CITY BUILDERS ASSOCIATION
RŌPŪ HANGANGA TĀONE

AP-19 NOTE TO COMMITTEE

Green Lane West: note to the TIDC before item 8.3

A note asking the Transport and Infrastructure Delivery Committee to defer its decision on item 8.3, 24 November 2026.

PUBLISHED
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BASED ON
Note sent for circulation to the Chair and members, 23 November 2026

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The Green Lane West paper does not meet the standard ss 77 and 78 of the Local Government Act require.

The note asked the Committee to defer the decision until the gaps are fixed. On 24 November 2026 it deferred the decision to May 2027 [4].

1 **Options not assessed on equal terms.** Scheme C has no benefit-cost ratio (s77(1)(b)).

2 **Mostly unfunded and early-stage.** About $13.4 million of the up to $16.9 million is unfunded.

3 **Parking loss unstated.** Scheme B takes about 116 kerbside spaces at peak; no displacement analysis has been done.

4 **Not consulted, not evidenced.** Scheme B was never consulted on (s78), and no modelling outputs or crash data are in the paper.

$13.4m
Unfunded share of the up to $16.9 million cost
The six points

116
Kerbside spaces taken by Scheme B at peak
The six points

6
Points in the note
The six points

OUR ASK

Defer the decision on item 8.3 until the six gaps are fixed.

Note to committee, 23 November 2026. City Builders Association Limited, Rōpū Hanganga Tāone. Contact: Mark Pervan, Founder and Director.

01 Background

On 23 November 2026, Mark Pervan asked that a note be circulated to the Chair (Cr Andy Baker) and all members of the Transport and Infrastructure Delivery Committee before item 8.3 on 24 November. The note says the Green Lane West paper does not meet Local Government Act ss77 and 78, and asks the Committee to defer.

02 The note

Mark Pervan (Founder and Director, City Builders Association Limited) wrote to the Senior Governance Advisor for the Transport and Infrastructure Delivery Committee, asking for a note to be circulated to the Chair (Cr Andy Baker) and all members before item 8.3 on 24 November 2026. The note says item 8.3 "does not meet the standard that ss77 and 78 of the Local Government Act 2002 require" and asks the Committee to defer the decision until these gaps are fixed.

The six points

1. Scheme C has no benefit-cost ratio (paras 7, 43). Its bus and productivity benefits are "not quantified in the draft assessment". The options were not assessed on equal terms (s77(1)(b)).
2. About $13.4 million of the up to $16.9 million is unfunded, and the estimates rest on "an early stage of design" (paras 34, 46). Approving "delivery" on that basis is not prudent financial management (ss14(1)(g), 101(1)).
3. Scheme B takes about 116 kerbside spaces west of Manukau Road from 7 to 10am and 3 to 6pm on weekdays, the figure Auckland Transport gave in its November 2025 consultation. The paper does not say so. On 29 October Auckland Transport said it has "not undertaken a parking displacement analysis" (CAS-1414798).
4. Scheme B was never consulted on, which para 27 concedes (s78). Health NZ's requested traffic assessment and lane-hours review are unanswered.
5. The paper says the layout "has been tested through traffic modelling" but provides no modelling outputs. Auckland Transport released a modelling pack on 16 September 2026 (CAS-1395336), yet none of it is in the paper. No crash data is provided.
6. The parking information sought under CAS-1411140 remains unreleased, and Ombudsman case 049295 is open.

03 Status

Status: sent. Outcome (updated 27 November 2026): On 24 November 2026 the Committee did not choose a scheme. It deferred the decision, asked for detailed design work on both Green Lane West options, and said a final decision will be made in May 2027 [4]. The official minutes had not been published when this was checked on 27 November 2026.

04 Related correspondence

The full Green Lane West correspondence chain is on the earlier objection page [1]. Related official information requests are recorded on the LGOIMA tracker [2].

05 Questions and answers

What did CBA ask the Transport and Infrastructure Delivery Committee to do about Green Lane West item 8.3?

On 23 November 2026, Mark Pervan asked for a note to be circulated to the Chair (Cr Andy Baker) and all members before item 8.3 on 24 November 2026. The note says the paper does not meet the standard that ss77 and 78 of the Local Government Act 2002 require, and asks the Committee to defer the decision until the gaps are fixed. On 24 November 2026 the Committee deferred its decision to May 2027 [4].

Why does CBA say the Green Lane West paper is not at the decision-making standard?

The note sets out six points: Scheme C has no benefit-cost ratio (paras 7, 43) and the options were not assessed on equal terms (s77(1)(b)); about $13.4 million of the up to $16.9 million is unfunded and the estimates rest on "an early stage of design" (paras 34, 46); the paper does not state that Scheme B takes about 116 kerbside spaces west of Manukau Road from 7 to 10am and 3 to 6pm on weekdays, and on 29 October Auckland Transport said it has "not undertaken a parking displacement analysis" (CAS-1414798); Scheme B was never consulted on, which para 27 concedes (s78), and Health NZ's requested traffic assessment and lane-hours review are unanswered; the paper says the layout "has been tested through traffic modelling" but provides no modelling outputs or crash data, even though Auckland Transport released a modelling pack on 16 September 2026 (CAS-1395336); and the parking information sought under CAS-1411140 remains unreleased, with Ombudsman case 049295 open.

Where is the earlier Green Lane West correspondence?

The full correspondence chain is on the earlier Green Lane West objection page (https://thecitybuilder.com/article/objection-better-journeys-on-green-lane-west-pending). Related official information requests are recorded on the LGOIMA tracker (https://thecitybuilder.com/lgoima).

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EVIDENCE

Sources

1. earlier objection page. https://thecitybuilder.com/article/objection-better-journeys-on-green-lane-west-pending
2. LGOIMA tracker. https://thecitybuilder.com/lgoima
3. Published version: Green Lane West: note to the TIDC before item 8.3 (23 November 2026), thecitybuilder.com. https://thecitybuilder.com/article/green-lane-west-note-to-tidc-item-8-3
4. Tim Murphy, 'Be careful what you wish for: Politicians stuck in the headlights', Newsroom, 25 November 2026 (report of the Transport and Infrastructure Delivery Committee meeting of Tuesday 24 November 2026). https://newsroom.co.nz/2026/11/25/be-careful-what-you-wish-for-politicians-stuck-in-the-headlights/

City Builders Association

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