

*Why*

*Who*

*What*

*Questions  
?*

# *Why was Piritahi formed?*

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To deliver the civil works component of HLC's major Auckland developments.

HLC is both Piritahi's sole client and a member of the alliance

*HLC Auckland  
Developments*

*Time  
Frames*

# Current HLC Auckland Developments



# Development Time frames

FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 29-Beyond
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## NORTHCOTE

38 Superlots | 300 (+/-) Ex. To 1,200 (+/-) New Homes

## MT ROSKILL PRECINCT

530 - 650 Superlots | 2,500 (+/-) Ex. To 10,000 (+/-) New Homes

## MANGERE PRECINCT

400 - 550 Superlots | 2,700 (+/-) Ex. To 10,000 (+/-) New Homes

## ORANGA (STILL EVOLVING)

35 - 40 Superlots | 300 (+/-) Ex. To 1,000 (+/-) New Homes

# Who are Piritahi?

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Selection  
Criteria

Selection  
Process

# Typical Alliance Selection Criteria

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High number of  
unknowns

High degree of  
complexity

Innovation

Rapidly developing  
technology

Short  
time frames

Flexibility in time  
frames dependent  
on 3<sup>rd</sup> parties

Intention to  
engineer value  
(delivery innovations)

Need to reduce  
capital cost to  
become viable

High ongoing  
regulatory  
engagement

High risk from  
stakeholder on  
external influences

Dispersed  
expertise

# The HLC Alliance Selection Process

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## The Selection Panel

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Mat Tucker  
David Ison  
Rob Graham

Mark Fraser  
Neil Mayo  
Katja Lietz

Shaun Rothery  
Phil Eaton (Independent)



# *HLC & Piritahi's Roles*

## *What HLC does*

Plans and manages large suburban redevelopments on behalf of the government, including the AHP

## *What Piritahi does*

Manages and delivers the infrastructure and amenity to the redevelopments on behalf of HLC

*Responsibilities*

*Benefits*



# *Piritahi is responsible for...*

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- Site investigations
- Consents related to earthworks and infrastructure
- Detailed design for civil works and landscaping
- Removal or demolition of housing (asbestos management)
- Site remediation
- Infrastructure construction



# *Benefits of an Alliance*

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Allow HLC to focus on value creation (masterplanning, placemaking, community building & land sales)

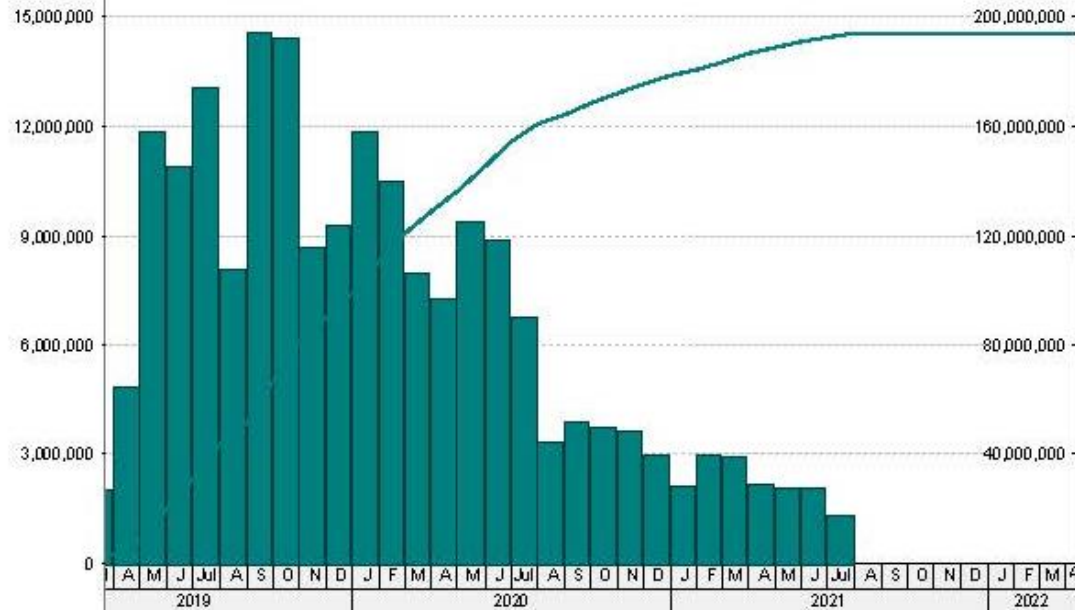
- Streamline land development
- Bring greater cost-effectiveness
- Harness industry expertise
- Provide certainty of delivery
- Allocate and manage risk
- Procurement efficiencies
- Collaborate for effectiveness
- Provide flexibility
- Learn and continuously improve
- Ability to commit capital investment
- Innovate & develop industry capability

# Progress to date

20-Mar-19 07:26

Activity ID	Activity Name	Original Duration	Start	Finish	Area m2	Demolition #	Budgeted Expense Cost	Alliance TOCs Spend rate																																															
								2019												2020												2021												2022											
								A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A											
<b>TOC Total</b>		31	04-Feb-19 A	18-Oct-21	0	577	194,282,500	18-Oct-21, TOC Total																																															
TOC 1		11	04-Mar-19 A	27-Feb-20	0	0	15,000,000	27-Feb-20, TOC 1																																															
TOC 2		5	24-Apr-19	08-Oct-19	0	0	23,000,000	08-Oct-19, TOC 2																																															
TOC 3		15	12-Feb-19 A	16-Jun-20	0	54	15,082,500	16-Jun-20, TOC 3																																															
TOC 4		15	29-Mar-19	20-Jul-20	0	92	39,700,000	20-Jul-20, TOC 4																																															
TOC 5		25	05-Feb-19 A	30-Apr-21	0	105	31,000,000	30-Apr-21, TOC 5																																															
TOC 6		12	01-Oct-19	08-Oct-20	0	0	4,500,000	08-Oct-20, TOC 6																																															
TOC 7		24	01-Jul-19	30-Jul-21	0	110	28,700,000	30-Jul-21, TOC 7																																															
TOC 9		16	03-Mar-20	14-Jul-21	0	57	10,000,000	14-Jul-21, TOC 9																																															
TOC 10		10	04-Feb-19 A	10-Dec-19	0	59	10,300,000	10-Dec-19, TOC 10																																															
TOC 11		24	04-Jun-19	08-Jul-21	0	0	17,000,000	08-Jul-21, TOC 11																																															
TOC 13		30	07-May-19	18-Oct-21	0	100	0	18-Oct-21, TOC 13																																															

■ Budgeted Expense Cost



# ***Lessons Learnt***

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- Systems
- Strength and depth of previous alliance experience
- Client maturity



*Questions?*