

Date: Wednesday, 26 February 2025
Time: 3.30pm
Meeting Room: Room 1, Level 26
Venue: Te Wharau o Tāmaki - Auckland House
135 Albert Street
Auckland

Tira Hautū / Governing Body Workshop

OPEN AGENDA

MEMBERSHIP

Mayor
Deputy Mayor
Councillors

Wayne Brown
Cr Desley Simpson, JP
Cr Andrew Baker
Cr Josephine Bartley
Cr Angela Dalton
Cr Chris Darby
Cr Julie Fairey
Cr Alf Filipaina, MNZM
Cr Christine Fletcher, QSO
Cr Lotu Fuli
Cr Shane Henderson
Cr Richard Hills

Cr Mike Lee
Cr Kerrin Leoni
Cr Daniel Newman, JP
Cr Greg Sayers
Cr Sharon Stewart, QSM
Cr Ken Turner
Cr Wayne Walker
Cr John Watson
Cr Maurice Williamson

Sandra O'Toole
Kaiarataki Kapa Tohutohu Mana Whakahaere /
Team Leader Governance Advisors

21 February 2025

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Agenda Items

1 Ngā Tamōtanga | Apologies

2 Te Whakapuaki i te Whai Pānga | Declaration of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

Workshop: Stadium Investment Objectives

File No.: CP2024/20895

Note 1: This workshop has been called by staff in consultation with the chairperson.

Note 2: No working party/workshop may reach any decision or adopt any resolution unless specifically directed to do so.

Te take mō te pūrongo Purpose of the report

1. The purpose of the workshop is to:
 - i) provide an opportunity for governing body members to discuss the purpose of Auckland's regional stadium network
 - ii) to establish consensus on the outcomes we are trying to achieve through Auckland's stadium network
 - iii) to agree core principles as part of the investment objectives which will guide future decision making on individual venues in the network.

Whakarāpopototanga matua Executive summary

2. The following will be covered in the workshop:

Item
Why we are doing this
3. The focus of this project is on multi-use, outdoor stadia with a minimum total capacity for sporting and concert events of 10,000.
The current state
4. A summary of the venues currently in the network and some high level information about them. This is explored in more detail in the attached current state analysis document.
The opportunity
5. Auckland's stadium network is critical for delivering positive outcomes for Aucklanders. By taking a strategic approach, we can optimise our venues to deliver economic, social, and cultural benefits for the region.
Stakeholder input
6. The project team have recently met with a wide range of stakeholders to get their insights and experiences of the stadium network and to share the vision and needs the various sporting codes or industry has.
Stadium outcomes
7. Councillors will have the opportunity to discuss and present their perspective on what the priorities for the stadium network in Auckland.
Stadium investment principles
8. Councillors will have the opportunity to discuss and input into establishing core principles for the stadium investment plan. These will guide future decision making for assets within the stadium network.
Next steps
9. Staff will outline the key next steps including the pathway to upcoming governing body decisions and the project after this.

Ngā tāpirihanga Attachments



Item 3

No.	Title	Page
A↓	Stadium network current state analysis	5



Auckland Stadium network current state analysis

Preliminary analysis to support main stadium process – January 2025



1

Auckland's current stadium and venue network

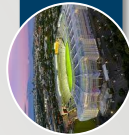
Auckland Stadium & Venue network capacity for major events

The Auckland region currently has a network of multi-use venues that host a range of sporting, cultural and concert events. The current state analysis is focused on the four large multi-use, outdoor stadiums with a minimum total capacity of 10,000.

Three are currently operated by Auckland Stadiums which is a part of Tātaki Auckland Unlimited.

Eden Park, currently the region and countries largest stadium is owned and governed by the Eden Park Trust Board.

