

Notice is given that an ordinary meeting of the Joint Saxton Field Committee will be held on:

Date: Tuesday 10 February 2026
Time: 9.30am
Meeting Room: Tasman Council Chamber
Venue: 189 Queen Street, Richmond

This meeting will be livestreamed on
[Tasman District Council Meetings - YouTube](#)

Joint Saxton Field Committee

Komiti Whenua Saxton

AGENDA

MEMBERSHIP

	Tasman District Council	Nelson City Council
Ex-officio	Mayor T King	Mayor N Smith
Members	Cr M Kininmonth	Cr C Rollo
	Cr K Maling	Cr S Kerby
	Cr T Neubauer	Cr N Skeggs

(Quorum 3 min of 1 councillor from each members council)

Contact Telephone: 03 543 8400
Email: tdc.governance@tasman.govt.nz
Website: www.tasman.govt.nz

AGENDA

1 OPENING, WELCOME, KARAKIA

NOTE: ITEM 7.1 will be taken first.

2 APOLOGIES AND LEAVE OF ABSENCE

Recommendation

That the apologies be accepted.

3 PUBLIC FORUM

3.1 Nelson Cricket 4

4 DECLARATIONS OF INTEREST

5 LATE ITEMS

6 CONFIRMATION OF [MINUTES](#)

Nil

7 REPORTS

7.1 Election of Joint Saxton Field Committee Chairperson and Deputy Chairperson
2025-2028 5

7.2 Saxton Field Activity Report..... 6

8 CONFIDENTIAL SESSION

Nil

9 CLOSING KARAKIA

3 PUBLIC FORUM

3.1 NELSON CRICKET

Report To:	Joint Saxton Field Committee
Meeting Date:	10 February 2026
Report Number:	RJSFC26-02-1

1. Public Forum / Te Matapaki Tūmatanui
--

Jake Inwood on behalf of Nelson Cricket will speak in public forum regarding an overview of cricket in Nelson.

2. Attachments / Tuhinga tāpiri
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Nil

7 REPORTS

7.1 ELECTION OF JOINT SAXTON FIELD COMMITTEE CHAIRPERSON AND DEPUTY CHAIRPERSON 2025-2028

Report To:	Joint Saxton Field Committee
Meeting Date:	10 February 2026
Report Author:	Robyn Byrne, Governance Manager
Report Authorisers:	Steve Manners, Chief Operating Officer
Report Number:	RJSFC26-02-2

1. Purpose of Report / Te Take mō te Pūrongo

- 1.1 To elect a Chairperson and Deputy Chairperson of the Joint Saxton Field Committee.

2. Summary / Te Tuhinga Whakarāpotō

- 2.1 In accordance with the [Joint Saxton Field Committee's Terms of Reference](#), the Committee must elect a Chairperson and Deputy Chairperson at its inaugural meeting.
- 2.2 Group Manager, Customer & Community, John Ridd will open the meeting and call for nominations for Chairperson and ask for a seconder. Members will be asked to vote and a Chairperson will be elected.
- 2.3 Should more than one nomination be received and seconded, the majority vote will determine the Chairperson.
- 2.4 The Chairperson will assume the Chair and call for nominations for Deputy Chairperson using the process as outlined above.

3. Recommendation

That the Joint Saxton Field Committee

- 1. receives Election of Joint Saxton Field Committee Chairperson and Deputy Chairperson 2025-2028 report RJSFC26-02-2; and**
- 2. elects..... as Chairperson of the Joint Saxton Field Committee; and**
- 3. elects.....as Deputy Chairperson of the Joint Saxton Field Committee.**

4. Attachments

Nil

6.1 Saxton Field Activity Report

Joint Saxton Field Committee

10 February 2026

Report Title:	R26-14 Saxton Field Activity Report
Report Author:	Debby Callaghan (Parks and Facilities Activity Planner)
Report Authoriser:	David Light (Manager Asset Planning)

1 Purpose of Report

- 1.1 The purpose of this report is to provide the Committee with an update on capital projects, events, and operational activities at Saxton Field.
- 1.2 It is provided regularly to ensure the Committee is kept up to date about developments, activities and issues at Saxton Field.

2 Recommendation

That the Joint Saxton Field Committee

- 1. Receives report R26-14 Saxton Field Activity Report.**

3 Updates since last Saxton Field Committee Meeting

Saxton Oval Media Towers

- 3.1 Funding was allocated in the Nelson City Council Long Term Plan for an investigation into permanent media towers at Saxton Oval. Nelson City Council engaged Veros consultants to assess design options and costings.
- 3.2 As part of the work, engagement has been ongoing with representatives from Nelson Cricket, Central Districts Cricket, New Zealand Cricket, Sky TV and Whisper (content producer for networks).
- 3.3 Stage 1 (Interim Insights) was completed in April 2025 and undertook research/investigation, engagement, a needs assessment, high level risks/issues, context, consenting pathway and delivery approach. Stage 2 was jointly progressed by Veros and Irving Smith Architects and included undertaking further investigation and engagement together with site planning, option development, concept design (including structural and geotechnical input) and developing budget estimates. Stage 2 was

6.1 Saxton Field Activity Report

completed in January 2026 and indicates an expected cost of \$1.727m for permanent media towers (see Attachment 1).

- 3.4 There is currently a budget of \$353,903 in 2029/30 of the LTP 2024/34 for the media towers project. Nelson Cricket have indicated they would fundraise a proportion of the budget should council elect to proceed.
- 3.5 New Zealand Cricket is currently developing its National Venues Strategy (NVS), which is expected to be finalized in February 2026 (should it be released by the time of the meeting an update will be provided). Without pre-determining the final content, officers believe that as a Tier 2 venue it would be unlikely that Saxon Oval would be required to develop permanent media towers in order to host matches, at least not in the short to medium term. It would certainly be the preference for organizers who carry considerable risk and operate on a tight margin (e.g. poor weather reduces sales and hospitality takings) but is not considered critical. Moreover, officers do not recommend making decisions on the media towers in the absence of the guidance in the NVS.
- 3.6 The development of media towers is not contemplated further in this report but could be considered by the Saxton Field Committee and through a future Long Term Plan should governance wish to pursue it.

Radio New Zealand Land

- 3.7 Confidential negotiations are ongoing between the parties.

Saxton Stadium MoU

- 3.8 This MoU addressed stadium usage, booking conflicts, communication protocols, maintenance, asset replacement and signage. The MoU, originally established in 2015, was based on a 2009 management contract and expired on 1 July 2025.
- 3.9 Officers reached out to the original sporting codes (basketball, netball, volleyball and table tennis) seeking feedback from current user groups on the (then) current MoU seeking feedback on whether it should be renewed or if we transition to a general sports facility hire and usage agreement used at other Council venues.
- 3.10 Feedback was received from netball and one of the volleyball groups, who indicated a preference to retain an MoU.
- 3.11 Officers have discussed this with the facility contractor and consider that an MoU is no longer required. It is considered that such functions are more appropriately managed through the Saxton Facilities Management Contract.

6.1 Saxton Field Activity Report

Proposed cross-country route

- 3.12 The 6 August 2025 Saxton Field Committee meeting resolved to request officers update the Saxton Field Development Plan to include a cross-country course that had been proposed by Athletics Tasman. Inclusion in the Development Plan was subject to satisfactory engagement with stakeholders, an understanding that it would be on a trial basis, and a requirement that bookings be made for use.
- 3.13 All stakeholders responded and were generally happy with the proposed route.
- 3.14 The proposed Cross-Country course has been added to the Saxton Field Development plan on an understanding that the inclusion will be on a trial basis. A review will be undertaken within five years to determine any impacts on turf and users.

Kirikiti at Saxton Field

- 3.15 Since 2022 the Samoan community have been using Harakeke Green for kirikiti (Samoan cricket).
- 3.16 The matches have been relatively informal but provide a significant (alcohol-free) social and physical activity for the community.
- 3.17 Harakeke Green has not been developed as a sportsground but is considered by kirikiti representatives to be suitable for the activity, however in future the area is programmed to be developed. After this time it is unlikely to be available due to demand for senior cricket over the summer.
- 3.18 In the interim, officers will continue to work with the Samoan community on potential alternative locations (which need to be quite large) and the required maintenance.

4 Capital projects

Proposed regional skate park

- 4.1 A closed-competitive procurement process was completed in Spring 2025 in relation to producing a concept design for the skate facility. The contract was awarded to RICH Landscapes in December 2025.
- 4.2 The Saxton Field Development Plan has to date shown the skate facility being located on Circus Green and so NCC has been progressing engagement and investigation. The most likely location is now on Avery Field adjacent to Champion Road, therefore construction will be managed by TDC. The Development Plan has been updated to reflect this.

6.1 Saxton Field Activity Report

Inclusive play space

- 4.3 An inclusive play space is being designed for Champion Green. The project is progressing well, including consultation on the concept design with key stakeholders.
- 4.4 Consultation sessions were positive with many of the groups offering to endorse future funding applications.
- 4.5 The next step is to progress further ground investigations to assist developing a potential layout as part of the concept design.

Saxton Oval outfield renewal and drainage renewals

- 4.6 The outfield at Saxton Oval is at the end of its useful life and requires renewal to enable continued first-class cricket and to meet the warrant of fitness to host international cricket matches.
- 4.7 Additional funding is required to undertake this work, and a confidential report was presented to the Committee on 6 August 2025, which was left to lie on the table and the matter referred to the Councils to consider.
- 4.8 A report is being presented to both Councils on 12 February 2026 seeking additional funding to enable this project to proceed.

5 Operational update

- 5.1 Since taking over the maintenance contract, Green by Nature has delivered a high standard of work across Saxton Field. The reliability and proactive approach taken by the contractor have added value to the Saxton Field facilities.
- 5.2 At the time of writing, the floor of the Saxton Stadium is booked for a recoat (light sanding) which is due to be completed prior to the meeting. Some line marking will also be updated at the same time. A full floor resurfacing will also be completed in the Stadium bathrooms at the same time. LED lighting is programmed to be upgraded at the Stadium in April 2026.
- 5.3 The carpet in the Saxton Oval Pavilion was renewed late 2025.

