

## Laura Bowman

---

**From:** official information  
**Sent:** Tuesday, 26 April 2022 12:48 pm  
**To:** [REDACTED]  
**Cc:** official information  
**Subject:** Final Response: LGOIMA 257531 [REDACTED] - All costs relating to Peacockes and Southern Links project including, Development Contributions, Land Acquisition and Cost Benefits  
**Attachments:** 20220408 DC Charges 1819, 1920, 2122 Peacockes.xlsx; HCC. Agenda. 6.12.2017. HIF . Peacock. 14.3.2022.pdf

Kia Ora,

I refer to your **information request below**, Hamilton City Council is able to provide the following response.

Your requests:

1. Page 248 provides the \$ in 2017. Please provide:
  - a. Original costs in 2017 \$  
The original costs in 2017 \$ are as set out on page 248 of the agenda as attached in the LGOIMA request.
  - b. Current costs (either actual of current budget cost) as at the last reconciliated date (with that date)  
Council is not able to provide this at this time as we do not have the current costs (either actual or current budget cost) as at the last reconciliated date formatted. We are therefore refusing this aspect as per S 17(e) of LGOIMA.
  - c. Anticipated final cost.  
The anticipated final cost of the Peacocke HIF infrastructure is **\$306.8M** (current \$ as at end Feb 2022).
2. In relation to pages 55 and 56. These are the summary for Southern Links, also from 2017. I note that this is "variation 6" so you probable have a more recent variation. Please provide the current "costing" with the most up to date \$. Starting with the original costing from 2017 or if the description has been changed then the date and starting \$ from that date.  
  
Not available. Council does not have the current costs (either actual or current budget cost) as at the last reconciliated date in the same format as these pages. Version 6 remains the most up to date version. We are therefore refusing this aspect as per S 17(e) of LGOIMA.
3. **Development contributions.** The report states that they except 2580 dwelling will be constructed by 2028 in Peacockes. It further assumed that DC will be \$34,000 ( stage 2). Please advised the following:
  - a. The DC" assumed" in 2017 , pa, but with" annual" adjustments, for both stage 1 and stage 2 separately. There was no other "assumed" DC for future years used in the business case calculations other than the stated \$34,000 per HUE. We are therefore refusing this aspect as per S 17(e) of LGOIMA.
  - b. Please advise the "actual" \$ pa collected/ charges pa since 2017 with the budgeted \$ for each year.

See table below – noting that DC revenue is budgeted at a city level not a growth cell level.

Revenue for Peacocke 1 & 2 from 2017/18:

Financial Year	Peacocke Stg 1	Peacocke Stg 2	Grand Total
2017-18	\$2,218,076	\$37,681	\$2,255,757

2018-19	\$2,347,910	\$70,373	\$2,418,283
2019-20	\$786,484	\$24,775	\$811,259
2020-21	\$1,370,830	\$104,645	\$1,475,474
2021-22 (FYTD)	\$630,203	\$48,584	\$678,787
<b>Grand Total</b>	<b>\$7,353,503</b>	<b>\$286,057</b>	<b>\$7,639,559</b>

Total budget from 2017/18:

Financial Year	Total DC Budget
2017/18	\$11,141,000
2018/19	\$17,518,000
2019/20	\$25,387,000
2020/21	\$22,503,645
2021/22	\$31,621,859

- c. The “current” charges and “anticipated” charges.

Please refer to the attached excel document, the charges for Peacocke 1 & 2 Catchments in 18/19, 19/20 and 21/22 policies. Note that the 21/22 charges have phasing and capping applied to them as per policy.

4. **Land acquisition costs.** The 2017 report provided a detailed breakdown of properties to be acquired with reference numbers. I am not asking for individual details but rather the overall costs.

- a. Number of properties “in total” or “in part” to be acquired.

There are 39 properties for which land is required in whole or part for the committed construction projects.

- b. Please provide the total “budgeted” \$ for land acquisition costs in 2017.

The total budgeted for land acquisition in 2017 is \$38.3M (current \$).

- c. The total \$ paid to date i.e.: agreed and paid

The total paid to date is \$18.8M

- d. The total number of properties still to be acquired where the \$ have not be agreed.

As at end February 2022.

- Compensation has not been agreed for 6 properties secured by proclamation.
- Compensation has not been agreed for 7 properties secured by advance agreement.
- 1 property has yet to be acquired.

