got to get an idea from the render there on that second picture.

[00:14:20.01] - Dave Jaggs

The main stadium would also be broadcast quality, meaning it has the sufficient infrastructure needed to show games and other content on TV. The site would also remain the home of Ponsonby Rugby Club as one of the proposers behind this option, and they would renew their existing lease and see the development of new club rooms, which could also be used for corporate hospitality for events such as concerts. The existing club facilities that are there at the moment would be converted to production offices and green rooms. And the proponents have said that the upgraded fields would still remain available for community use when not in use by either of the proponents. And early estimates suggest that the site could see anywhere between 400,000 and 750,000 people per year through their facility, depending on what content is played out through any annual period. And in terms of costs, for this one, there would be some initial private investment, somewhere around $30 million for the concert-based infrastructure structure. However, the initial analysis undertaken by TAU suggests that on the whole, this option could add an additional cost of anywhere between 48 million to 107 million to rate payers over that same 50 year period, again, compared to that baseline scenario.

[00:15:31.16] - Dave Jaggs

Now, we also have a third option that's available for consideration and for comment. This would see a scenario where Council chose not to proceed with either of the proposals. This could mean keeping things as they are now, which means Tātaki continuing to manage the venue for concerts and festivals and potentially expanding Ponsonby Rugby Club's lease. It's important to note here that Speedway is not included in the "Keep things as they are" option as the previous venue hire agreement with the promoter ended in March, and there's no current arrangements for Speedway activity at Western Spring Stadium. There was also no proposals presented for Speedway as part of the expression of interest process. So option three does open the door to exploring other ideas, however. This could include a wide range of uses, including motorsports such as Speedway, but it could open up to a wide range of other examples. So for, hypothetically, I was speaking about this with my children the other week, and my daughter suggested we could use the site to build the biggest playground in the country, for example. Unfortunately, she has not presented me with

any costings or funding sources yet, which is important to note because any proposals that are included under this part would need to consider how they're funded.

[00:16:44.09] - Dave Jaggs

There's currently no budget for upgrades or additional infrastructure in the Council's long term plan for stadiums. It would also need to take into account the impact on other decisions. So for example, work has already begun to consolidate the speedway activity at Waikaraka Park, splitting speedway across the two sites, again, would not be commercially viable. If we look across all three options, here's a really brief summary of what each of them has to offer. Option one would bring significant private investment, new sports, and community-filled facilities, and year-round use, and especially for sport where there's currently an identified provision gap, such as basketball, and would also potentially see a savings for the rate payer over that 50-year period. Option two would enhance the site's concert infrastructure. It would support community sport and retain that amphitheatre feel. It does, however, bring with it that additional cost, which could be anywhere up to $106 million over the next 50-year period. Option three could maintain the current setup or invite new ideas, but that would require Council to continue covering the operating costs. This could cost the rate payer over $30 million over the next 50 years if we were to renew the lease with Ponsonby Rugby Club, it could increase further beyond that, depending on what activity was suggested there.

[00:18:04.12] - Dave Jaggs

As you can see, each different option has different implications, whether it be cost, the types of events, or the types of things that could be hosted there, as well as the proposed lease periods proposed by the two proposals. If you're interested in finding out a bit more about the potential impacts from each of the decision, we've done some of that analysis, and that can all be found in that report that went to councillors. And that's all, again, on that AK Have Your Say website. So now, the next step is that we to hear from you. So public and feedback on the proposals is an important part of this overall decision making process. Our elected members are very keen to hear from you, and this will all be presented back to them to help them make that final decision on the future use of the venue. The easiest way to do that is to get online. Again, we're saying this a few times tonight, and we will continue to do so, but go to akhaveyoursay.nz/westernspringsstadium. You can fill out a feedback form there or one of the participating libraries in the areas that are on the screen there.