6 Saxton Field Activity Management Plan (AMP)

- 6.1 A stand-alone Saxton Field AMP is produced every three years to coordinate with the two councils' LTPs.
- 6.2 A workshop with the Joint Committee of the Councils is currently being organised (date to be confirmed) to discuss key issues, major projects, levels of service & budgets (this workshop will be shared with other joint Council activities).

6.1 Saxton Field Activity Report

7 Updated Saxton Field Development Plan

- 7.1 The last update of the Saxton Field Development Plan was adopted by the Committee in November 2024, and an update is timely.
- 7.2 An updated Plan will include:
 - 7.2.1 Removed Radio NZ aerial
 - 7.2.2 Added indicative artificial wickets to Avery Field and Transmitter Field
 - 7.2.3 Changed artificial wicket on Harakeke Green to grass wicket
 - 7.2.4 Updated location of proposed Regional Skate Park
 - 7.2.5 Added cross country route (trial)
 - 7.2.6 Added completed shared paths
 - 7.2.7 Added completed car parking areas adjacent to Champion Green
 - 7.2.8 Added labels for Harakeke Green, Transmitter Field and Tangaroa Trail
 - 7.2.9 Administrative corrections and updates
- 7.3 This updated Plan will be brought to a future committee meeting for approval.

8 Upcoming Events

- 8.1 Saxton Oval - Central Stags Ford Trophy one-dayer v Otago Volts
13 February 2026 10:30 am - 6:00 pm
- 8.2 Saxton Oval - Central Stags Ford Trophy one-dayer v Canterbury
17 February 2026 10:30 am - 6:00 pm
- 8.3 Saxton Oval – 2nd grade T20 final
28th March

Attachments

- 1. Saxton Oval Feasibility Assessment Stage 2 - Veros - Jan 2026
(196698121-69319)

Attachment 6.1.1



Saxton Oval – Media Towers
Feasibility Assessment: Phase 2 Concept
Design Report (December 2025)
Nelson City Council



Attachment 6.1.1

STATEMENT OF LIMITATION

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PREPARED FOR:



DOCUMENT ACCEPTANCE:

Action	Name	Signed	Date
Phase 2 (of 2) Report approved for issue:	Craig McMichael (Veros)		15 January 2026

Attachment 6.1.1

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3 | Feasibility Assessment – Concept Design Report



1 Executive Summary

Nelson City Council engaged Veros s to assess the feasibility, concept design, and indicative costs of providing permanent media towers at Saxton Oval. This Phase 2 report builds on earlier feasibility work and is intended to inform future Council decisions on scope, funding, and progression of the project.

Key findings are as follows:

- Saxton Oval would benefit from permanent media tower infrastructure to remain competitive as a host venue for nationally and internationally televised cricket.
- Temporary broadcast towers are costly, operationally inefficient, and constrain broadcast quality and safety.
- The preferred solution comprises:
 - One primary media tower accommodating commentary, broadcast production, and camera operations; and
 - One secondary media tower primarily accommodating camera operations.
- Stakeholders, including cricket administrators, broadcasters, and regional development partners, strongly support the provision of permanent media towers as critical enabling infrastructure.

Strategic alignment

The proposed investment aligns with:

- Nelson City Council and Tasman District Council Long Term Plans (2024-2034);
- The Saxton Field Reserve Management Plan, Activity Management Plan, and Development Plan; and
- The Saxton Field Marketing Strategy, which seeks to increase national and international event hosting.

Indicative costs

Based on concept design work and independent estimates, the indicative capital cost for delivering both media towers is estimated to be in the range of:

- \$1.52 million to \$1.73 million (including contingencies).

These estimates are indicative and would require refinement through further design development.

Key considerations

- Affordability and timing within future LTP and Annual Plan processes.
- Coordination with other priority investments at Saxton Field.
- Design refinement, consenting requirements, and delivery sequencing.

2 Background and Feasibility Scope

Saxton Oval is recognised as the leading cricket venue in the top of the South Island, with increasing demand for general use and hosting high-profile matches that receive national or international television coverage. Currently, no permanent broadcast towers exist; instead, temporary structures are set up at each end of the oval whenever needed. The estimated cost for hiring, installing, and removing these temporary towers is around \$28,000 per game, or for multiple games held within a single week. Additionally, these temporary towers often fail to meet the requirements of major international teams, particularly regarding media and broadcasting standards.

To address this, Nelson City Council has allocated funds for an initial feasibility study on establishing permanent broadcast towers. Within the 2024-34 Long Term Plan, \$350,000 is set aside for investment in these towers during 2029-30, contingent upon positive findings from the feasibility study.

The main objective of the feasibility study is to develop a comprehensive overview of the current needs, opportunities, anticipated demand, and scope regarding this project.

This scope of this initial feasibility study includes:

- Background research and confirmation of key project drivers
- Engagement with relevant stakeholders
- Development of a needs assessment and indicative spatial requirements
- Benchmarking against comparable facilities
- Identification of high-level risks and implementation considerations
- Review of consenting requirements and alignment with the reserve management framework
- Preparation of an indicative project budget
- Consideration of delivery options and approach

This Phase 2 report builds on the initial brief and concept development undertaken in Phase 1 of the feasibility assessment.

3 Context and Strategic Alignment

3.1 Local Population Context

Saxton Oval is located within the Saxton Field Reserve, was developed collaboratively by Nelson City Council, Tasman District Council, and the Nelson Cricket Association after the Association relocated from Trafalgar Park. Saxton Field land and developed assets are either owned by NCC or TDC, and managed by the respective council's staff, with the reserve as a whole jointly governed and funded by the two councils. Saxton Oval and the underlying land is owned by NCC.

As the leading cricket venue in the top of the South Island, Saxton Oval is conveniently positioned to serve the Nelson-Tasman community and offers easy access to Nelson Airport. The wider catchment area for the facility covers Nelson, Tasman, and Marlborough districts, with a combined population of 167,000 that grows at an average rate of 1.3% each year. The Nelson and Tasman districts alone have an estimated resident population of 115,000.

Although Nelson did not host any international cricket matches between 2018 and 2023, three international games were played during the 2023/24 summer. Since then, international fixtures have resumed, including a T20 match between the Black Caps and Sri Lanka on 2 January 2025, as well as two ODIs featuring the White Ferns against the Sri Lanka Women's team on 7 and 9 March 2025. The most recent men's ODI at the oval was New Zealand versus Bangladesh on 20 December 2023. To date, Saxton Oval has not hosted any international test matches.

3.2 Saxton Oval, National & Local Context

The Oval is part of a larger sports complex that also provides facilities for athletics, association football, field hockey, and softball. Over time, upgrades have been made, including the addition of a pavilion in 2011. Today, the venue hosts representative cricket, athletics, football, and operates as a function centre.

The pavilion can accommodate up to 130 people. The distinctive cylindrical building has internal spaces designed to function separately from its outer shell, offering international standard cricket amenities, public restrooms, administrative offices, a bar and kitchen, timekeeping areas, and storage. Facilities for teams include changing rooms and first aid rooms.

The ground itself typically holds around 5,000 people, but in the past, temporary seating has increased its capacity to 6,000.

3.3 Strategic Importance to Central Districts Cricket & NZC

The Oval holds considerable strategic value for Central Districts (CD) Cricket and New Zealand Cricket (NZC). Its location serves as a pivotal point for touring international teams travelling through the country, providing a conveniently situated venue on either side of the Cook Strait. For teams heading south, the Oval is the only internationally accredited ground in the South Island prior to Christchurch.

This venue aligns with New Zealand Cricket's shift from large, traditional stadiums towards purpose-built boutique grounds designed to offer spectators a closer and more engaging experience. Nelson's favourable climate, its reputation as a premier summer holiday destination, central positioning, and robust air transport connections further enhance the Oval's appeal.

3.4 Saxton Field Management - Strategic alignment

3.4.1 Saxton Field Reserve Management Plan

The Saxton Field Reserve Management Plan outlines the vision, priorities, and policies for Saxton Field over the next ten years. It provides a framework for developing and managing Saxton Field to balance hosting major sports events with offering casual recreation and planned activities for local and regional communities.

The plan is governed by the Saxton Field Committee, which oversees coordination, management, and implementation through two key documents: the Saxton Field Activity Management Plan and the Saxton Field Development Plan.

The proposed permanent media towers are generally consistent with the Saxton Field Reserve Management Plan.

3.4.2 Saxton Field Activity Management Plan 2024-34

The Saxton Field Activity Management Plan (AMP) is regularly revised to incorporate decisions, investments, and the goals of both Nelson City Council and Tasman District Council. The most recent update occurred in November 2024, after both councils approved their 2024-34 Long Term Plans.

This AMP outlines the facility's key objectives and desired outcomes. It also guides new investments, asset management, and renewal projects, aiming to deliver a specific standard of service for its users.

Regarding Saxton Oval, the oval and its connected amenities are designed to meet the requirements for hosting first-class and international cricket matches.

3.4.3 Saxton Field Marketing Strategy 2022-2027

The Saxton Field Marketing Strategy aims to achieve two key goals:

- Increasing local and regional community use of Saxton Field for sports, cultural and social events, as well as casual recreation.
- Attracting more national and international sports, cultural, and social events.

The Nelson Regional Development Agency (NRDA)—supported by both Nelson City and Tasman District Councils—runs the “It’s On” website, which promotes events happening across the Nelson Tasman region.

With this strategy in mind, the proposed media towers are designed to enhance facilities, specifically supporting greater use by national and international sports teams. These improvements will not interfere with local or regional community activities at the field.

