

11. Rangioru Business Park

Rangioru Financial Contribution Schedule

Rates include allowance for land purchase, contingencies plus design, supervision and interest. Rates are based on costs in August 2015, for current values refer to *Council's Annual Plan*.

Financial Contributions Schedule – Roading (4 Legged Interchange Option)

TABLE 1: FINANCIAL CONTRIBUTIONS SCHEDULE – ROADING (4 LEGGED INTERCHANGE)						ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4
1.1	Tauranga Eastern Arterial (TEL) Interchange	LS	1.0	9,950,000.00	9,950,000.00	100%	0%	0%	0%
1.2	Tauranga Eastern Arterial (TEL) Land Purchase	Ha	1.1	53,750.00	59,125.00	100%	0%	0%	0%
1.3	Pah Rd / State Highway Roundabout Upgrade	LS	1.0	2,397,500.00	2,397,500.00	0%	0%	100%	0%
1.4	Pah Rd / State Highway Roundabout Land Purchase and Legal	m	0.2	107,500.00	25,800.00	0%	0%	100%	0%
1.5	Pah Rd - Initial - Full Rebuild to Rural Standard (8.5m)	m	1486.0	280.85	417,343.10	100%	0%	0%	0%
1.6	Pah Rd - Ultimate - Upgrade (10m)	LS	1486.0	205.50	305,373.00	0%	0%	100%	0%
1.7	Pah Rd - cycle track	LS	1486.0	123.30	183,223.80	100%	0%	0%	0%
1.8	Pah Rd Rail Crossing Barrier Arms	m	1.0	254,000.00	254,000.00	100%	0%	0%	0%
1.9	Pah Rd / Young Rd Intersection Upgrade	m	1.0	109,600.00	109,600.00	0%	0%	100%	0%
1.10	Young Rd - Western Roundabout to Eastern Edge - Overlay & widen existing to Rural standard (8.5m)	m	1450.0	342.50	496,625.00	100%	0%	0%	0%
1.11	Young Rd - Eastern Edge to Maketu - Upgrade to Rural standard (8.5m)	m	1045.0	342.50	357,912.50	100%	0%	0%	0%
1.12	Young Rd - Eastern Edge to Maketu - Widen to final width (10m)	Ha	1045.0	219.20	229,064.00	0%	0%	100%	0%

Financial Contributions Schedule – Roading (4 Legged Interchange Option) - Continued

TABLE 1: FINANCIAL CONTRIBUTIONS SCHEDULE – ROADING (4 LEGGED INTERCHANGE)						ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4
1.13	Young Rd - Cycle Track	LS	2495.0	123.30	307,633.50	100%	0%	0%	0%
1.14	Entrance Road; from TEL to first roundabout (Type A)	m	125.0	2,740.00	342,500.00	100%	0%	0%	0%
1.15	Entrance Road: from first roundabout to Young Road (Type A1)	Ha	360.0	2,192.00	789,120.00	100%	0%	0%	0%
1.16	Entrance Road; from TEL to Young Rd Land purchase and Legal	LS	1.3	107,500.00	135,450.00	100%	0%	0%	0%
1.17	Entrance Road; from TEL - Road Drainage	m	485.0	164.40	79,734.00	100%	0%	0%	0%
1.18	Collector Roads (Type B) excl. Young Road	Ha	3064.0	1,739.90	5,331,053.60	32%	20%	24%	23%
1.19	Collector Roads (Type B) excl. Young Rd. Land Purchase and Legal	LS	8.0	107,500.00	856,345.00	32%	21%	24%	23%
1.20	Collector Roads (Type B) excl. Young Rd - Road Drainage	LS	3064.0	767.20	2,350,700.80	32%	20%	24%	23%
1.21	Young Rd Ultimate Upgrade - Western Roundabout to Eastern Edge (Type B)	LS	1450.0	856.25	1,241,562.50	0%	0%	100%	0%
1.22	Young Rd Ultimate Upgrade - Western Roundabout to Eastern Edge Land Purchase and Legal	LS	0.9	107,500.00	93,525.00	0%	0%	100%	0%
1.23	Young Rd Ultimate Upgrade - Western Roundabout to Eastern Edge (Type B) - Road Drainage	m	1.0	592,251.00	592,251.00	0%	0%	100%	0%
1.24	Young Road / Western Collector Road Intersection	LS	1.0	274,000.00	274,000.00	0%	100%	0%	0%
1.25	Young Rd / Collector Road Roundabout	LS	1.0	548,000.00	548,000.00	0%	0%	100%	0%
1.26	Young Road / Entrance Road Intersection	LS	1.0	274,000.00	274,000.00	100%	0%	0%	0%
1.27	Young Rd / Entrance Road Roundabout	LS	1.0	548,000.00	548,000.00	0%	0%	100%	0%
1.28	Entrance Road / Collector Roundabout (adjacent TEL)	LS	1.0	753,500.00	753,500.00	100%	0%	0%	0%
Total Cost of Roading					\$29,302,941.80				
Total area		148.60ha							
Per square metre rate		\$ per m ²			\$19.72				