[00:19:01.24] - Dave Jaggs

We also have prepared a version of a consultation paper in a range of languages, which includes Te reo Māori, New Zealand sign language, simplified Chinese, Samoan, Hindi, Korean, and Tongan. And these are all being finalised. I think some are available now, but all of them will be available very soon. If you do want them in that language, we'll know that someone would benefit from that. To get to the website, we also have this handy QR code here, which we'll display on the next few slides, and you can use that to scan it. Also, if you just Google, AK Have Your Say, Western Springs, it will come up as well. So it's really easy to find. And so when you do do that, the next slide shows us what that page will look like when you access it and has all the information you need on there as well. There's also an email address if you do want to get in contact directly with us. And just a reminder that this consultation is live at the moment and goes until 11: 59 PM on the 15th of June. So we really encourage you to share your thoughts, whether you support either one of the proposals or you don't like either of those and you want to suggest something different altogether.

[00:20:04.24] - Dave Jaggs

So what happens next? Once that consultation closes on the 15th of June, the project team will review all the feedback received and a summary will be presented. Initially, to local boards, and then the full results will be presented back to governing body on the 31st of July. And then they will be asked to decide whether to proceed with one of the options and support one of those, or that third option of exploring something else. If we do decide to go with either of the proposals, option one or two, and if that's preferred by a governing body, further work will then be undertaken to finalise the details, and that will include processes like due diligence, business case development, and contract negotiations. If they were to support option three, then further discussions and decisions from Tātaki and Council would be required, including discussions around budget and where the resource would come from. And just a quick note, we really wanted to acknowledge this here that there are judicial review proceedings had been filed against Auckland Council. It was challenging some of the decisions made in relation to Western Springs and Waikaraka Park. But to be clear that this doesn't prevent Council from consulting with the public or making decisions on the future of the stadium.

[00:21:14.07] - Dave Jaggs

But as the matter is before the high court at the moment, we can't make any further public comment about the review at the time, so we won't be able to answer any questions around that during the Q&A session. So that's the presentation. I'm now going to hand back to Toby, and we can start to take some of your questions.

[00:21:29.10] - Toby Shephard

Sure, Dave. Okay, so thank you very much for that presentation. There's clearly quite a bit of information packed into that dense 15 minutes or so. Quite a lot of work that you and your team have put into this topic. So what we'll do now for those listening online, just a reminder, you can use the Q&A function at the bottom of the window on this call, and you can type in your question in the team. We'll put it to Dave. So I wonder if we can start, Dave, just by just reminding us what happens once that consultation closes.

[00:22:09.18] - Dave Jaggs

Yeah, thanks for that, Toby. Once the consultation closes, we'll spend a bit of time doing lots of analysis and then thinking about looking at all the options, all the feedback that's coming through from them. That will all be presented back to governing body on 31st of July for a final decision. As I said before as well, we're also going to be presenting to local boards because they've taken a lot of interest, some of them. And so we just want to make sure they're briefed as well as an important part of our decision making process. And depending on that feedback and what they decide to do, further due diligence, business case developments, and contract negotiations would follow if it was option one or two. And if option three, then yes, we'd have to think about what options are being considered and any resource and implications that would come from those decisions.

[00:23:05.16] - Toby Shephard

And just one other question, thanks, Dave, on the consultation period. So I noticed this consultation is open for four weeks. Is that standard?

[00:23:14.14] - Dave Jaggs

Yeah, good question. So this is a normal length of time for this type of process. This is a really important topic that we're talking about. It's a really valuable asset and one that people have a lot of passion about. So for this important decision, then that four weeks is quite standard.

[00:23:37.14] - Toby Shephard

So I wondered if I could ask you just one or two questions, maybe if we go from the broad context and then come into some of those options. So I noticed a couple of times you mentioned the Auckland Stadium Network. Just wonder whether some people online might benefit from you speaking to just what that Auckland Stadium Network is and what we mean by that and perhaps the role of Western Springs. So where does Western Springs fit in to the Auckland Stadium Network?