Stadium Name	Concerts Capacity	Sport Capacity
North Harbour Stadium	25,000	14,000
Western Springs Stadium	55,000	13,000
Media Stadium	42,000	25,500
Eden Park	60,000	50,000



Eden Park

est. 1903

Summary

Governance: EP Trust Board **Operator:** Eden Park

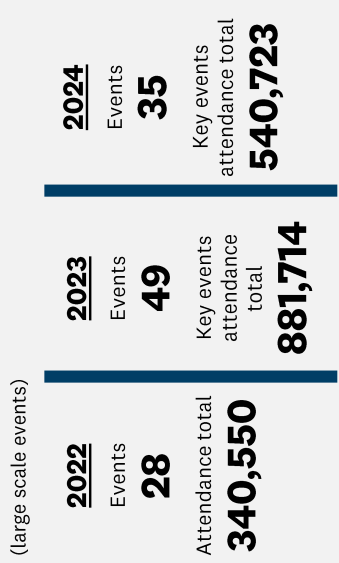
Currently New Zealand's largest stadium, Eden Park has been home to Auckland Cricket and Rugby for over a hundred years and was recently awarded Venue of the Year at international. The Stadium Business Awards. The stadium has hosted a wide range of major sporting events both men's and women's rugby world cups, cricket world cups and the FIFA Women's World Cup 2023. Eden Park is also a premium concert venue having hosted many major international acts in recent years including Coldplay, Ed Sheeran, Pink, Billy Joel, and most recently Luke Combs. Eden Park is currently preparing a proposal for 'Eden Park 2.1' which includes upgrades such as improved stands and a retractable roof to improve the effectiveness and efficiency of this multi-purpose facility.

Capacity

Sports
50,000
Temporary overlay could increase this to 60,000

Concerts
60,000
Amendments to configuration could increase to 70,000

Events and attendance



Constraints and limitations

In any 12-month period, a maximum of:

41	Night time events including day/night cricket and 12 concerts
37	Special lighting events – 25 for night time events and 12 for concerts
4	Night events and 4 concert events in any 35-day period
30	Non-sporting events up to 10, capacity
20	Events up to 25,000 capacity
6	Events up to 50,000 capacity

Configuration

- Main stadium**
- International quality (broadcast capable) full sized rugby / football pitch
 - ICC rated white ball cricket oval in the main stadium
 - Concert venue
- Outer oval**
- Cricket pitch

Format

- Oval and rectangle
- Uses**
- Rugby
 - Cricket
 - Football
 - Rugby League
 - Concerts
 - Corporate functions

Finances (FY24 Nov-Oct)

Total assets	\$259.3m
Operating revenue (excludes grants)	\$28.6m
Operating expenditure (excludes depreciation)	\$25.4m
Operating profit/(loss) (excludes depreciation and impairment)	\$2.5m
Total liabilities (including \$48.75m loan balance to Auckland Council)	\$67.6m
10yr capex requirement for renewals and maintenance (best guess based on previous request*)	\$62.8m

Financial and event information sourced from the Eden Park Trust annual report 2023 and 2024. * In the 2022/2023 annual budget process, Eden Park Trust requested \$6.28 million of grant funding per year for 10 years. This request was based on Ernst & Young report from 2018 which outlined a \$62.8 million 10-year maintenance/refurbishment capex plan. This report is now out of date and likely to be inaccurate but represents our best and most recent estimate



Western Springs

est. 1929

Summary

Governance: TAU Board **Operator:** Auckland Stadiums
A natural amphitheatre, Western Springs offers a unique experience for spectators, able to host crowds of up to 55,000. It has hosted a variety of international and local artists over the years including David Bowie, Led Zeppelin, Six60, Elton John, Mumford & Sons, AC/DC and Billy Idol.

It has been used as a speedway since 1929 when motorcycling was introduced and is currently the home of Ponsoby Rugby Club. A recent decision was made to no longer host speedway at Western Springs and motor racing will cease after March 2025. This allows an increase in the number of medium noise events possible at the venue. Future options for this venue are currently being explored through a public EOI issued in June 2024.

Capacity

Sports

13,000

Concerts

55,000

Events and attendance

2022
(Covid impacted)
Event Days
99

Key activities
Concerts: 14,591
Rugby: 21,887
Motorsport: 7274

Attendance total
46,718

2023
(Flood impacted)
Event Days
76.5

Key activities
Concerts: 37,445
Rugby: 27,537
Motorsport: 8270

Attendance total
138,466

2024 (YTD)
Event Days
128.25

Key activities
Concerts: 76,085
Rugby: 31,272
Motorsport: 12,884

Attendance total
120,441

Constraints and limitations

In any 12-month period, a maximum of:

- 6** High noise concerts
- 4** Medium noise events
- 3** Special noise events within a two week period
- 19** Special lighting events
- 14** Max speedway events spread over Nov-Mar (ending 2025)
- 30** Post-speedway med noise events per annum