5. **Cost Benefits.** Can you please advise if the “cost benefit” table 15 and 16 where “peer reviewed”. If so please provide a copy of that “peer review”.

The Peacocke HIF Detailed Business Case was reviewed as part of the MBIE/NZTA/Cabinet approval process. Council does not have a copy of the review. We are therefore refusing this aspect as per S 17(e) of LGOIMA.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

Kind Regards,

**Official Information Team**

Legal Services & Risk | People and Organisational Performance

Email: [officialinformation@hcc.govt.nz](mailto:officialinformation@hcc.govt.nz)



**Hamilton Invest**

OUR STORY \ INVESTMENT OPPORTUNITIES  
VIDEOS \ DOCUMENTS \ IMAGES \ NEWS

**From:** [REDACTED]

**Sent:** Monday, 14 March 2022 4:50 pm

**To:** official information <officialinformation@hcc.govt.nz>

**Subject:** HCC. Peacocks. HIF . 6.12.2017. Costings

Good afternoon, Thank you for providing me with OIA 21333. This OIA request is predominately regarding the "costing" and I have attached 3 pages from this agenda. These pages providing the budgeted \$ for the construction of the Peacocks area. I request that you use the same format as these pages. Page 248 provides the \$ in 2017. Please provide:

- (a) the original costs in 2017 \$
- (b) the current costs ( either actual of current budget cost) as at the last reconciliated date. ( with that date )
- (c) the anticipated final cost.

In relation to pages 55 and 56. These are the summary for Southern Links, also from 2017. I note that this is "variation 6" so you probable have a more recent variation. Please provide the current "costing" with the most up to date \$. Starting with the original costing from 2017 or if the description has been changed then the date and starting \$ from that date. I request that you use the same format as these pages.

**Development contributions.** The report states that they except 2580 dwelling will be constructed by 2028 in Peacocks. It further assumed that DC will be \$34,000 ( stage 2). Please advised the following:

- (a) the DC" assumed" in 2017 , pa, but with" annual" adjustments, for both stage 1 and stage 2 separately.
- (b) Please advise the "actual" \$ pa collected/ charges pa since 2017 with the budgeted \$ for each year.
- (c) The "current" charges and "anticipated" charges.

**Land acquisition costs;**

The 2017 report provided a detailed breakdown of properties to be acquired with reference numbers. I am not asking for individual details but rather the overall costs.

- (a) The number of properties "in total" or "in part" to be acquired.
- (b) Please provide the total "budgeted" \$ for land acquisition costs in 2017.
- (c) The total \$ paid to date, ie agreed and paid
- (c )The total number of properties still to be acquired where the \$ have not be agreed.

**Cost Benefits.** Can you please advise if the "cost benefit" table 15 and 16 where " peer reviewed". If so please provide a copy of that "peer review".

Once again many thanks.

Kind Regards

[REDACTED]



The information contained in this electronic mail message is confidential and may be legally privileged. It is intended solely for the addressee. Access to this internet electronic mail message by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or ommitted to be taken in reliance on it is prohibited and may be unlawful. If you are the intended recipient the author requires you obtain his permission prior to forwarding it via email or printing and distributing it to any other parties. Commercial & Industrial Consultants Limited accepts no responsibilty for any effect this email message or attachments has on the recipient network or computer system.

ChargeType	Catchment	GrowthCell	SWCatchment	WWCatchment	DCAccount	Sector	Charge
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	CI	Large Residential	68.93961464
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	CI	Standard Residential	53.44176394
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	CI	Two Bed	36.8493624
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	CI	One Bed	25.50482028
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	CI	Industrial	0
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	CI	Commercial	0
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	CI	Retail	0
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Reserves	Large Residential	7138.800739
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Reserves	Standard Residential	5533.975001
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Reserves	Two Bed	3815.806819
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Reserves	One Bed	2641.062435
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Reserves	Industrial	0
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Reserves	Commercial	0
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Reserves	Retail	0
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Transport	Large Residential	14630.62803
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Transport	Standard Residential	11341.61503
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Transport	Two Bed	7820.312157
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Transport	One Bed	5412.730164
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Transport	Industrial	9271.249415
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Transport	Commercial	19727.78261
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Transport	Retail	30466.81599
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Water	Large Residential	5119.977088
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Water	Standard Residential	3968.989505
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Water	Two Bed	2736.712257
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Water	One Bed	1894.180781
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Water	Industrial	1094.784565
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Water	Commercial	1564.576332
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Water	Retail	1380.601099
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Wastewater	Large Residential	11347.76627
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Wastewater	Standard Residential	8796.751323
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Wastewater	Two Bed	6065.568362
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Wastewater	One Bed	4198.206438

Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Wastewater	Industrial	3466.355613
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Wastewater	Commercial	4458.446311
Capped/Phased	Peacocke 1	Peacocke 1	SW - Mangakotukutuku	WW - West	Wastewater	Retail	3934.187181
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	CI	Large Residential	71.34757757
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	CI	Standard Residential	55.30815806
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	CI	Two Bed	38.13578226
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	CI	One Bed	26.39509474
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	CI	Industrial	0
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	CI	Commercial	0
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	CI	Retail	0
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Reserves	Large Residential	6098.254439
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Reserves	Standard Residential	4727.325467
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Reserves	Two Bed	3259.559861
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Reserves	One Bed	2256.054182
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Reserves	Industrial	0
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Reserves	Commercial	0
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Reserves	Retail	0
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Transport	Large Residential	18495.48852
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Transport	Standard Residential	14337.57722
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Transport	Two Bed	9885.968615
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Transport	One Bed	6842.420998
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Transport	Industrial	11324.80471
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Transport	Commercial	21125.01221
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Transport	Retail	32157.85399
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Water	Large Residential	5587.46629
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Water	Standard Residential	4331.365961
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Water	Two Bed	2986.540005
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Water	One Bed	2067.087691
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Water	Industrial	1154.423566
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Water	Commercial	1446.303748
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Water	Retail	1257.975737
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Wastewater	Large Residential	18107.70053
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Wastewater	Standard Residential	14036.9666

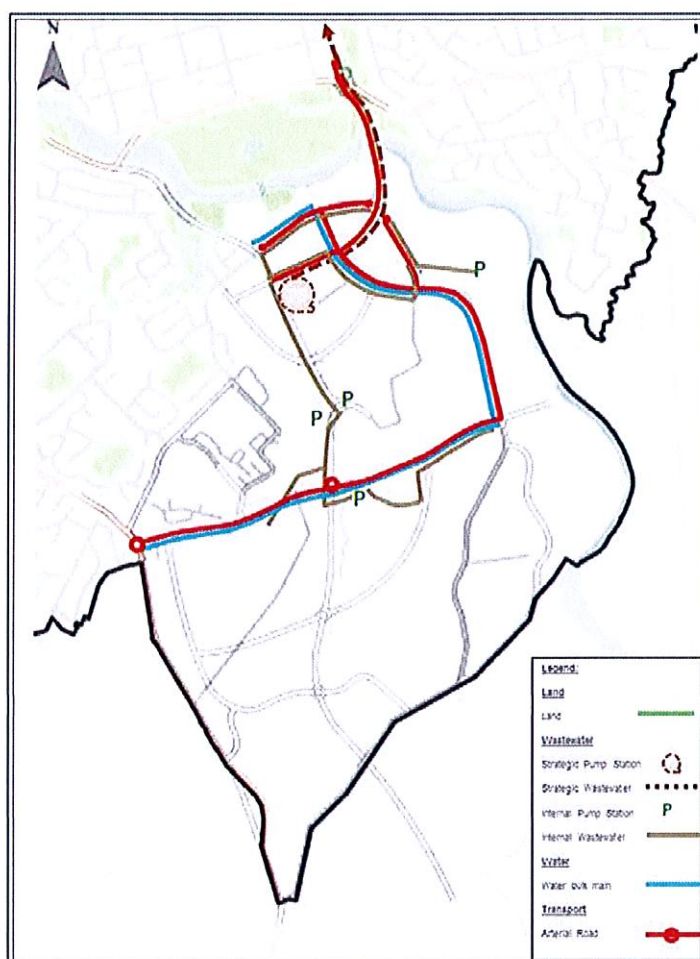
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Wastewater	Two Bed	9678.693211
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Wastewater	One Bed	6698.958518
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Wastewater	Industrial	5344.605516
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Wastewater	Commercial	6026.321812
Capped/Phased	Peacocke 2	Peacocke 2	SW - Peacocke	WW - East	Wastewater	Retail	5241.614679
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	CI	Large Residential	69.96673212
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	CI	Standard Residential	54.23777682
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	CI	Two Bed	37.3982348
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	CI	One Bed	25.88466975
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	CI	Industrial	0
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	CI	Commercial	0
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	CI	Retail	0
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Reserves	Large Residential	5980.230153
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Reserves	Standard Residential	4635.837328
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Reserves	Two Bed	3196.519851
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Reserves	One Bed	2212.426893
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Reserves	Industrial	0
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Reserves	Commercial	0
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Reserves	Retail	0
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Transport	Large Residential	18137.53087
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Transport	Standard Residential	14060.10145
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Transport	Two Bed	9694.773611
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Transport	One Bed	6710.103131
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Transport	Industrial	10867.43152
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Transport	Commercial	20126.54591
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Transport	Retail	30938.2455
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Water	Large Residential	5479.327687
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Water	Standard Residential	4247.540843
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Water	Two Bed	2928.78021
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Water	One Bed	2027.114612
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Water	Industrial	1107.800034
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Water	Commercial	1377.944708
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Water	Retail	1210.266152

Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Wastewater	Large Residential	17757.24805
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Wastewater	Standard Residential	13765.30857
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Wastewater	Two Bed	9491.506921
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Wastewater	One Bed	6569.41491
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Wastewater	Industrial	5128.753733
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Wastewater	Commercial	5741.489823
Capped/Phased	Peacocke 2	Peacocke 2	SW - Mangakotukutuku	WW - East	Wastewater	Retail	5042.822877



### 2.3. Proposed Housing Infrastructure Fund Projects

The key components of the Peacocke housing infrastructure proposal are shown in Figure 1 below and listed in Table 2.



**Figure 1: Strategic Infrastructure - Peacocke Strategic Utility and Transport Network**

STRATEGIC INFRASTRUCTURE ELEMENT	Est. (\$M, 2017)	Risk/COMPLEXITY	WITH INFLATION
Wairere Drive/Cobham Drive overbridge	\$20.0M	Medium	\$20.8M
Wairere Drive extension and Waikato River bridge	\$116.8	High	\$133.6M
Peacocke Road urban upgrade	\$9.7M	Low	\$11.4M
SH3 Intersection and east-west arterial	\$36.5M	Medium	\$42.5M
Wastewater strategic storage and pressure main	\$44.2M	High	\$50.3
North-south arterial land	\$23.5	Low	\$25.3
Internal strategic wastewater network	\$15.4M	Medium	\$17.7M
Internal strategic water distribution main	\$5.7M	Low	\$6.6M
Total	\$271.8M		\$308.2M