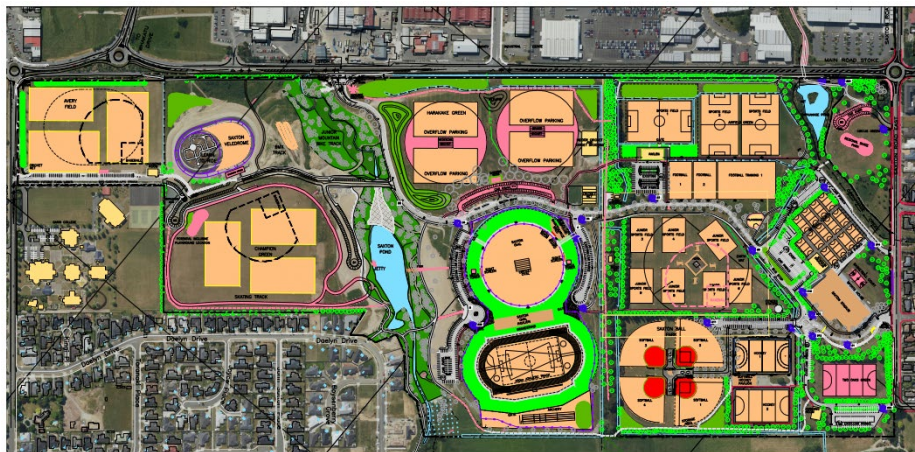
Overall, plans for media investment are fully in line with the objectives of the Saxton Field Marketing Strategy.

3.4.4 Saxton Field Development Plan

Saxton Field is overseen by the Saxton Field Committee, which consists of members from both Tasman and Nelson City Councils.

A comprehensive development plan for the wider Saxton Field has been in place for several years. Most recently, in November 2024, the Committee adopted an updated version of this plan, which is shown below. For Saxton Oval, the development includes media towers on both the west and east banks, positioned to align with the orientation of the cricket pitch and sight screens.

Attachment 6.1.1



3.5 Saxton Oval Media Towers - Current Situation

Saxton Oval does not have any permanent broadcasting towers. For each event, temporary structures are set up at both ends of the oval as needed. We've been informed that hiring, installing, and removing these towers costs around \$28,000 per game. Relying on temporary towers creates several challenges, including:

- Ongoing erection costs
- Longer setup times for camera and broadcast crews
- Restricted space for camera operations
- Increased health and safety risks



Attachment 6.1.1

Figure 1: Saxton Oval with Temporary media tower in foreground.

3.6 Saxton Oval Media Towers - NCC Current LTP Budget & Allocation

There is currently funding allocated in the Nelson City Council LTP 2024-34 as below.

Following the approval of a capital works programme by the Saxton Field Committee and subsequent recommendation to and approval by the two councils, funding was included the councils' LTPs (capital funding in Nelson's LTP as NCC owns the asset, and a 50% opex contribution in Tasman's LTP). The \$353,903 is an inflated figure reflecting total budgeted capital spend in the 2029/30 financial year.

Account	LTP 2024/25	LTP 2025/26	LTP 2026/27	LTP 2027/28	LTP 2028/29	LTP 2029/30	LTP 2030/31	LTP 2031/32	LTP 2032/33	LTP 2033/34
Capital Increased LOS	79,259	153,747	403,691	938,935	(36,972)	526,856	1,117,691	(50,099)	87,819	(37,662)
406977203402: Media towers	26,420	0	0	0	0	353,903	0	0	0	0

4 Stakeholder Engagement & Feedback

4.1 Stakeholders Engagement

To identify key drivers and inform the brief for the proposed project, engagement has been undertaken with the following stakeholders and groups regarding the permanent media towers at Saxton Oval:

- Nelson City Council: Paul Harrington, Karl Noldan
- Central Districts Cricket: Lance Hamilton, Chief Executive
- Nelson Regional Development Agency: Rebecca Leach, Events Lead
- Whisper (content producer for Sky, Spark & others): Jo Barta, Production Manager
- Nelson Cricket Board: Bruce Fraser

4.2 Stakeholder Feedback & Findings:

4.2.1 Central Districts Cricket

The following is a summary of key feedback gathered from CDC. The main focus was on the strategic necessity of the media tower facility as well as broader concerns.

One key issue raised was the need for improved outfield drainage, which was considered a top priority alongside the media tower. It was noted that if financial limitations require choosing between the two, drainage should take precedence. Reference was made to high-profile match cancellations at McLean Park, Napier due to poor drainage; similar incidents at Saxton Oval would risk damaging its reputation and its ability to host future matches.

All regions compete for major and international matches, with NZC allocating games based on factors like pitch quality, facilities, hosting costs, and capacity. Saxton Oval typically targets tier-two international matches. It is regarded as one of the best grounds in the CDC region, well-positioned to attract additional international fixtures. When televised, it provides stunning visuals of the city, and players reportedly enjoy playing there.

NZC handles broadcasting rights with companies such as Spark and Sky Sports, while production is managed by firms like Whisper. Broadcasting rights are expected to move to Sky in the near future, with Whisper currently producing cricket content for New Zealand-based matches.

At present, the cost of setting up temporary broadcast infrastructure is shared by CDC, NZC, and broadcasters, making permanent facilities an important factor when NZC decides where to hold matches. A permanent media tower or commentary boxes at Saxton Oval would increase its appeal for both NZC and broadcasters.

CDC is targeting second-tier international teams (such as West Indies, Sri Lanka, Pakistan) for matches at Saxton Oval. Although funding isn't currently available, CDC indicated a willingness to support NCC's efforts to build the media tower by helping to fundraise locally.

4.2.2 Nelson Regional Development Agency (NRDA)

NRDA has provided statistical data and commentary on the economic impact of Saxton Oval and Nelson as hosts for international and televised cricket matches, detailed in Appendices A.

NRDA's key points:

- Hosting international cricket aligns with NCC policy and the Regional Identity Framework.

Attachment 6.1.1

- Fixtures scheduled in November and March can help address seasonality by attracting visitors outside peak tourist periods and promoting Nelson's temperate climate globally.
- Sell-out matches at Saxton Oval have a positive economic effect on the city and region; figures will be available after the upcoming summer internationals.
- International cricket events and associated tournaments support community wellbeing.
- Saxton Oval and its organisers are well-equipped to continue hosting these events.
- Its central location in New Zealand makes it ideal for international matches.
- Permanent media towers would establish Nelson as a 'plug-and-play' venue, increasing its appeal to cricket administrators and boosting future opportunities to host fixtures.

4.2.3 Whisper (content producer for Sky Sport, Spark, and other entities)

The following is a summary of key feedback and insights received from Whisper, with particular emphasis on the physical requirements necessary for media towers and the broadcast of cricket matches:

- The Bay Oval media tower was identified as the benchmark, followed by Seddon Park.
- It was highlighted that camera operation requires special consideration:
 - The tower structure must be stable and resistant to wind-induced vibration or movement.
 - The angle at which the camera observes the stumps is critical and should inform decisions regarding tower height.
 - Camera positions should be flexible to accommodate the selected cricket wicket.
- Access considerations include:
 - Staircases leading to the top of the tower should be generously wide to facilitate equipment transport. Steps are preferred over the use of pulleys.
 - Towers should be secure and lockable, with no access permitted to the bottom of the stairs.
- Commentary boxes should incorporate angled glazing for optimal visibility down the wickets.
- Sight screens may be affixed to the media box, provided the structural integrity is sufficient.
- The main media tower should ideally include:
 - One commentary box
 - One breakout room for commentators and camera operators during breaks (this space can also serve as an additional commentary box)
 - A toilet facility, subject to the availability of nearby plumbing services (not a primary requirement).
- Camera locations should be situated on the roof, with low-height scaffolding overhead to support temporary tarpaulin coverage for protection against rain and sun.
- Consideration should also be given to the "camera-five" location, which involves a secondary, lower-level media tower positioned approximately 90 degrees to the pitch.

4.2.4 Nelson Cricket Board (NCB)

Key feedback from NCB, shared by Bruce Fraser and provided on the Nelson Cricket Board website <https://www.nelsoncricket.org.nz/>, highlighted the need to align with the NCB strategic plan and referenced past reviews of the media tower initiative.

The Nelson Cricket Strategic Plan 2024-2027 sets objectives and measures for the organisation, with a primary focus on improving regional facilities. Success will be measured by attendance at first-class and international matches. Previous designs, provided by Irving Smith Architects, are based on the Saxton Oval pavilion's concept.

Attachment 6.1.1

4.2.5 Nelson City Council (NCC)

The following summarises key feedback and information gained from NCC. Feedback from NCC primarily focused on informing the project of existing context and funding allocation:

- The strategic direction of Nelson City Council is outlined in the 2024-34 Long Term Plan, which details the NCC's vision and its three main priorities.
- Nelson City Council has dedicated \$4.8 million in its 2024-34 Long Term Plan for capital improvements at Saxton Field. This planned investment supports the council's main vision and priorities.
- The councils is operating in a very budget constrained environment in terms of opex and debt, and that officers saw the outfield renewal as the critical priority, with the media towers providing considerable benefits but not necessarily currently essential

5 Design Brief & Facility Requirements

5.1 Benchmarking & Comparable facilities

As part of the scoping and benchmarking process, two comparable facilities have been evaluated: Bay Oval in Mt Maunganui and Seddon Park in Hamilton. Tauranga/Mt Maunganui, New Zealand's fifth largest city, has recently experienced several facility upgrades that have resulted in a higher frequency of international cricket fixtures. Hamilton, the country's fourth largest city, has maintained a longer-standing presence on the international cricket circuit. Both venues are of similar style and capacity to Saxton Oval, and although they feature more advanced site infrastructure, they serve as valuable benchmarks for establishing the requirements for Saxton Oval's media towers.

5.1.1 Bay Oval

Bay Oval features two separate media towers positioned at either end of the cricket block, as shown below.

The northern tower includes two centrally located commentary boxes and two side rooms currently serving as press-boxes and spaces for post-match interviews. Its rooftop platform accommodates three cameras and a Hawkeye ball tracking camera, and there is a restroom on the same level as the commentary boxes.