Configuration

Main stadium

- Full size rugby pitch
- Speedway track (moving 2025)
- Concert and festival venue
- Broadcast capable

Outer fields

- 2.5 community sports training fields

Format

Oval and rectangle

Uses

- Rugby
- Speedway (ceases 2025)
- Concerts
- Festivals

Finances (FY24 Jun-Jul)

Total assets	\$48.6m
Operating revenue	\$1.89m
Operating expenditure (excludes depreciation)	\$2.62m
Operating profit/(loss) (excludes depreciation)	(\$0.73m)
LTP Spend FY24	\$1.8m
10yr capex requirement for renewals and maintenance	\$20.7m

*Financial and event information provided by Tātaki Auckland Unlimited. TAU's management accounts do not account for depreciation as a non-cash item. Auckland Council funds replacement of assets, as and when required, through the Long term Plan funding process. TAU have included community numbers in the attendance figures as they state it is a requirement for stadiums in the network.



Summary

Governance: TAU Board **Operator:** Auckland Stadiums

Go Media Stadium is one of New Zealand's busiest sport and concert venues located close to Penrose train station.

Go Media Stadium is home to the New Zealand Warriors, the first NRL club to sell out their entire season in 2024, the Auckland FC A League football team and Athletics Auckland.

In recent years it has hosted the All Blacks vs South Africa, Elton John, Harry Styles, Adele, Red Hot Chili Peppers, Foo Fighters and Pearl Jam concerts. Go Media Stadium is a popular venue for both sports and large-scale music events and recently awarded "New Zealand's Large Venue of the Year 2024" at the national Entertainment Venue Association of New Zealand (EVANZ) awards.

Capacity

Sports
25,000

Concerts
42,000

Events and attendance

2022 (Covid Impacted)	2023	2024 (YTD)
Event days 463	Event days 412.5	Event days 702
Key Activities Pro Sport: 43,543 Community Sport: 10,249	Key Activities League: 165,838 Rugby: 19,818 Concerts: 140,994	Key Activities League: 359,404 Rugby: 68,083 Football: 33,543 Concerts: 143,977
Attendance total 72,504	Attendance total 351,960	Attendance total 682,290

Constraints and limitations

No constraints by virtue of designation

Configuration

Main stadium

- International quality (broadcast capable) full sized rugby league / football pitch
- Concert venue

Arena two

- International standard athletics track
- Rugby league / football pitch

Two additional training fields and onsite accommodation.

Format

Rectangle

Uses

- Rugby league
- Football
- Concerts
- Athletics
- Rugby union

Finances (FY24 Jun-Jul)

Total assets	\$103m
Operating revenue	\$8.7m
Operating expenditure (excludes depreciation)	\$9m
Operating profit/(loss) (excludes depreciation)	(\$0.36m)
LTP Spend FY24	\$5.9m
10yr capex requirement for renewals and maintenance	\$38.2m

*Financial and event information provided by Tataki Auckland Unlimited. TAU's management accounts do not account for depreciation as a non-cash item. Auckland Council funds replacement of assets, as and when required, through the Long-term Plan funding process

North Harbour

est. 1997

Summary

Governance: TAU Board **Operator:** Auckland Stadiums
Situating in Albany on Auckland's North Shore, North Harbour Stadium serves as a venue for rugby, football, and other field sports.

The stadium is the centre piece of the 23-hectare North Shore domain and is a central hub for North Shore sporting events hosting both domestic and international competitions.

North Harbour is currently home to a range of sports teams and organisations including New Zealand Football, Moana Pasifika, North Harbour Rugby, Harbour Sport and the Albany Pool. Auckland FC currently have their training base at North Harbour Stadium.