Financial Contributions Schedule - Water Option (on-site)

TABLE 3: FINANCIAL CONTRIBUTIONS SCHEDULE – WATER OPTION – ONSITE						ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4
2.1	150 mm uPVC/PE Watermain	m	1,070	109.60	117,272.00	100%	0%	0%	0%
2.2	200 mm uPVC/PE Watermain	m	620	184.95	114,669.00	0%	100%	0%	0%
2.3	250 mm uPVC/PE Watermain	m	4,180	239.75	1,002,155.00	32%	33%	19%	16%
2.4	Isolation Valves/Fittings (150-200 mm Watermain)	No.	9	3,151.00	28,539.00	67%	33%	0%	0%
2.5	Isolation Valves/Fittings (250 mm Watermain)	No.	16	4,110.00	65,760.00	31%	38%	19%	13%
2.6	Air/Scour Valves (150-200 mm Watermain)	No.	4	4,110.00	16,440.00	75%	25%	0%	0%
2.7	Air/Scour Valves (250 mm Watermain)	No.	6	4,795.00	28,770.00	33%	33%	17%	17%
2.8	Fire Hydrants	No.	54	3,425.00	184,950	44%	26%	15%	15%
2.9	WTP Earthworks, Sitework and Access, Power and Genset	LS	1	1,233,000.00	1,233,000.00	100%	0%	0%	0%
2.10	Water Treatment Plant (WTP)	LS	1	8,910,000.00	8,910,000.00	45%	28%	0%	27%
2.11	Balance Tank	LS	1	274,000.00	274,000	100%	0%	0%	0%
2.12	Storage Reservoir Tanks	No.	4	274,000.00	1,096,000	50%	0%	25%	25%
2.13	Booster Pump Station	LS	1	246,600.00	411,000.00	100%	0%	0%	0%
2.14	Bore, Pumps and Pipework	LS	1	904,000.00	800,000	100%	0%	0%	0%
2.15	Back Up Bore	LS	1	904,000.00	904,000	0%	100%	0%	0%
2.16	Land Purchase and Legal	Ha	1.6	53,750.00	84,387.50	0%	100%	0%	0%
Total Cost of Water					15,210,362.50				
Total area			148.60ha						
Per square metre rate			\$ per m ²	10.44					

Financial Contributions schedule - Water Option (off site)

TABLE 4: FINANCIAL CONTRIBUTIONS SCHEDULE – WATER OPTION – OFF-SITE (EASTERN WATER SUPPLY NETWORK)						ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTIT	RATE (\$)	COST (\$)				
3.1	200 mm uPVC/PE Watermain	m	270	184.95	49,936.50	100%	0%	0%	0%
3.2	300 mm uPVC/PE Watermain	m	4,390	349.35	1,533,646.50	23%	46%	15%	16%
3.3	375 mm uPVC/PE Watermain	m	740	493.20	364,968.00	100%	0%	0%	0%
3.4	450 mm uPVC/PE Watermain	m	260	712.40	185,224.00	100%	0%	0%	0%
3.5	500 mm uPVC/PE Watermain	m	400	890.50	356,200.00	100%	0%	0%	0%
3.6	500 mm uPVC/PE Gravity Trunk Watermain - Offsite	m	8,950	890.50	7,969,975.00	100%	0%	0%	0%
3.7	Isolation Valves/Fittings (200-375 mm Watermain)	No.	17	5,480.00	93,160.00	41%	35%	12%	12%
3.8	Isolation Valves/Fittings (450-500 mm Watermain)	No.	8	8,220.00	65,760.00	100%	0%	0%	0%
3.9	Air/Scour Valves (200-375 mm Watermain)	No.	6	6,850.00	41,100.00	33%	50%	17%	0%
3.10	Air/Scour Valves (375-500 mm Watermain)	No.	2	9,590.00	19,180.00	100%	0%	0%	0%
3.11	Fire Hydrants	No.	66	4,110.00	271,260.00	45%	33%	11%	11%
3.12	WTP Earthworks, Sitework and Access, Power and Genset	LS	1	1,233,000.0	1,233,000.00	100%	0%	0%	0%
3.13	Water Treatment Plant (WTP) Rangiuru Road	LS	1	8,910,000.0	8,910,000.00	45%	28%	0%	27%
3.14	Break / Balance Tank	LS	1	753,500.00	753,500.00	100%	0%	0%	0%
3.15	Rangiuru Storage Reservoir (5,500m3)	LS	1	2,740,000.0	2,740,000.00	60%	0%	40%	0%
3.16	Booster Pump Station	LS	1	411,000.00	411,000.00	100%	0%	0%	0%
3.17	225 mm PE pumped main - Offsite	m	10,250	219.20	2,246,800.00	100%	0%	0%	0%
3.18	Primary Bore, Pumps and Pipework - Offsite	LS	1	959,000.00	959,000.00	0%	0%	100%	0%
3.19	Secondary Bore, Pumps and Pipework - Offsite	LS	1	959,000.00	959,000.00	0%	0%	0%	100%
3.20	Bore, Pumps and Pipework - Onsite	LS	1	959,000.00	959,000.00	100%	0%	0%	0%
3.21	Land Purchase and Legal	Ha.	0.82	53,750.00	44,075.00	100%	0%	0%	0%
Total Cost of Water					30,165,785.00				
Total area			148.60ha						
Per square metre rate			\$ per m ²	20.30					