This structure is mainly built with steel framing and uses timber joists to support the rooftop camera platform. The commentary pods are specialized units that have been added and secured onto the steel frame over time, as demand increased. The steel frame is also designed to support the sight screen, which is attached to the front via a rail system so it can be adjusted easily during matches.

The southern tower shares a similar structural design. However, its rooms are primarily used for broader ground management purposes, such as overseeing replay screen content and coordinating emergency management staff. The rooftop platform here also holds three cameras, with extra space provided to allow repositioning of cameras depending on the chosen cricket wicket.



Northern Tower

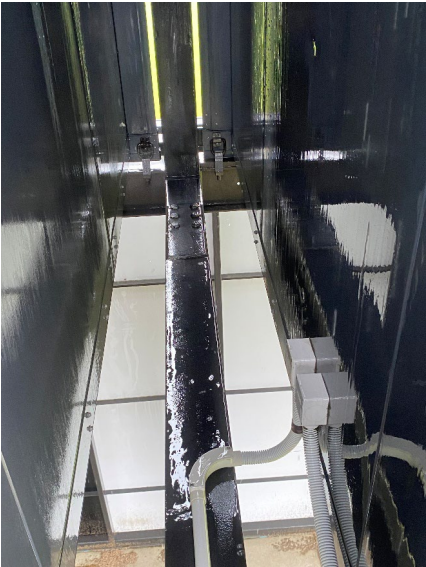


Southern Tower

Attachment 6.1.1



Camera platform



Meeting pod connections to structural frame



Typical multipurpose commentary box.

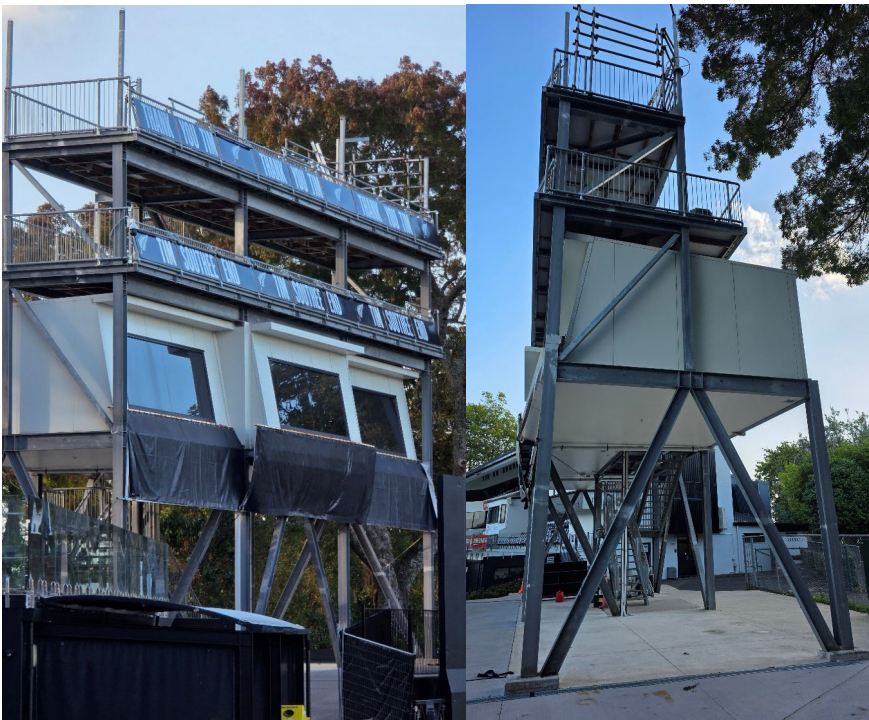


Rear view of media tower

Attachment 6.1.1

5.1.2 Seddon Park

Seddon Park features two separate media towers located at either end of the cricket block, as shown below. The Tim Southee end media tower serves as the primary facility, accommodating commentary positions and camera platforms. While direct access to the interior of the commentary boxes was not available, their dimensions and design closely resemble those at Bay Oval, including what appears to be a similar proprietary method of installation onto the steel framework. In contrast, the media tower situated at the opposite end of the park is notably less substantial in structure.



Tim Southee main media tower

Attachment 6.1.1



Tim Southee main media tower from the rear



Tim Southee main media tower

Attachment 6.1.1



Camera tower only (opposite Tim Southee end media boxes). The noticeable difference is the lack of in-built media space, as the tower is used solely for cameras.

5.2 Needs Assessment - Indicative Spatial Requirements & Options

After conducting initial briefing interviews and site investigations during phase one, several options emerged for the scale and facilities to be included in the Saxton Oval media towers. The following section outlines general possibilities regarding the size of both the main and secondary towers, and notes that further combinations of design features could also be considered.

Options considered:

Option One: Minimum Requirements

Replicate the current temporary scaffold tower's functions with a permanent structure.

Option Two: Minimum Requirements + Ancillary Spaces + Future Proofing

Provide a permanent structure with integrated toilets and compatibility for sight screen integration similar to Bay Oval.

Option Three: Minimum Requirements + Additional Media Spaces + Future Proofing

Include all features of Option Two, plus two extra media spaces.

Attachment 6.1.1

Upon completion of the design and scoping workshops conducted during phase one feasibility, the following scope, generally consistent with Options 2 and 3, was selected for advancement into Phase Two concept design and pricing activities:

Tower One - Primary Tower	Elected Scope to carry forward
TV Commentary box #1	X
TV Commentary box #2/ Break Room (shared)	X
Radio Broadcast box/ Pressbox #3	X
Covered Camera Platform (min xx width)	X
Changing/Toilets (not deemed a priority item if required for cost then could be omitted)	X
Natural ventilation/heating to rooms	To minimum code
Power supplies & reticulation	X
Sight Screen integrated with towers	X
Tower Structure sized to minimum required footprint to incorporate the above (no future proofing)	X
Tower Structure sized to allow additional rooms to be added	-

Tower Two - Secondary Tower	Elected Scope to carry forward
Muti functional box #1	-
Muti functional box #2	-
Covered Camera Platform (min xx width)	X
Changing/Toilets	-
Natural ventilation to rooms	n/a
Mechanical air conditioning to rooms	n/a
Power supplies & reticulation	tbc
Sight Screen integrated with towers	X
Tower Structure sized to minimum required foot print (no future proofing)	X
Tower Structure designed and sized to allow rooms to be added in future.	-

The Concept Designs completed can be found within Appendices A

Attachment 6.1.1

5.3 Concept Design Cost Estimates

Cost estimates from an independent Quantity Surveyor (WT Partnership) and the Main Contractor are provided below to indicate the expected project cost range, note all costs are gst exclusive.

Item	WT Partnership Costs Estimate	ECI Contractor estimate *excludes design work	Veros Moderated Estimate
Construction Costs			
Tower One – Primary Tower	\$950,219	\$756,281	\$950,219
Tower Two – Secondary Tower	\$361,274	\$350,414	\$361,274
Subtotal	\$1,311,493	\$1,106,695	\$1,311,493
Design & Construction Contingency	\$163,937	-	\$131,149
Consents	\$10,328	-	\$10,328
Professional/Design fees	\$178,291	-	\$125,000
Project Contingency	\$83,202	-	\$50,000
Allowance for new or retrofitted site screens	\$100,000	-	\$100,000
Subtotal	\$535,758		\$416,477
Total (ex gst)	\$1,847,251		\$1,727,970

Basis of moderated estimate:

- A reduced design fee budget has been adopted following initial feedback from the existing designs on their anticipated design fees.
- A reduction to construction & project contingency has been adopted under the assumption that a design & build delivery model is utilised.

Notes:

- **Costs above assume simultaneous design and delivery of both towers.** We would recommend if required to be phased, that design of both structures be completed simultaneously and then the installation could be phased. We would expect a circa \$90K uplift in costs if the towers were constructed separately, depending on length of time between install of each tower.
- **To design and deliver Tower one & two separately we would forecast the followings budgets;**
 - Tower One: \$1,249,380
 - Tower Two: \$568,590
- CCTV not included.
- No power or network to the secondary tower.
- Furniture not included.
- No resource consents assumed.
- Design fees and contingencies are based on initial estimates from the current design team.
- The current design allows for a toilet in main media tower one – we would expect cost reductions in the order of \$40K could be achieved if this requirement was omitted.
- Cost reports referred to above are in Appendices B.

Attachment 6.1.1

6 Appendices

- Concept Design Plans
- WT Partnership Cost Estimate
- ECI Contractor Cost Estimate

20 | Feasibility Assessment – Concept Design Report



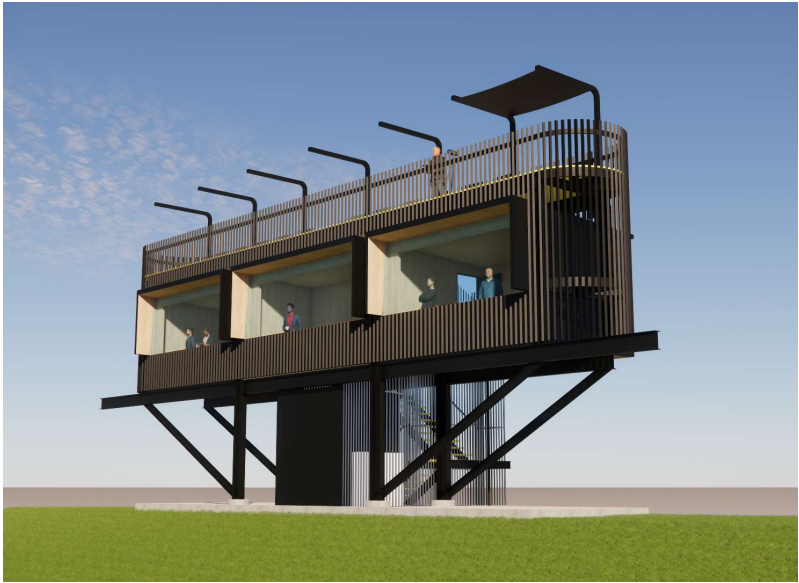
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Attachment 6.1.1