Capacity

Sports

14,000

Concerts

25,000

Events and attendance

2022

(Covid Impacted)
Event days
219

Key Activities

Pro Sport: 6,917
Community Sport:
29,373

Attendance total
84,626

2023

Event days
343.5

Key Activities

Pro Sport: 24,709
Community Sport:
24,625

Attendance total
69,996

2024 (YTD)

Event days
533.5

Key Activities

Pro Sport: 13,309
Community Sport:
25,000 (approx)
Concert: 14,016

Attendance total
112,543

*Information provided by Tātaki Auckland Unlimited

Constraints and limitations

In any 12-month period, a maximum of:

16

Concerts

21

Special lighting events

4

Max concerts in any two-week period

Configuration

Main stadium

- International quality (broadcast capable) full sized rugby / football pitch

- Concert venue

Arena two

- Two full size rugby/football pitches
- Two full size grass community fields, two full size and one half-size artificial pitches.
- Council gym and pool

Format

Rectangle (No.1 field)

Oval (Arena two)

Uses

- Rugby union
- Football
- Rugby league
- AFL
- Concerts

Finances (FY24 Jun-Jul)

Total assets	\$80.3m
Operating revenue	\$1.7m
Operating expenditure (excludes depreciation)	\$4.4m
Operating profit/(loss) (excludes depreciation)	(\$2.7m)
LTP Spend FY24	\$173k
10yr capex requirement for renewals and maintenance	\$33m

*Financial and event information provided by Tātaki Auckland Unlimited. TAU's management accounts do not account for depreciation as a non-cash item. Auckland Council funds replacement of assets, as and when required, through the Long-term Plan funding process

Ownership and governance summary



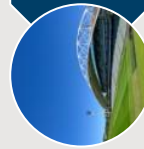
Eden Park



Western Springs



Go Media Mt Smart



North Harbour

Ownership	Governance
<p>Freehold, owned by Eden Park Trust (independent)</p> <p>Auckland Cricket Association (ACA) and Auckland Rugby Union (ARU) are beneficiaries of the Trust as are the people of the region of Auckland</p>	<p>Eden Park Trust</p> <p>Up to five trustees are crown appointed, plus two by the ACA and two by ARU</p>
<p>Freehold, owned by TAU Trust (CCO of Council)</p>	<p>Auckland Stadiums (TAU – council appoints board)</p>
<p>Reserve land is owned by the Tūpuna Taonga Trust. Subject to the Mount Smart Regional Recreation Centre Act 1985. The Act grants control to Council and under long term license to TAU.</p>	<p>Auckland Stadiums (TAU – council appoints board)</p>
<p>Freehold, owned by TAU Trust (CCO of Council)</p>	<p>Auckland Stadiums (TAU – council appoints board)</p>

Usage comparison

	Rugby Union	Cricket	Football	Rugby League	Concerts	Festivals	Speedway	Athletics	AFL
Eden Park	✓	✓	✓	✓	✓	✓			
Western Springs	✓				✓	✓	✓		
Go Media Mt Smart	✓		✓	✓	✓	✓		✓	
North Harbour	✓		✓	✓	✓				✓

*Ends 2025

Stadium accessibility



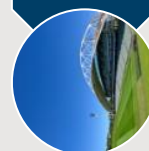
Eden Park



Western Springs



Go Media Stadium
Mt Smart



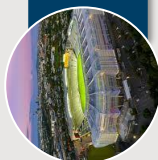
North Harbour

Transport options	Wheelchair access and other provision
<ul style="list-style-type: none"> Located close to Kingsland train station, Eden Park is only a few minutes walk away Morningside train station is approximately a 10min walk away CRL will further increase transport capacity once operational Frequent bus services serve the area Tickets to some events include public transport fares Bicycle parking offered by entry G reception, and opposite gates B and D. No public parking on event days with traffic management plans often in place. 	<ul style="list-style-type: none"> Wheelchair-accessible lifts at Gates A, B, C, E, F, and G, along with multiple accessible toilets throughout the venue. Mobility parking located in Cricket Ave Accessible and companion seating in both the University of Auckland North Stand and Samsung South Stand For individuals with sensory sensitivities, the stadium offers a sensory room, a quiet space designed to alleviate sensory overload. Sound Sensitivity Stations dispense free earplugs for those with sound sensitivity Offers a Hidden Disability Sunflower lanyard for those with hidden disabilities
<ul style="list-style-type: none"> Local bus services For large events, travel on special event bus services usually included with the ticket No public parking on large event days with traffic management plans often in place. 	<ul style="list-style-type: none"> Mobility gates offered based on the individual event For major events, the stadium partners with Recreate to provide mobility volunteers equipped with golf carts and wheelchairs to assist patrons.
<ul style="list-style-type: none"> Located near Penrose train station, Go media Stadium is approximately a 12min walk away Local bus services Parking for up to 600 vehicles on sports events days. No public parking on concert days however local businesses will open their premises for parking during events for a fee. 	<ul style="list-style-type: none"> Mt Smart Stadium has achieved a Bronze accessibility rating from Be Accessible. Mobility parking for Warriors games is available on Beasley Ave and for other events, mobility parking is available via O'Rorke Road. Purpose-built wheelchair spaces with companion seating For major events, the stadium partners with Recreate to provide mobility volunteers equipped with golf carts and wheelchairs to assist patrons.
<ul style="list-style-type: none"> Located near the Albany bus station, the stadium is approximately a 16min walk away Parking for function attendees during non-event periods can be accessed via Don Mckinnon Drive. Local bus services 	<ul style="list-style-type: none"> North Harbour Stadium has achieved a Bronze accessibility rating from Be Accessible. Onsite parking for patrons who hold a valid mobility permit. Purpose-built wheelchair spaces with companion seating For major events, the stadium partners with Recreate to provide mobility volunteers equipped with golf carts and wheelchairs to assist patrons.