Financial Contributions Schedule - Water Option (off site) Pongakawa

TABLE 4A: FINANCIAL CONTRIBUTIONS OFF-SITE (EASTERN WATER SUPPLY NETWORK) PONGAKAWA BORE SCHEDULE OPTION						ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN EACH STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	COST (\$)	1	2	3	4
3.1 A	150 mm uPVC/PE Watermain	m	2,310	130.15	300,646.50	100%	0%	0%	0%
3.2 A	200 mm uPVC/PE Watermain	m	620	184.95	114,669.00	0%	100%	0%	0%
3.3 A	250 mm uPVC/PE Watermain	m	3,950	274.00	1,082,300.00	28%	34%	20%	18%
3.4 A	Isolation Valves/Fittings (150-200 mm Watermain)	No.	9	4,795.00	43,155.00	66%	34%	0%	0%
3.5 A	Isolation Valves/Fittings (250 mm Watermain)	No.	16	7,261.00	116,176.00	31%	38%	19%	12%
3.6 A	Air/Scour Valves (150-200 mm Watermain)	No.	4	20,550.00	82,200.00	75%	25%	0%	0%
3.7 A	Air/Scour Valves (250 mm Watermain)	No.	6	35,620.00	213,720.00	33%	34%	17%	16%
3.8 A	Fire Hydrants	No.	65	5,480.00	356,200.00	42%	33%	14%	11%
3.9 A	Water Treatment Plant Upgrade (WTP)- Pongakawa	LS	1	7,535,000.00	7,535,000.00	45%	28%	0%	27%
3.10 A	Storage Reservoir - Rangiuru	LS	4	1,849,500.00	7,398,000.00	50%	0%	25%	25%
3.11 A	Booster Pump Station -Rangiuru	LS	1	3,425,000.00	3,425,000.00	100%	0%	0%	0%
3.12 A	Pongakawa Bore - Pump and control	No.	1	191,800.00	191,800.00	100%	0%	0%	0%
3.13 A	Pongakawa Bore -250mm trunk main extension (315OD)	LS	300	435.66	130,698.00	100%	0%	0%	0%
3.14 A	Secondary Bore, Pumps and Pipework - Pongakawa	LS	1	959,000.00	959,000.00	0%	0%	0%	100%
3.15 A	250mm PE Trunk Main to Rangiuru (315OD)	m	9200	672.67	6,188,564.00	100%	0%	0%	0%
3.16 A	Land Purchase and Legal	Ha	1.57	107,500.00	168,775.00	100%	0%	0%	0%
Total Cost of Water					28,305,903.50				
Total area			148.60ha						
Per square metre rate			\$ per m ²		19.05				

Financial Contributions Schedule - Wastewater Option (on site)

TABLE 5: FINANCIAL CONTRIBUTIONS SCHEDULE – WASTEWATER – OPTION (ON-SITE)						ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4
4.1	90 mm OD PE	m	610	61.65	37,606.50	100%	0%	0%	0%
4.2	110 mm OD PE	m	670	75.35	50,484.50	68%	32%	0%	0%
4.3	160 mm OD PE	m	1,240	109.60	135,904.00	0%	73%	0%	27%
4.4	250 mm OD PE	m	2,230	239.75	534,642.50	13%	36%	36%	16%
4.5	315 mm OD PE	m	600	260.30	156,180.00	100%	0%	0%	0%
4.6	355 mm OD PE	m	400	287.70	115,080.00	100%	0%	0%	0%
4.7	Isolation Valves/Fittings (90-160 mm)	No.	20	2,877.00	57,540.00	45%	40%	0%	15%
4.8	Isolation Valves/Fittings (250-355 mm)	No.	19	5,480.00	104,120.00	63%	16%	16%	5%
4.9	Operational Valves (90-160 mm)	No.	3	6,165.00	18,495.00	33%	33%	0%	33%
4.10	Wastewater Treatment Plant (WWTP) includes siteworks and Wetland Construction	LS	1	38,797,650.00	38,797,650.00	28%	21%	33%	18%
4.11	WWTP and Wetlands Land Purchase and Legal	Ha	12.10	53,750.00	648,762.50	100%	0%	0%	0%
4.12	Power supply, Transformer and Genset	LS	1	548,000.00	548,000.00	100%	0%	0%	0%
Total Cost of Wastewater					41,204,465.00				
Total area			148.60ha						
Per square metre rate			\$ per m ²	27.73					