[00:24:07.11] - Dave Jaggs

Yeah, really good question. So across the Auckland region, we've currently got four what we classify as large stadiums and a range of smaller venues that support that. So Western Springs is one of our four larger ones, and that sits alongside GoMedia Stadium Mount Smart, and North Harbour Stadium, and Tātaki, Auckland Limited, operate those three. And that also sits long East Side, Eden Park, which is run by the Trust Board, but it is obviously a really important part of that network, and we need to consider them together. So these larger stadiums are generally more commercially focused and used for hosting a range of professional-level sports, the franchise teams, etc, and entertainment, so those big concert events. To help us make better decisions about these larger venues in particular, but also the impact that they have on the smaller ones, Council earlier this year adopted some stadium investment objectives, which can be then developed, we're working on that in the background as well. That's going to be developed into an investment plan over the course of this year. And that will detail how the Council and the partners will invest into a wider network of stadiums.

[00:25:11.16] - Dave Jaggs

And that's just helping us make better decisions about each of the venues that are included within that network rather than just doing them in isolation. And so we're working really closely with the stadium operator, Auckland Stadiums. That's part of Tātaki Auckland Unlimited, and with Eden Park. And the council work to improve that coordination, avoid duplication through a clear region wide strategy. And also in conjunction, we're talking with Sports NZ at the national level as well. So really trying to have a joint up approach to how we make decisions about these venues.

[00:25:45.13] - Toby Shephard

Thanks, Dave. So a related question. Obviously, at the moment, Western Springs provides for a bit of public access. Can you speak to how the options will... Will the public still have easy access to the fields at Western Springs, and how might that look differently in each of the options?

[00:26:05.13] - Dave Jaggs

Yeah, that's an important question. And so, yeah, as you said, it will look different depending on each of the proposals. Option one, they've said they want to introduce a range of community sports facilities, so that would include basketball, Padel, which again, look that up. But basketball and some of those indoor courts, as I said, that's a really important gap for us in Auckland. There's a real need for those indoor sports, so that could a real benefit. And that would be available for community use throughout the week. And they said that's obviously alongside professional use. Option two would expand the community focus. With Ponsonby Rugby Club would be continued

to be based there under that option. And they've committed that they would like to see real community access being part of their proposal. Option three, with that status quo, again, would be open for discussion and consideration, but we'd consider maintaining the current usage, so that would still include concerts and Ponsonby Rugby Club, potentially. But ultimately, the exact details would have to be negotiated with any of the successful proponents. But we know that maintaining community access is a really important consideration for any decision on the site, and that would definitely play into the decision made by our elected members.

[00:27:22.12] - Toby Shephard

Thanks, Dave. So just one more question as a bit of a reminder. I'm sure we'll be getting some questions from the audience. Option three. Can you just take us through option three again? Because I know there's a a caveat inside that where they currently see Ponsonby Rugby Club would be considered part of that ongoing arrangement. I wonder if you could just speak to the detail of that once more, just so we're really clear, because we got the clarity of the option one, Auckland Arena, option two, the Western Springs Bowl. Perhaps you could just give us a once over of option three just so that that's clear in everyone's mind as they think about making some feedback.

[00:28:08.07] - Dave Jaggs

Yeah, I think that's really important to be really clear on that. So essentially, under option three, there's a couple of scenarios that are available, and we've tried to make that as clear as possible in the consultation document. But that's broken down the way we've done it, you've broken it down into those two sub-options, A and B. So option A is keeping things as they are. That's the existing arrangements. And so the only group that has an arrangement at the moment is Ponsonby Rugby Club. They hold a lease on the site until 2027. And so under that, keeping things as they are, TAU could renegotiate that lease with them and extend it out. And Tataki Auckland Unlimited would continue to operate the site, and they would manage it for things like concerts and festivals and the existing stuff that happens there. And as I said before, that doesn't include Speedway. So we just need to be really clear on that for anyone that might be unsure around that option. Speedway has officially ended there. That venue higher agreement, sorry, has concluded, and we're looking at consolidating that activity over at Waikaraka Park. We've broken up into that option, so the second bit is B, and that opens it up to any other ideas.