Version 6 Comparison

Southern Links Summary		AECOM			BOND CM		
Preliminary Design Estimates							
Item	Description	Base Estimate	Expected Estimate	95%ile Estimate	Base Estimate	Expected Estimate	95%ile Estimate
1	East West Alignment	\$246,334,808	\$290,547,900	\$364,480,000	\$260,923,545	\$321,253,492	\$386,484,339
	MSQA	\$13,066,257	\$15,026,197	\$18,292,757	\$10,179,303	\$12,724,129	\$15,268,955
	Construction	\$170,808,125	\$203,692,257	\$258,742,727	\$185,078,242	\$231,347,802	\$277,617,363
	Project Property Costs	\$49,008,958	\$56,360,258	\$68,612,458	\$49,008,958	\$56,360,258	\$68,612,458
	D&PD and NZTA Management Costs	\$13,451,468	\$15,469,188	\$18,832,058	\$16,657,042	\$20,821,302	\$24,985,563
2	SH3 Realignment	\$58,405,316	\$69,032,900	\$86,808,000	\$59,011,582	\$72,723,400	\$87,476,318
	MSQA	\$3,072,200	\$3,533,030	\$4,301,080	\$2,334,521	\$2,918,150.64	\$3,501,780.77
	Construction	\$41,665,556	\$49,782,140	\$63,372,280	\$42,445,828	\$53,057,284.44	\$63,668,741.33
	Project Property Costs	\$10,411,109	\$11,972,809	\$14,575,609	\$10,411,109	\$11,972,809	\$14,575,609
	D&PD and NZTA Management Costs	\$3,256,451	\$3,744,921	\$4,559,031	\$3,820,124	\$4,775,155.60	\$5,730,186.72
3	Peacokes Major Arterial	\$96,916,955	\$112,927,600	\$139,661,000	\$94,572,924	\$117,462,202	\$141,105,480
	MSQA	\$4,571,957	\$5,257,747	\$6,400,737	\$4,180,649	\$5,225,811.34	\$6,270,973.61
	Construction	\$79,285,072	\$92,650,947	\$114,976,327	\$76,011,801	\$95,014,751.66	\$114,017,701.99
	Project Property Costs	\$7,539,411	\$8,670,311	\$10,555,211	\$7,539,411	\$8,670,311	\$10,555,211
	D&PD and NZTA Management Costs	\$5,520,515	\$6,348,595	\$7,728,725	\$6,841,062	\$8,551,327.65	\$10,261,593.18
4	Cobham Link	\$22,593,336	\$26,008,900	\$31,703,000	\$31,927,191	\$39,908,989	\$47,890,787
	MSQA	\$1,012,319	\$1,164,169	\$1,417,249	\$1,533,621	\$1,917,025.68	\$2,300,430.81
	Construction	\$20,217,779	\$23,277,003	\$28,377,213	\$27,884,010	\$34,855,012.29	\$41,826,014.75
	Project Property Costs	\$0	\$0	\$0	\$0	\$0	\$0
	D&PD and NZTA Management Costs	\$1,363,238	\$1,567,728	\$1,908,538	\$2,509,561	\$3,136,951.11	\$3,764,341.33
5	Ring Road Extension	\$84,807,071	\$98,225,400	\$120,613,000	\$89,478,531	\$111,415,502	\$133,785,173
	MSQA	\$3,891,056	\$4,474,716	\$5,447,476	\$4,090,265	\$5,112,831.52	\$6,135,397.82
	Construction	\$71,714,038	\$83,168,407	\$102,282,717	\$74,368,458	\$92,960,573.02	\$111,552,687.62
	Project Property Costs	\$4,326,646	\$4,975,646	\$6,057,346	\$4,326,646	\$4,975,646	\$6,057,346
	D&PD and NZTA Management Costs	\$4,875,331	\$5,606,631	\$6,825,461	\$6,693,161	\$8,366,451.57	\$10,039,741.89
6	Peacokes Minor Arterial	\$9,580,897	\$11,162,400	\$13,803,000	\$9,159,195	\$10,892,444	\$13,110,403
	MSQA	\$556,490	\$639,960	\$779,080	\$345,263	\$414,315.34	\$497,178.41
	Construction	\$6,470,942	\$7,585,975	\$9,449,055	\$6,277,505	\$7,533,006.19	\$9,039,607.43

## Attachment 4

## Item 10

	Project Property Costs	\$1,971,452	\$2,267,152	\$2,760,052	\$1,971,452	\$2,267,152	\$2,760,052
	D&PD and NZTA Management Costs	\$582,013	\$669,313	\$814,813	\$564,975	\$677,970.56	\$813,564.67
7	Peacockes East Arterial	\$13,571,378	\$15,743,000	\$19,367,000	\$13,517,284	\$16,168,400	\$19,423,038
	MSQA	\$679,996	\$781,996	\$951,996	\$599,023	\$718,827.99	\$862,593.59
	Construction	\$11,017,893	\$12,806,495	\$15,792,095	\$10,891,333	\$13,069,599.82	\$15,683,519.78
	Project Property Costs	\$1,046,708	\$1,203,708	\$1,465,408	\$1,046,708	\$1,203,708	\$1,465,408
	D&PD and NZTA Management Costs	\$826,781	\$950,801	\$1,157,501	\$980,220	\$1,176,263.98	\$1,411,516.78
8	Peacockes West Arterial	\$11,342,181	\$13,079,100	\$15,977,000	\$10,464,983	\$12,454,352	\$14,986,696
	MSQA	\$636,930	\$732,470	\$891,700	\$403,102	\$483,722.22	\$580,466.66
	Construction	\$7,950,338	\$9,178,447	\$11,228,377	\$7,329,125	\$8,794,949.46	\$10,553,939.35
	Project Property Costs	\$2,073,135	\$2,384,135	\$2,902,435	\$2,073,135	\$2,384,135	\$2,902,435
	D&PD and NZTA Management Costs	\$681,778	\$784,048	\$954,488	\$659,621	\$791,545.45	\$949,854.54
9	Residual from Risk Register						
Total Base Estimate		\$543,551,941			\$569,055,235		
Expected Estimate		(NOT @Risk adjusted)	\$636,730,000		(NOT @Risk adjusted)	\$702,280,000	
95th Percentile Estimate				\$792,420,000			\$844,270,000