Financial Contributions Schedule - Wastewater Option (off site)

TABLE 6: FINANCIAL CONTRIBUTIONS SCHEDULE – WASTEWATER – OPTION (TE PUKE WWTP)						ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4
5.1	225 mm uPVC Gravity Main	m	3,220	232.90	749,938.00	33%	29%	21%	18%
5.2	300 mm uPVC Gravity Main	m	2,400	253.45	608,280.00	41%	40%	0%	19%
5.3	Manhole 1050 dia.	No.	56	6,165.00	345,240.00	36%	34%	13%	18%
5.4	SS Pump Station 1	LS	1	527,450.0	527,450.00	100%	0%	0%	0%
5.5	SS Pump Station 2	LS	1	315,100.0	315,100.00	0%	100%	0%	0%
5.6	Major SS Pump Station 3	LS	1	1,205,600	1,205,600.00	90%	0%	10%	0%
5.7	Emergency Generator	LS	1	301,400.0	301,400.00	100%	0%	0%	0%
5.8	Emergency Storage , major Pump Station	m ³	420	1,130.25	474,705.00	17%	17%	17%	50%
5.9	Emergency Storage , minor Pump Station	m ³	750	1,130.25	847,687.50	32%	37%	31%	0%
5.10	SS Rising Main to WWTP 350 mm (400 OD) PE	m	4,900	616.50	3,020,850.00	100%	0%	0%	0%
5.11	Onsite Rising Main 220 mm ID (250 OD) PE	m	1,550	239.75	371,612.50	100%	0%	0%	0%
5.12	Onsite Rising Main 140 mm ID (160 OD) PE	m	260.00	109.60	28,496.00	0%	100%	0%	0%
5.13	Sewer Pump Station and Rising Main Land Purchase	Ha	0.30	107,500.0	32,250.00	67%	33%	0%	0%
5.14	Easement for Rising Main (6m wide)	Ha	0.75	85,140.00	63,855.00	100%	0%	0%	0%
5.15	New Resource Consent for WWTP	LS	1	1,250,000	1,250,000.00	100%	0%	0%	0%
5.16	Te Puke WWTP capacity Upgrade - Stage 1	LS	1	10,230,65	10,230,654.76	100%	0%	0%	0%
5.17	Te Puke WWTP capacity Upgrade - Stage 2	LS	1	8,370,535	8,370,535.71	0%	0%	100%	0%
Total Cost of Wastewater					28,743,654.48				
Total area			148.60ha						
Per square metre rate			\$ per m ²	19.34					

Financial Contributions Schedule – Stormwater

TABLE 7: FINANCIAL CONTRIBUTIONS SCHEDULE - STORMWATER						ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4
6.1	Stormwater Pond 2 (Carrs) including landscaping/fencing	LS	1	5,335,465.00	5,335,465.00	49%	29%	22%	0%
6.2	Stormwater Pond 2 (Carrs) Land Purchase and Legal	Ha.	36.80	53,750.00	1,978,000.00	100%	0%	0%	0%
6.3	Stormwater Pond 1 (Diagonal) including landscaping/fencing	LS	1	1,174,946.25	1,174,946.25	0%	0%	0%	100%
6.4	Stormwater Pond 1 (Diagonal) Land Purchase and Legal	Ha.	5.40	107,500.00	810,000.00	0%	0%	0%	100%
6.5	Walkways/ Boardwalks	m	1,500	137.00	205,500.00	33%	33%	17%	17%
6.6	Stormwater Reticulation 825 dia RCRRJ	m	130	739.80	96,174.00	0%	100%	0%	0%
6.7	Stormwater Reticulation 900 dia RCRRJ	m	270	835.70	225,639.00	100%	0%	0%	0%
6.8	Stormwater Reticulation 1050 dia RCRRJ	m	330	1,175.46	387,901.80	0%	56%	0%	44%
6.9	Stormwater Reticulation 1200 dia RCRRJ	m	100	1,438.50	143,850.00	100%	0%	0%	0%
6.10	Stormwater Reticulation 1350 dia RCRRJ	m	180	1,709.76	307,756.80	0%	100%	0%	0%
6.11	Stormwater Reticulation 1500 dia RCRRJ	m	530	1,986.50	1,052,845.00	0%	0%	65%	35%
6.12	Stormwater Reticulation 1650 dia RCRRJ	m	380	2,253.65	856,387.00	0%	47%	0%	53%
6.13	Stormwater Reticulation 1800 dia RCRRJ	m	270	3,425.00	924,750.00	0%	100%	0%	0%
6.14	Stormwater Reticulation 2100 dia RCRRJ	m	120	4,589.50	550,740.00	0%	0%	0%	100%