[00:29:16.15] - Dave Jaggs

And that's where Speedway could be considered and I know if there's been proposals for some options about what that could look like. And so that can be included there. But as I said, that could

include any other options, playgrounds, wet and wild parks. If someone's got some investment, anything that you think is a good idea could be included there.

[00:29:36.20] - Toby Shephard

Still plugging the wild and wonderful. Absolutely. And perhaps maybe just extending that theme so some of those other uses. Can you just speak to how some other sports are accommodated for in each of those options? I know we may have some audience members who are potentially interested in one particular sport. So for example, what about sports like basketball? Would they show up in some of this planning?

[00:30:03.14] - Dave Jaggs

Yeah, definitely. And I think definitely listening to both the proposals, they're really conscious of some of the other activity that goes on there. For option one, they've got as part of that, the consortium is Steve Adams. He's part of that group, obviously supporting basketball. And that was as part of their planning for that. They recognised that basketball, there is a real provision gap. So they've made sure that's part of theirs. And they're proposing eight indoor courts which you can also potentially use for other indoor sports. Sorry. Futsal is another growing sport, apparently that's indoor, so that could be accommodated there. But that would all be negotiated with them. And then, of course, there's the outdoor fields as well. So they're still keen for all this activity that goes on there, community-level football and touch and all those things that you can play on a community field. Option two has, obviously, again, thinking about the options for the fields. They've mentioned accommodating some other sports, but the proposals for the infrastructure doesn't include anything such as designs for courts. However, I think that they are open to the use of the site in flexible ways.

[00:31:15.13] - Toby Shephard

And perhaps just drawing on that element of gathering people together to watch sport. So the Auckland Arena option, option one, I think I heard you say the capacity for Auckland Arena was around 15,000 or so. So is there a limitation there? Can you talk to us about that number? Particularly, for example, AFC are getting much higher numbers at Mount Smart right now, how we can accommodate some of those larger games.

[00:31:44.22] - Dave Jaggs

Yeah, I think that's a question that comes up a bit, as I say, especially the numbers they're getting at the moment. I think there's 29,000 on the weekend. But that's a decision that the proponents made. And we understand that it's been based on the belief that over that longer term, the average

crowd size, especially within the A League, are anticipated to drop off a little bit. It's also when you have that smaller venue, it's a much better atmosphere and experience if you're in a smaller venue that's full, compared to a larger one that's only full half of the time. And we also understand that Auckland FC might take larger games to the biggest stadium. They might return back to Mount Smart or other options as that is required. So the derby matches or the big games, so there's again that flexibility available to them there.

[00:32:34.16] - Toby Shephard

Okay. So just a reminder to our audience, I can see a few more questions coming in, and we're making sure that we're putting them to our expert here, Dave. So just a reminder, you can use that question and answer button on the bottom of your screen, and you can send those through, and we can put them to Dave. And if we don't get to those this evening, we can absolutely revisit them and pop them up on AK Have Your Say. So just to ask you the next question that's come through here, Dave. So does the Council plan to invest in public transport around the new developments and the roading and transport in general around Western Springs to help with the more regular big events on? So probably a wider question about Council's role supporting the future of Western Springs Stadium. Are you able to speak to that at all, Dave?

[00:33:23.19] - Dave Jaggs

Yeah. Thanks, Toby. So that's one of the great things about this venue is it's central Auckland location. And therefore being able to get to the site. And the stadium sits as part of a significant precinct that includes the Zoo, Motat, Museum of Transport and Technology, and of course, Western Springs Park right next door. And of course, it's currently already supported by nearby arterial transport connections. And excitingly, we've just had the Northwestern Busway stations being confirmed, and this includes a proposed station at Western Springs Stadium. The precise investment into public transport infrastructure that would support the stadium, I guess, will ultimately depend on which option is adopted. And we'll continue to work really closely with AT on future transport requirements. And of course, they've made a commitment in terms of managing events on the day, again, regardless of which option it is, both our colleagues at AT and TAU work really closely to manage that when events are on at the site.