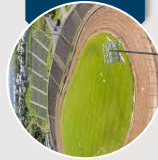


The status quo for the stadium network

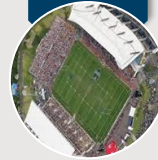
While there are still several decisions in progress around operation and content across the stadium, the following is a high level status quo for the network as it stands.



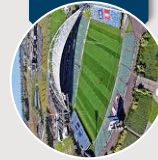
Eden Park



Western Springs Stadium



Go Media Mt Smart



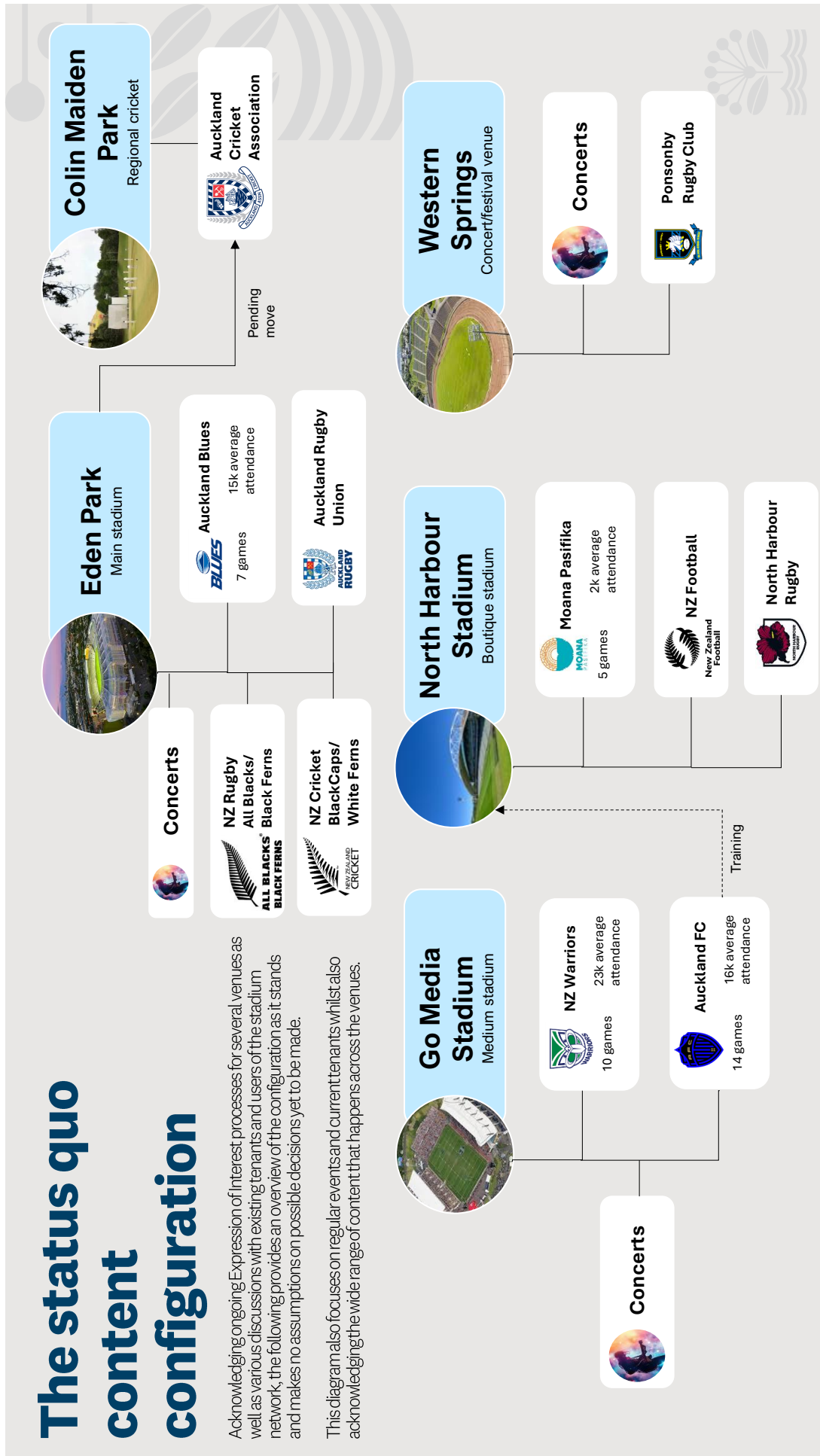
North Harbour Stadium

Operation and content	Implications and considerations
<ul style="list-style-type: none"> Eden Park is focused on establishing itself as a multi-purpose hybrid venue hosting a wide range of activity. This includes concert revenue and attracting major acts now they have been granted consent for up to 12 concert events a year. Also seeking to host sporting events such as the Cricket World Cup and Lions rugby tour. Auckland Cricket Association (ACA) and Auckland Rugby Union (ARU) are considering alternative venue options more suitable to their needs. The Blues, the All Blacks, and NZ Cricket (white ball) remain contracted to play at Eden Park. Speedway will cease operation in 2025 and move to Waikaraka Park. Allows for an increase in concerts/festivals and possible cricket optionality. Ponsonby Rugby Club (PRC) currently the only leased tenant until 2027. 	<ul style="list-style-type: none"> Eden Park still has legacy obligations to both the ACA and the ARU including preferential use of facilities. Currently Eden Park has a loan facility with council of \$54m (drawn down balance of \$48.75m) due in 2029. Requested an additional \$62.8m from council in 2022 for capital repairs and maintenance over the next 10 years (not including any new development) but this was declined by governing body. Is currently the only venue in New Zealand capable of hosting a major ICC Cricket match such as a world cup game.