Concept Design Plans

Attachment 6.1.1



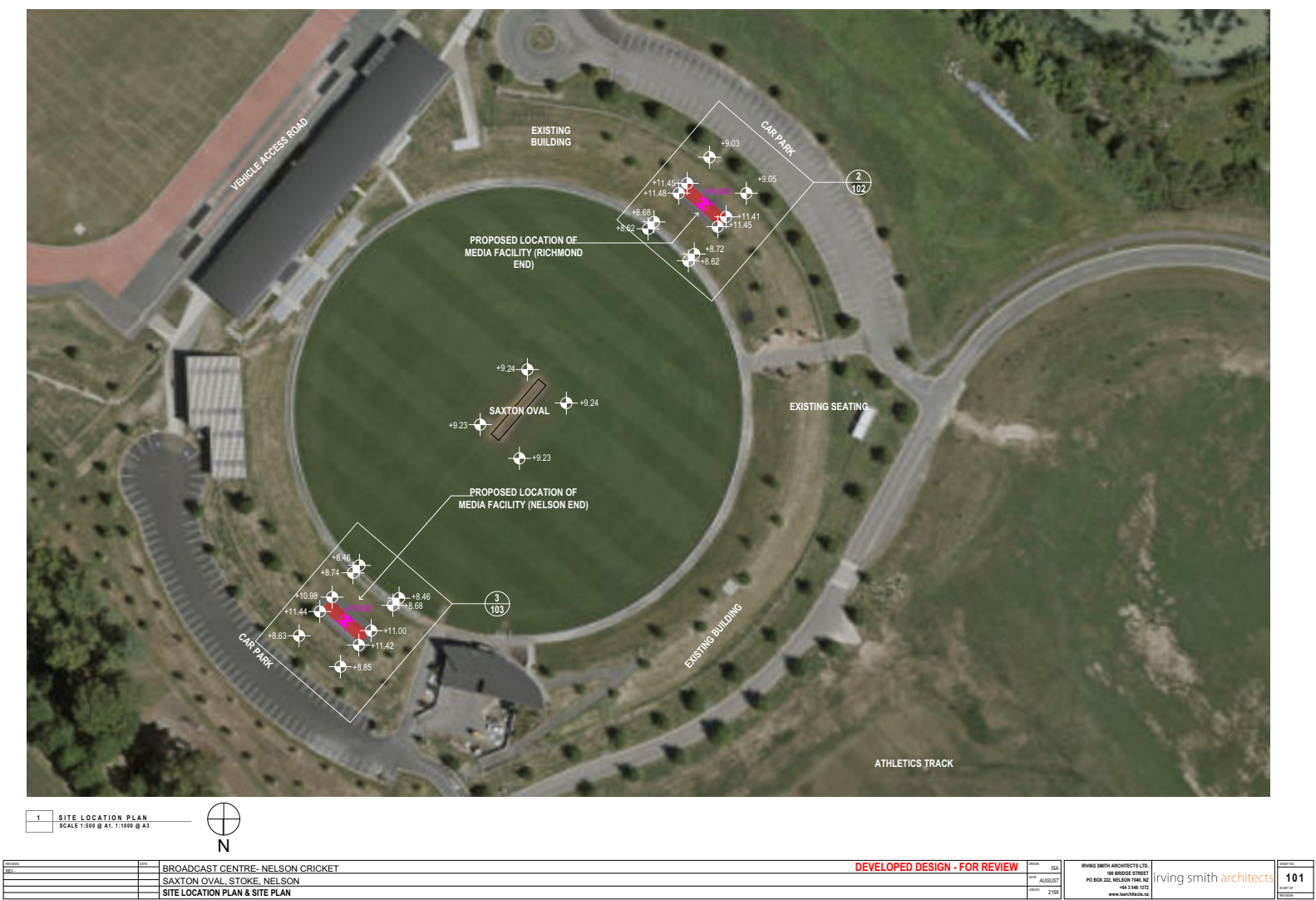
SAXTON OVAL, STOKE, NELSON
BROADCAST CRICKET TOWERS

DRAWING	PAGE #	TITLE	SCALE	REVISION
TITLE PAGE	001	TITLE PAGE	NTS	
SITE PLAN	101	SITE LOCATION PLAN	1:500 @ A1, 1:1000 @ A3	
	102	SITE PLAN- NELSON END	1:100 @ A1, 1:200 @ A3	
PLANS	201	PROPOSED FOUNDATION, GROUND & VIEWING PLATFORM FLOOR PLAN- NELSON END	1:50 @ A1, 1:100 @ A3	
ELEVATIONS	301	PROPOSED EXTERNAL ELEVATIONS PAGE 1 - NELSON END	1:100 @ A1, 1:200 @ A3	
	302	PROPOSED EXTERNAL ELEVATIONS PAGE 2 - NELSON END	1:100 @ A1, 1:200 @ A3	
SECTIONS	401	PROPOSED SECTION A1 & A2 - NELSON END	1:50 @ A1, 1:100 @ A3	
	402	PROPOSED LONG SECTION B1 - NELSON END	1:50 @ A1, 1:100 @ A3	
	403	PROPOSED LONG SECTION B2 - NELSON END	1:50 @ A1, 1:100 @ A3	



DESIGNED BY	DATE	BROADCAST CENTRE- NELSON CRICKET	DEVELOPED DESIGN - FOR REVIEW	DESIGNER	IRVING SMITH ARCHITECTS LTD.	PROJECT NO.	001
DRAWN BY		SAXTON OVAL, STOKE, NELSON		DATE	150 BRIDGE STREET		
CHECKED BY		TITLE PAGE & DRAWING REGISTER		REVISED BY	PO BOX 222, NELSON-TIME, N.Z.		
				DATE	+64 3 548 1272		
					www.irving-smith.co.nz		