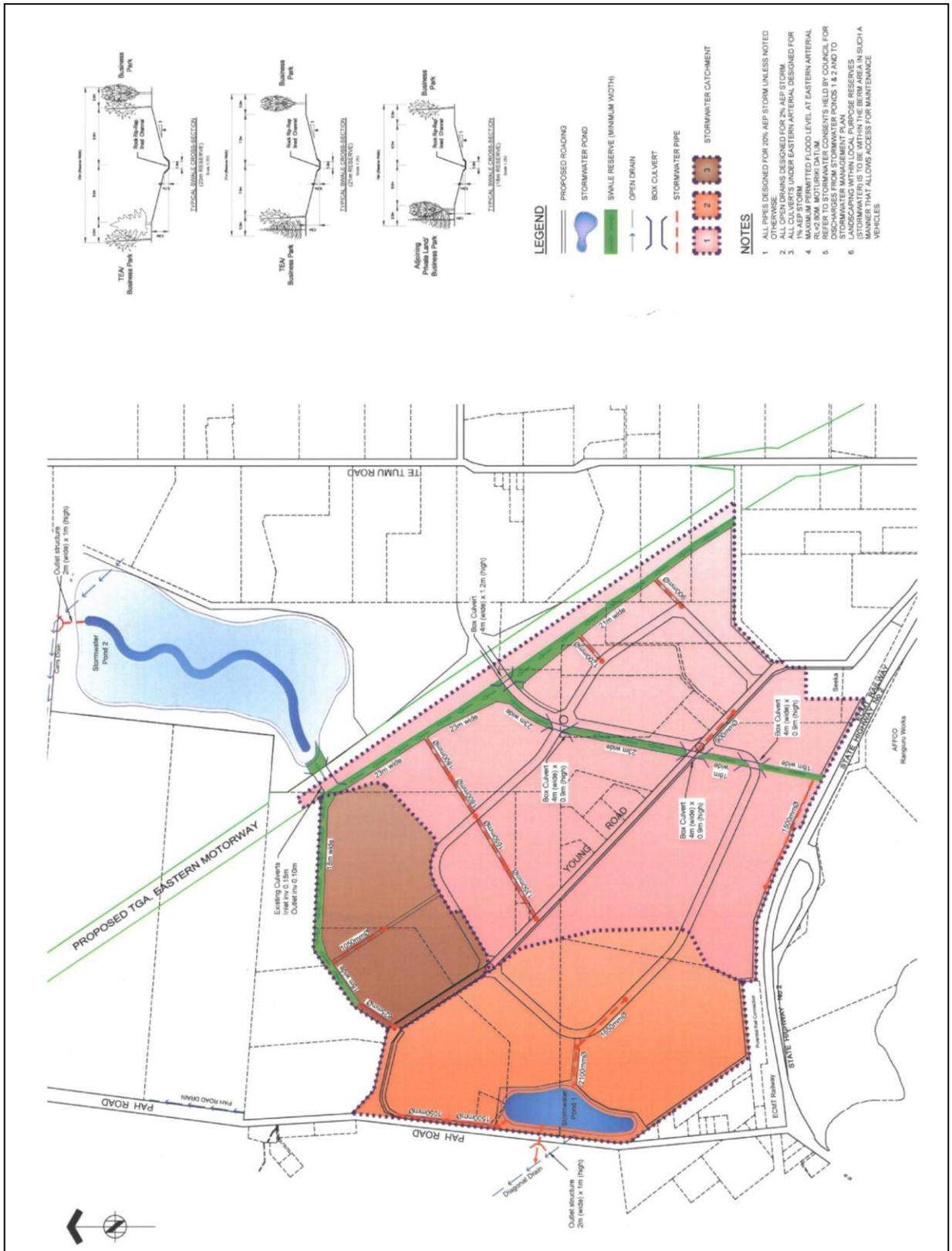
Financial Contributions Schedule – Stormwater - Continued

