



17 July 2025

Dear [REDACTED]

Estimated Construction Costs – Proposed Hobbs Bay Marina Development

We are pleased to provide a summary of the estimated construction costs associated with our proposed marina development, which forms part of our Fast Track referral application.

The proposed development includes the construction of marina infrastructure such as berthing facilities, pontoons, breakwaters, service buildings, utility connections, and associated landscaping and access works. The estimate also includes necessary environmental mitigation measures and site preparation activities, please refer to the estimated construction costs on the next page.

Based on concept designs and current market rates, the total estimated construction cost for the development is **\$82,432,350.00** (exclusive of GST). This estimate has been prepared with input from qualified civil engineers, marine engineering consultants and a civil contractor, and includes appropriate allowances for contingencies.

The proposed marina will provide a number of direct and indirect permanent jobs within the construction and marine industries. The development will also benefit various regions outside of Auckland such as Northland, particularly Whangarei where armoured rock and marina equipment will be procured from as well as the Bay of Plenty which produces marina equipment like pontoons and jetties etc.

We trust this summary meets the requirements for the Fast Track referral process. Please do not hesitate to contact us should you require any further detail or clarification.

Yours sincerely,

[REDACTED]

Project Manager

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HOBBS BAY MARINA - CONSTRUCTION ESTIMATE					
Item	Description	Unit	Quantity	Rate	Totals
1	Dredging Works				
1a	Dredging of Basin	m3	240000	\$ 23.00	\$ 5,520,000.00
1b	Transport & Disposal of Material	m3	20000	\$ 60.00	\$ 1,200,000.00
1c	Rock Amouring	m3	3600	\$ 150.00	\$ 540,000.00
1d	Boat ramp	ls	1	\$ 250,000.00	\$ 250,000.00
1e	Reclamation	m2	40000	\$ 395.00	\$ 15,800,000.00
1f	Beach Installation	LS	1	\$ 60,000.00	\$ 60,000.00
1g	Breakwater - Rock wall	lm	900	\$ 25,000.00	\$ 22,500,000.00
1h	Breakwater - Concrete Pile wall		900	\$ 22,000.00	\$ 19,800,000.00
	Subtotal				\$ 45,870,000.00
2	Civil Works				
2a	Stormwater	ls	1	\$ 800,000.00	\$ 800,000.00
2b	Sanitary Sewer	ls	1	\$ 2,000,000.00	\$ 2,000,000.00
2c	Water reticulation	ls	1	\$ 800,000.00	\$ 800,000.00
2d	Roading - including footpaths, concrete platforms etc	m2	35000	\$ 250.00	\$ 8,750,000.00
2e	Utilities - Power, fibre	ls	1	\$ 1,800,000.00	\$ 1,800,000.00
2f	Miscellaneous	ls	1	\$ 1,650,000.00	\$ 1,650,000.00
	Subtotal				\$ 15,800,000.00
3	Pontoons, Gangways, Mooring Piles, Hardstand etc	ls	1	\$ 3,000,000.00	\$ 3,000,000.00
4	Buildings	ls	2	\$ 3,000,000.00	\$ 6,000,000.00
5	Landscaping	ls	1	\$ 700,000.00	\$ 700,000.00
6	Contractors P&G 10%	ls			\$ 7,137,000.00
7	Contingency	ls			\$ 3,925,350.00
Construction Total					\$ 82,432,350.00