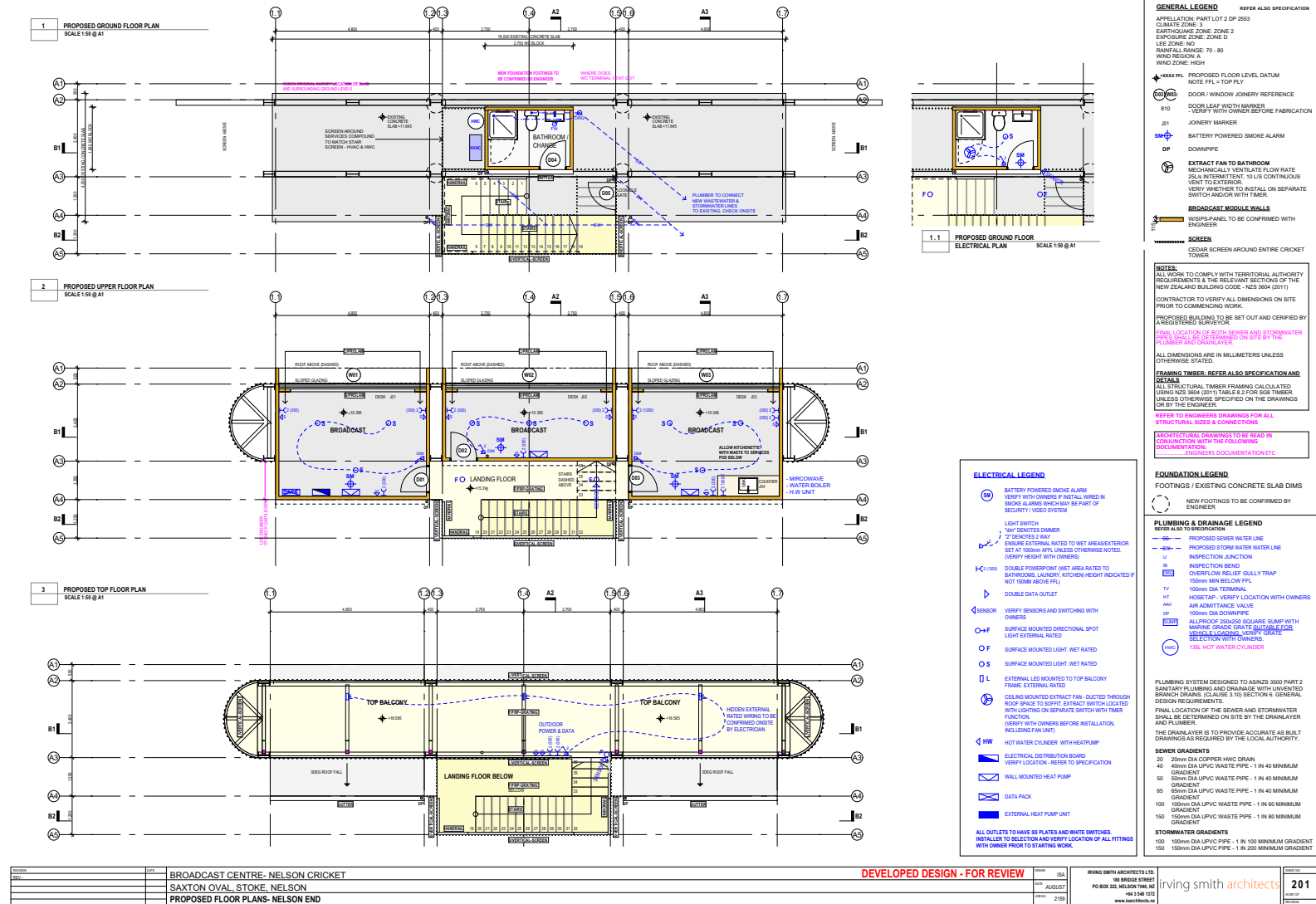
Attachment 6.1.1



Attachment 6.1.1



Attachment 6.1.1

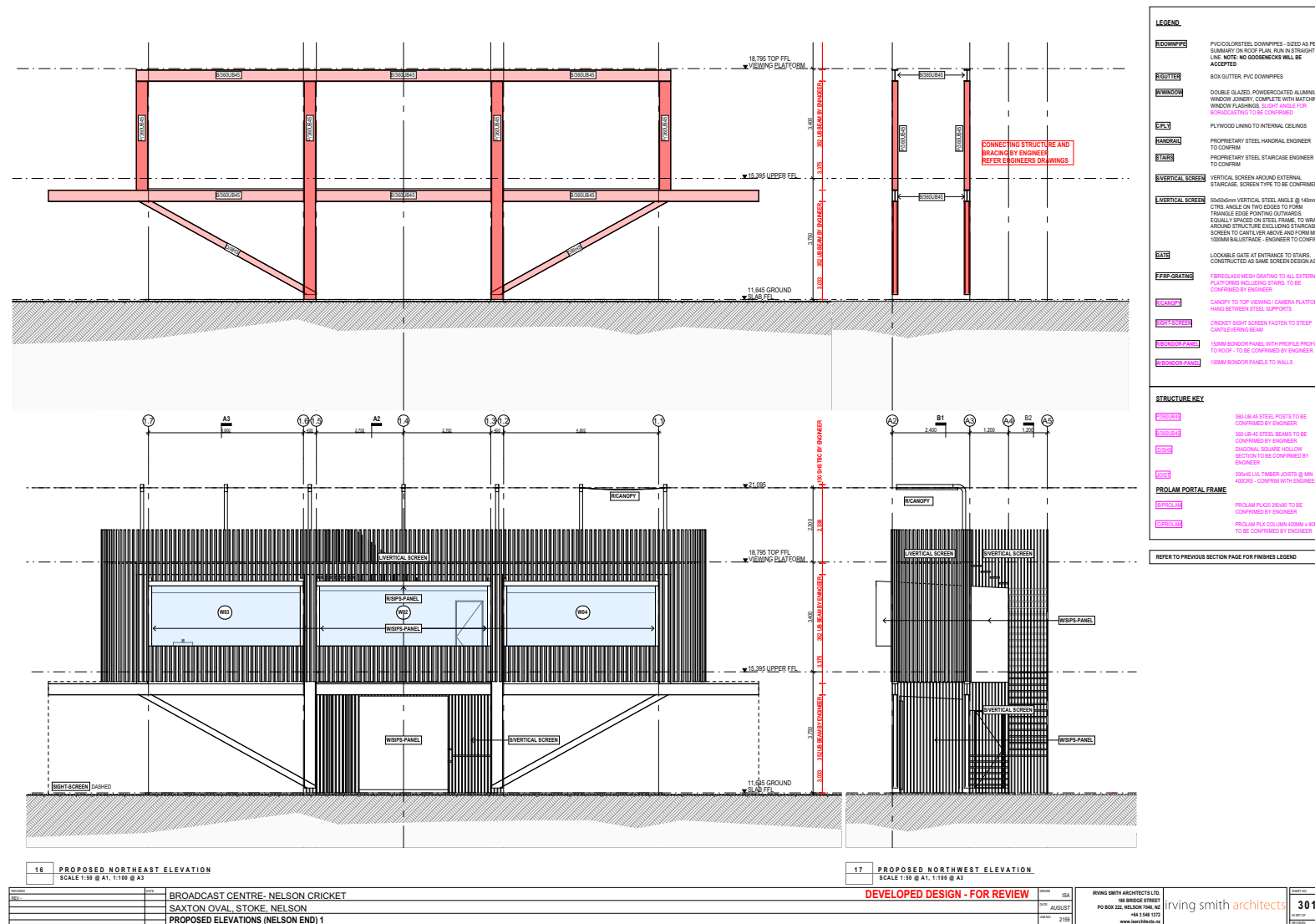


Joint Saxton Field Committee - 10 February 2026

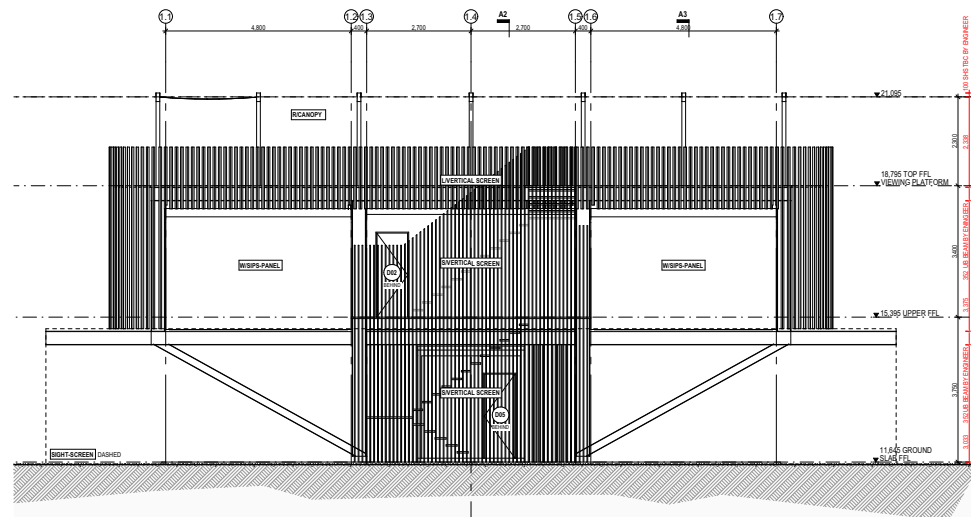
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Attachment 6.1.1

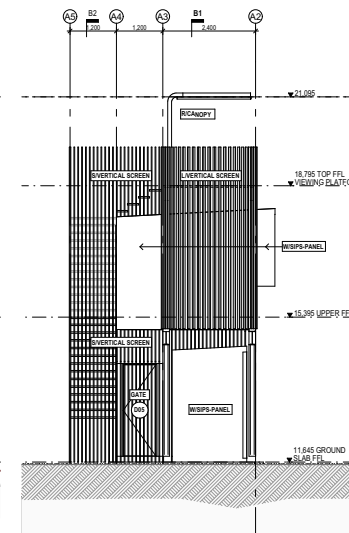


Attachment 6.1.1



16 PROPOSED SOUTHWEST ELEVATION
SCALE 1:50 @ A1, 1:100 @ A3

PROJECT	BROADCAST CENTRE, NELSON CRICKET
CLIENT	SAXTON OVAL, STOKES, NELSON
DATE	21/08/2025
BY	IRVING SMITH ARCHITECTS
FOR	PROPOSED ELEVATIONS (NELSON END) 2



17 PROPOSED SOUTHEAST ELEVATION
SCALE 1:50 @ A1, 1:100 @ A3

DEVELOPED DESIGN - FOR REVIEW

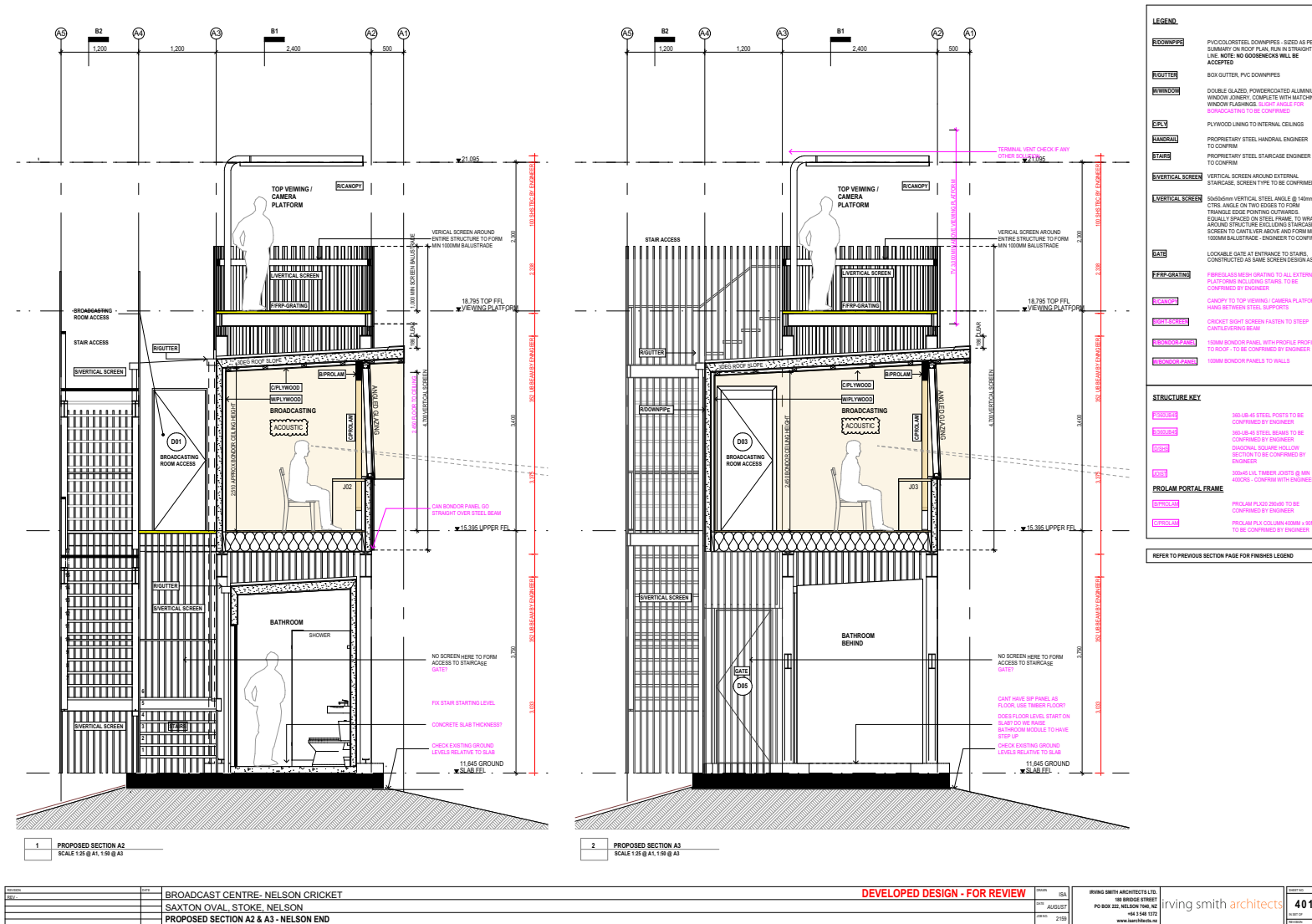
IRVING SMITH ARCHITECTS LTD 180 BRIDGE STREET PO BOX 322, NELSON-TIME INC +64 3 548 1372 www.irsmit.co.nz	302
---	-----