[00:34:29.23] - Toby Shephard

I've just seen... Thank you, Dave. I've just seen one question. This is a good one. Option one, who are the people behind that? Who's got the money for option one? You're able to shed some light on that, Dave?

[00:34:44.02] - Dave Jaggs

Yeah, definitely. So this is a really interesting group. So that's a consortium that's backed by a group of people. And that includes Anna Mowbray, Ali Williams, Bill Foley, Steve Adams, and Bennett Rosenthal. And they're a group that obviously behind, some of them behind AFC as well, hence the focus on the football for their proposal. But they've got that experience in stadium developments. They've been involved in developments in Los Angeles, Las Vegas, and Bournemouth. And so they do bring quite a significant financial strength and expertise to this project.

[00:35:17.19] - Toby Shephard

Okay, wow, and just staying with option one for a moment, I heard in the presentation there the lease term for the Auckland Arena. And so the initial lease term was 50 years or so. Is that right? Can you speak a little bit more to that?

[00:35:31.21] - Dave Jaggs

Yeah. So their proposal was asking for that initial lease period of 50 years, but then they would have as part of that negotiation with two rights of renewal. So that would last 25 years each. And so that potentially could total up to 100 years. And so obviously that's what they'd be going for. With that, though, the ownership of the built infrastructure that they would pay for would eventually transfer back to the Council once that lease ends. And of course, there would be conditions built into that lease where they would be responsible to maintain it and keep it in a good condition. We don't want to have an asset handed back to us in poor conditions, so we'd make sure that's built into that. And we'd want to make sure that we're not placing any financial burden onto future generations.

[00:36:14.16] - Toby Shephard

And how would that compare, just thinking about balance here and trying to help our audience understand the differences between the options, how would the leasing agreement and potentially costing agreements compare with option two?

[00:36:28.20] - Dave Jaggs

So, for option two, they would have that 50 year lease. With that, again, it would be very similar in terms of making sure they maintain the conditions and handing it back into a good state. Ponsonby Rugby Club is obviously part of that. They would see their lease extended out. Their proposal does include that $30 million for the concert-based infrastructure, and again, it's over

that 50-year lease. But again, as I said in the presentation, which requires some investment from Council as well and could cost anywhere up to $100 million over that 50-year period. We would be expected or Tātaki would be expected to maintain the costs for the lands and the existing buildings as part of that arrangement as well.

[00:37:30.23] - Toby Shephard

Thanks, Dave. So just about coming to the end of the questions that I can see coming through. What I will do is just remind our audience they've got just one more opportunity to send something through to us and we can put that to Dave. Just a reminder, and as Dave said earlier, we'll be plugging it a few times tonight. There is a lot of information on the AK Have Your Say website. The team put a lot of work into the reports that they put in front of counsellors in order to provide them with the advice to make decisions, including the decision to go to consultation. All of that information is available online, and you'll find a feedback form at that website as well. And as I said at the top of tonight's video, we'll be recording this evening, including the lights off moment that we all experienced there at the start and uploading that onto the website for others to view later on. I can't see anything else coming through from the audience. So it looks like we might have covered off all of the questions for this evening. Dave, well done. Thank you very much.

[00:38:37.14] - Toby Shephard

So I think what that remains for me to do is to thank Dave and thank the team and thank everybody for attending this information session. As I say, any of the unanswered questions, we were planning to pop those up on the website. It doesn't look like we've got any unanswered ones from tonight, so that's fantastic. Over on the website, just a final plug, provide that feedback, find out more about the Western Springs Stadium future opportunities that we've been discussing tonight. And all that remains is for me to say thank you. Have a good evening. Pō Mārie. Kia ora.