TABLE 7: FINANCIAL CONTRIBUTIONS SCHEDULE - STORMWATER						ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4
6.15	Stormwater Reticulation manholes/structures	No.	16	13,700.00	219,200.00	25%	38%	65	31%
6.16	Stormwater Reticulation Land Purchase and Legal	Ha.	1.3	107,500.00	144,050.00	27%	58%	0%	15%
6.17	Stormwater Swale - Type A (18m Reserve)	m	980	372.64	365,187.20	0%	66%	34%	0%
6.18	Stormwater Swale - Type B (21m Reserve)	m	800	431.55	345,240.00	100%	0%	0%	0%
6.19	Stormwater Swale - Type C (23m Reserve)	m	1,135	489.09	555,117.15	100%	0%	0%	0%
6.20	Stormwater Swale Land Purchase and Legal	Ha.	7.70	107,500.00	823,450.00	72%	20%	8%	0%
6.21	TEL Box Culverts	LS	1	3,140,000.00	3,047,838.00	100%	0%	0%	0%
6.22	Box Culverts (4m wide x 0.9m high)	m	180	6,850.00	1,233,000.00	67%	0%	33%	0%
6.2	Box Culverts (4m wide x 1.2m high)	m	70	8,905.00	623,350.00	100%	0%	0%	0%
6.24	Headwalls/ Embankment protection	No.	18	13,700.00	246,600.00	56%	11%	22%	11%
Total Cost of Stormwater					\$21,652,987.00				
Total area			148.60ha						
Per square metre rate			\$ per m ²	14.57					

Financial Contributions Schedule – Reserves

TABLE 8: FINANCIAL CONTRIBUTIONS SCHEDULE – RESERVES						ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4
7.1	Landscaping	m ²	29,700	27.40	813,780.00	15%	0%	46%	39%
7.2	Walkways/cycleways	m	820	123.30	101,106.00	10%	0%	50%	40%
7.3	Fencing Timber Board and Batton)	m	860	308.25	265,095.00	0%	14%	0%	86%
7.4	Fencing (post and wire)	m	6,900	20.55	141,795.00	48%	29%	17%	7%
7.5	1.2m high noise bund	m	860	109.60	94,256.00	0%	14%	0%	86%
7.6	Land purchase and Legal	Ha	2.97	107,500.00	319,275.00	15%	0%	46%	39%
Total Cost of Reserves					1,735,307				
Total area			148.60ha		\$1.17				
Per square metre rate				\$ per m ²	1.10				

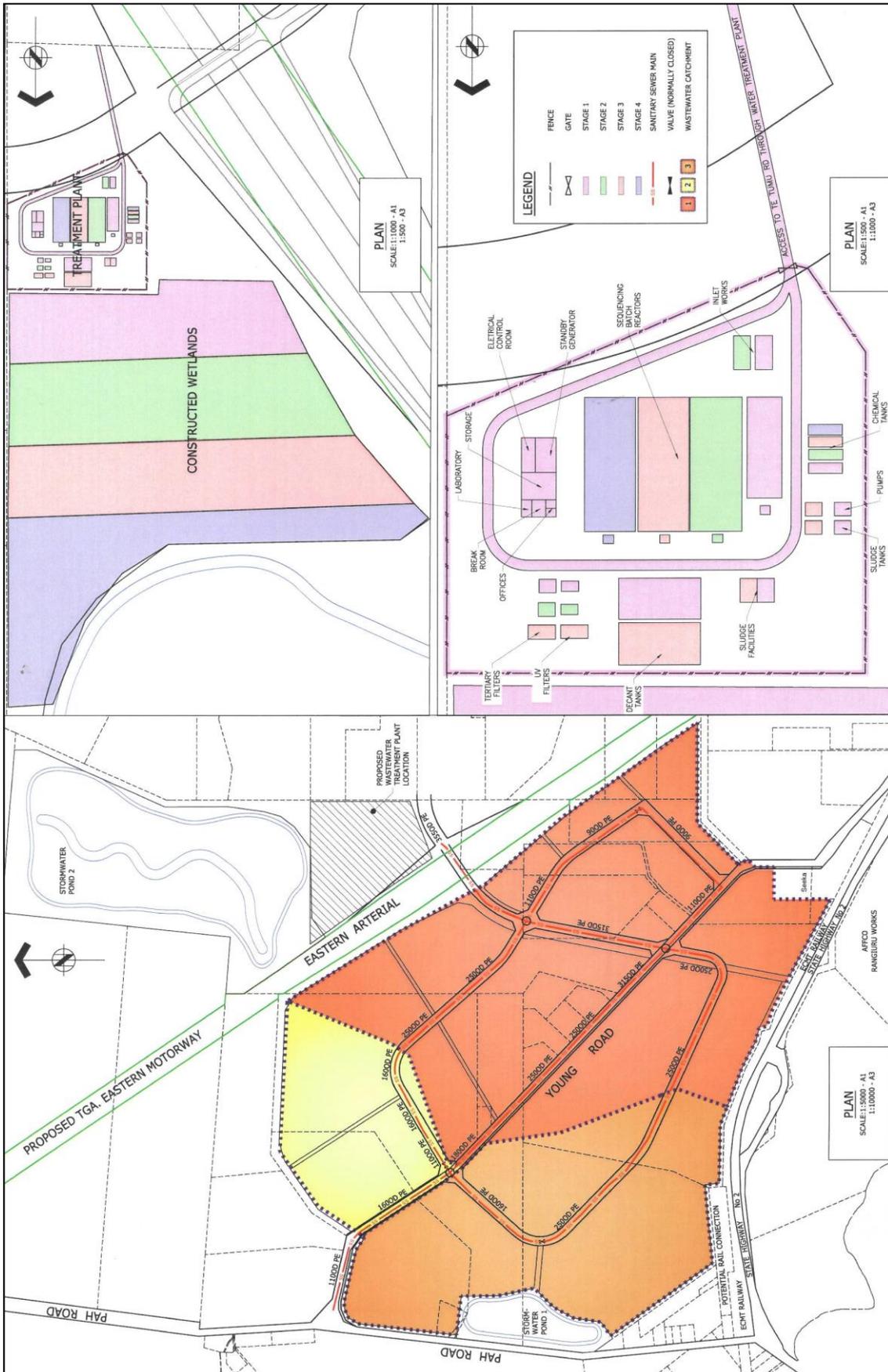
11.1 Proposed Stormwater Catchments and Amenity Reserves