LEGEND	
DOWNPIPE	PVC/COLORSTEEL DOWNPIPE - SIZED AS PER SUMMARY ON ROOF PLAN, RUN IN STRAIGHT LINE. NOTE: NO DOWNPIPE WILL BE ACCEPTED
GUTTER	BOX GUTTER, PVC DOWNPIPE
WINDOW	DOUBLE GLAZED, POWDERCOATED ALUMINUM WINDOW JOINERY, COMPLETE WITH MATCHING WINDOW FLASHINGS. SLIGHT ANGLE FOR JOINTS/FASTENERS TO BE CONFIRMED
CEILING	PLYWOOD LINING TO INTERNAL CEILING
HANDRAIL	PROPRIETARY STEEL HANDRAIL ENGINEER TO CONFIRM
STAIRS	PROPRIETARY STEEL STAIRCASE ENGINEER TO CONFIRM
VERTICAL SCREEN	VERTICAL SCREEN AROUND EXTERNAL STAIRCASE, SCREEN TYPE TO BE CONFIRMED
VERTICAL SCREEN	80x80x4mm VERTICAL STEEL ANGLE @ 140mm CTR-TO-CTR, ANGLE ON TWO EDGES TO FORM TRIANGLE EDGE POINTING OUTWARDS. EQUALLY SPACED STEEL FRAME TO WRAP AROUND STRUCTURE EXCLUDING STAIRCASE. SCREEN TO CANTILEVER ABOVE AND FORM MIN 100MM BALUSTRADE - ENGINEER TO CONFIRM
GATE	LOCKABLE GATE AT ENTRANCE TO STAIRS, CONSTRUCTED AS SAME SCREEN DESIGN AS:
PERFORATED GRATING	PERFORATED MESH GRATING TO ALL EXTERNAL PLATFORMS INCLUDING STAIRS, TO BE CONFIRMED BY ENGINEER
CANOPY	CANOPY TO TOP VIEWING / CAMERA PLATFORM, HANG BETWEEN STEEL SUPPORTS
CRICKET SIGHT SCREEN	CRICKET SIGHT SCREEN FASTEN TO STEEP CANTILEVERED BEAM
BONDOR PANEL	100MM BONDOR PANEL WITH PROFILE PROFILE TO ROOF - TO BE CONFIRMED BY ENGINEER
BONDOR PANEL	100MM BONDOR PANELS TO WALLS

STRUCTURE KEY	
STEEL POST	90x90x45 STEEL POSTS TO BE CONFIRMED BY ENGINEER
STEEL BEAM	300x90x45 STEEL BEAMS TO BE CONFIRMED BY ENGINEER
DIAGONAL	DIAGONAL SQUARE HOLLOW SECTION TO BE CONFIRMED BY ENGINEER
JOINT	300x45x45 TIMBER JOINTS @ MIN 400mm - CONFIRM WITH ENGINEER
PROLAM PORTAL FRAME	
PROLAM PLUG	PROLAM PLUGS TO BE CONFIRMED BY ENGINEER
PROLAM PLY	PROLAM PLY COLLUM 100MM x 100MM TO BE CONFIRMED BY ENGINEER

REFER TO PREVIOUS SECTION PAGE FOR FINISHES LEGEND

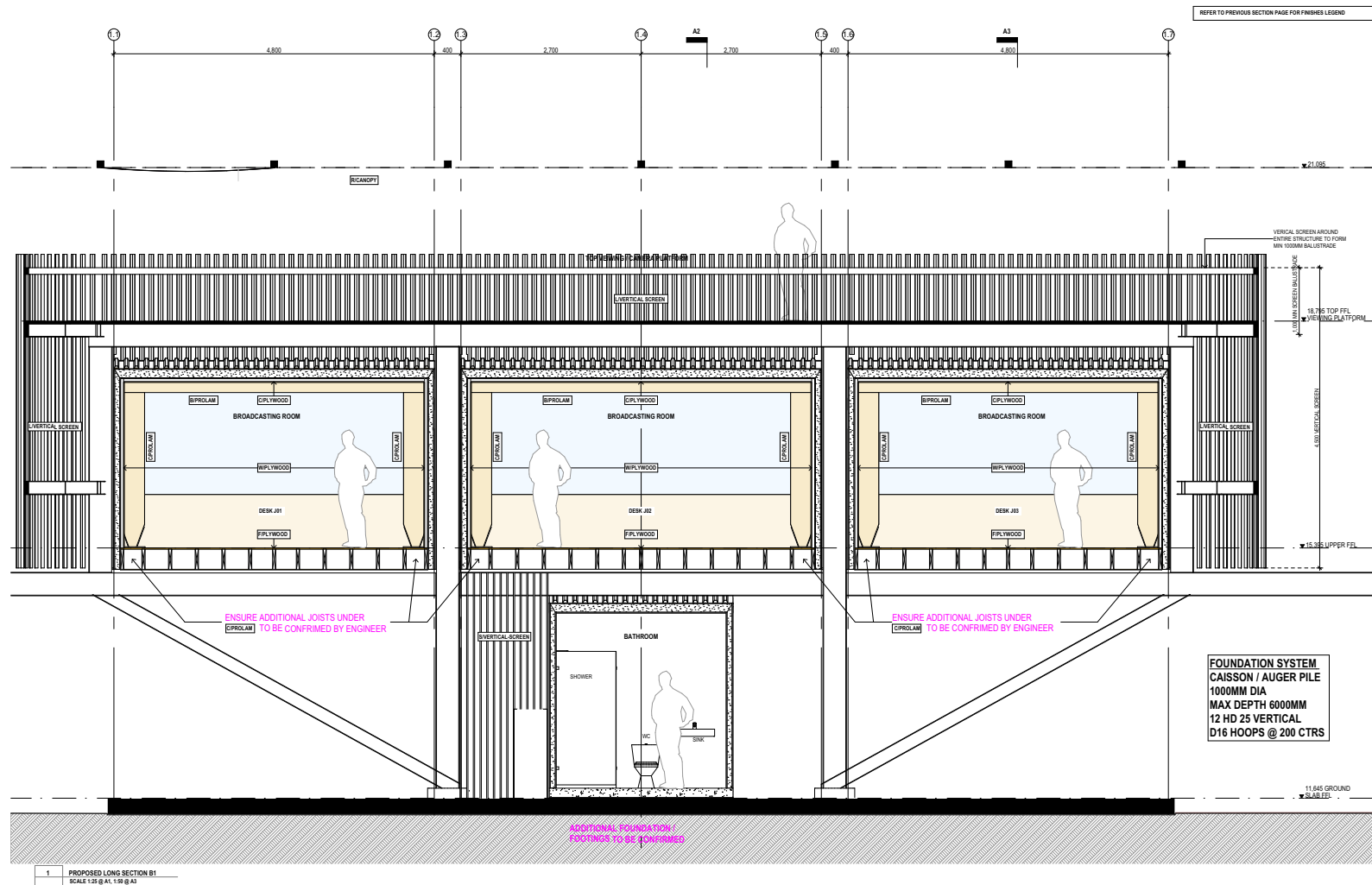
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Attachment 6.1.1