<ul style="list-style-type: none"> Will continue to host the NZ Warriors and Auckland FC, International football, Rugby Union, and Rugby League. Large-scale international concerts, with no resource consent constraints. Additional fields used for high performance training for professional teams. World standard athletics track. 	<ul style="list-style-type: none"> Currently reviewing EOI for proposals for the site. The Unitary Plan allows for 30 medium noise events and TAU targeting a \$1m p.a. profit from additional events. Discussion ongoing with PRC about their future, including consideration of status quo against alternative locations, including Cox's Bay. Stadium capital asset renewals covered by LTP (\$20m over 10 years).
<ul style="list-style-type: none"> Will host several international football, Moana Pasifika, North Harbour Rugby, and Aupiki rugby matches. Provides high performance training for Moana Pasifika, Auckland FC, and North Harbour Rugby. Would continue to host AFL in late summer. Wider grounds highly used for community sport. 	<ul style="list-style-type: none"> Master planning underway to understand optimal usage of the site to support high performing teams. Discussion underway with professional teams about further development of high-performance facilities. Stadium capital asset renewals covered by LTP funding (\$38m over 10 years). Decision on the Upper South Stand (currently scaffolding based), to be made in the medium-term. Currently working with a Local Board led steering group to assess the future of the stadium. An EOI for new operations management options issued in early 2025. Further work underway to develop its long-term future use. Stadium capital asset renewals covered by LTP \$33m for capital repairs and maintenance over the next 10 years (not including any new development).

The status quo content configuration

Acknowledging ongoing Expression of Interest processes for several venues as well as various discussions with existing tenants and users of the stadium network, the following provides an overview of the configuration as it stands and makes no assumptions on possible decisions yet to be made.

This diagram also focuses on regular events and current tenants whilst also acknowledging the wide range of content that happens across the venues.





2

Stadia insights and trends