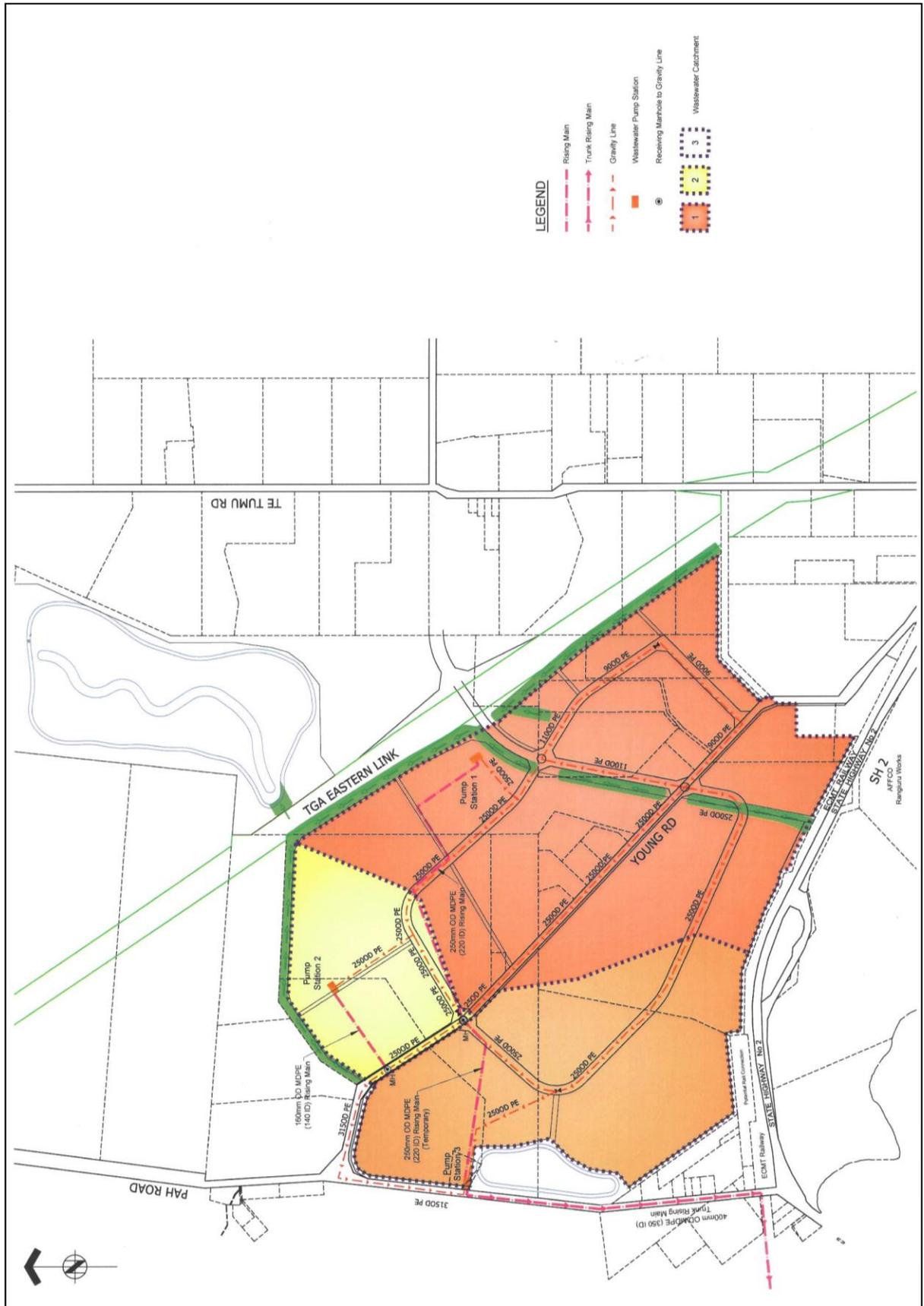
11.2 Proposed Contours



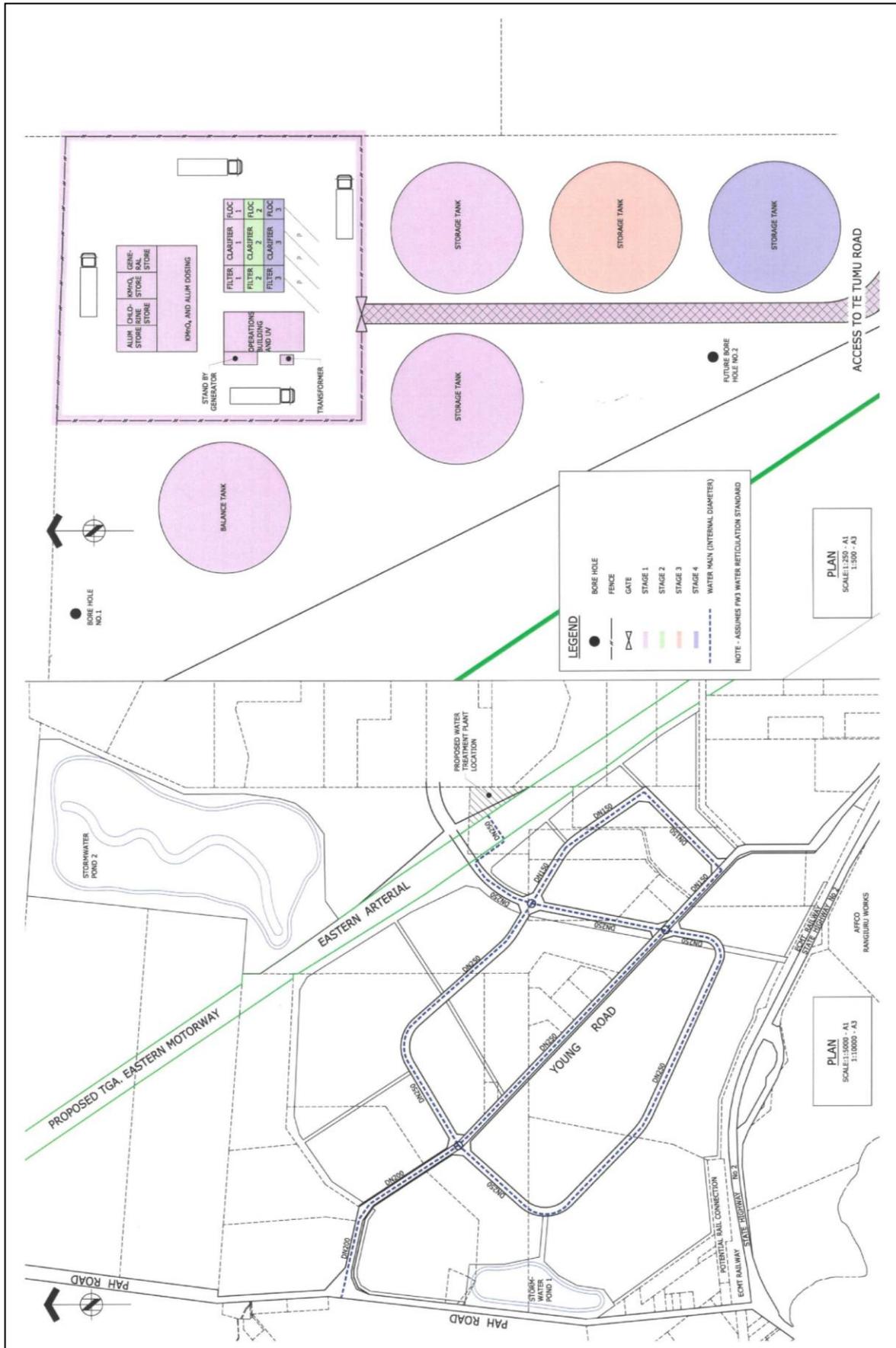
11.3a Sewer Reticulation Layout – On Site Option



11.3b Sewer Reticulation Layout – Off Site Option



11.4a Water Supply – On Site Option



11.4b Water Supply – Off Site Option



11.4c Water Supply Option – Off Site Option - Pongakawa