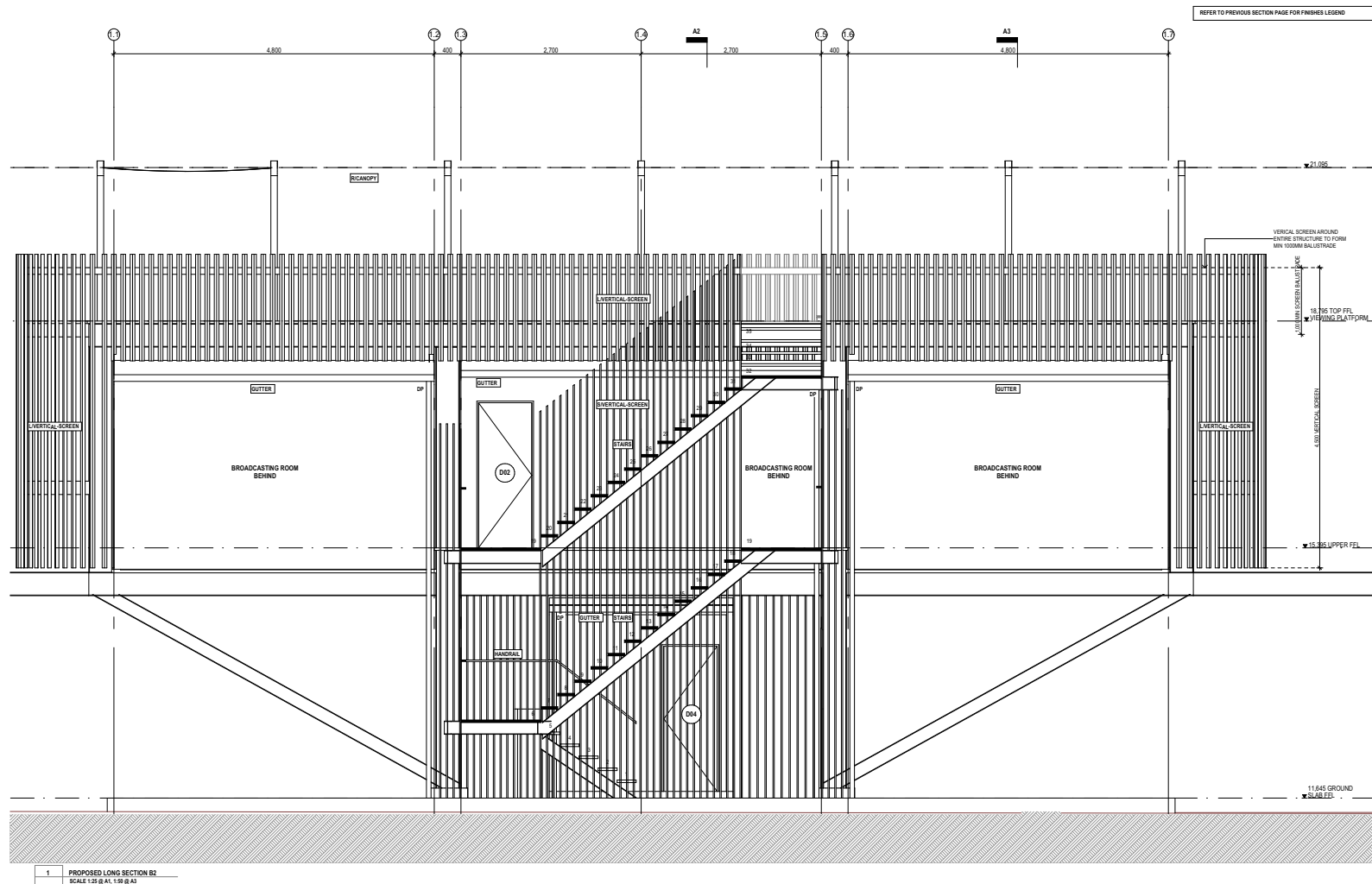


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REV.		SAXTON OVAL, STOKE, NELSON	DATE	150 BRIDGE STREET
		PROPOSED LONG SECTION B1 - NELSON END	17th AUGUST	PO BOX 222, NELSON 7140, NZ
			21st	+64 3 548 1272
			21st	www.irs.co.nz

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Attachment 6.1.1

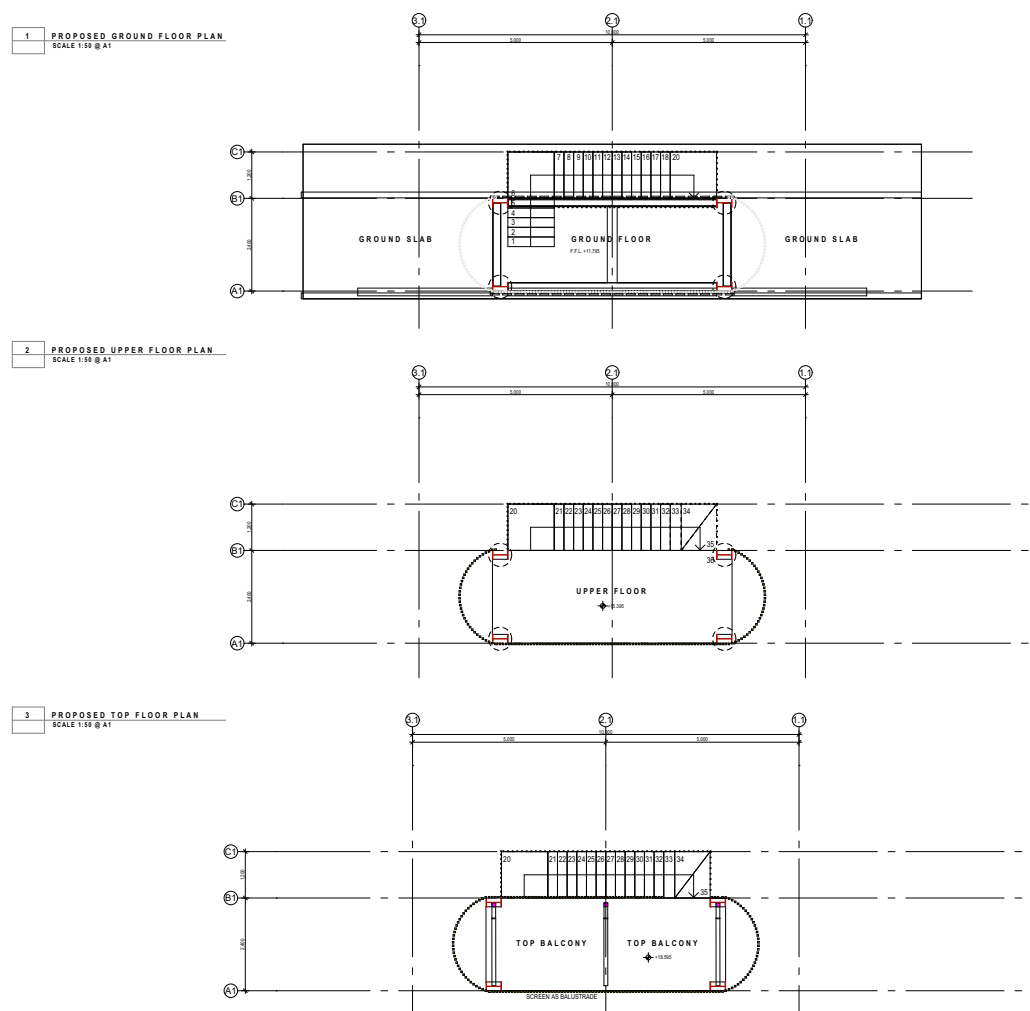


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REV	DESCRIPTION	SAXTON OVAL, STOKE, NELSON	DESIGN	DATE	15/08/2025
		PROPOSED LONG SECTION B2 - NELSON END	DESIGN	DATE	15/08/2025

DEVELOPED DESIGN - FOR REVIEW

IRVING SMITH ARCHITECTS LTD	403
150 BRIDGE STREET	
PO BOX 122, NELSON 7140, NZ	
+64 3 548 1372	
www.irsmit.co.nz	

Attachment 6.1.1

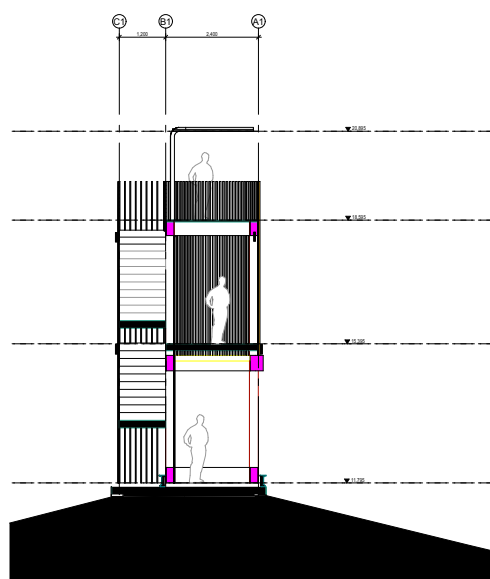
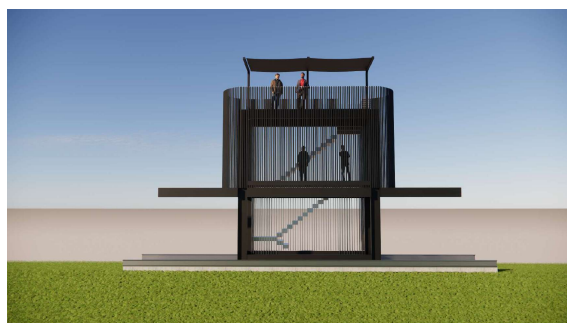


**RICHMOND END
OPTION A**

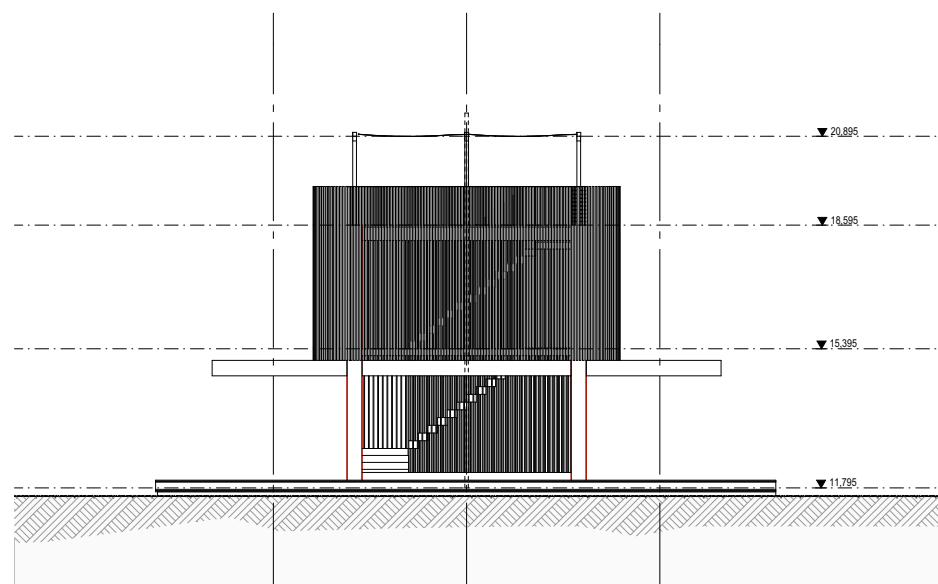
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REV	SAXTON OVAL, STOKE, NELSON		DATE	15/01/2025
	PROPOSED FLOOR PLANS - RICHMOND END OPTION A		DATE	15/01/2025

IRVING SMITH ARCHITECTS LTD.	150 BRIDGE STREET	203
PO BOX 222, NELSON-TIME, NZ		
+64 3 548 1272		
www.irs.co.nz		

Attachment 6.1.1



2 PROPOSED SECTION & ELEVATION - RICHMOND END OPTION
SCALE 1:50 @ A1



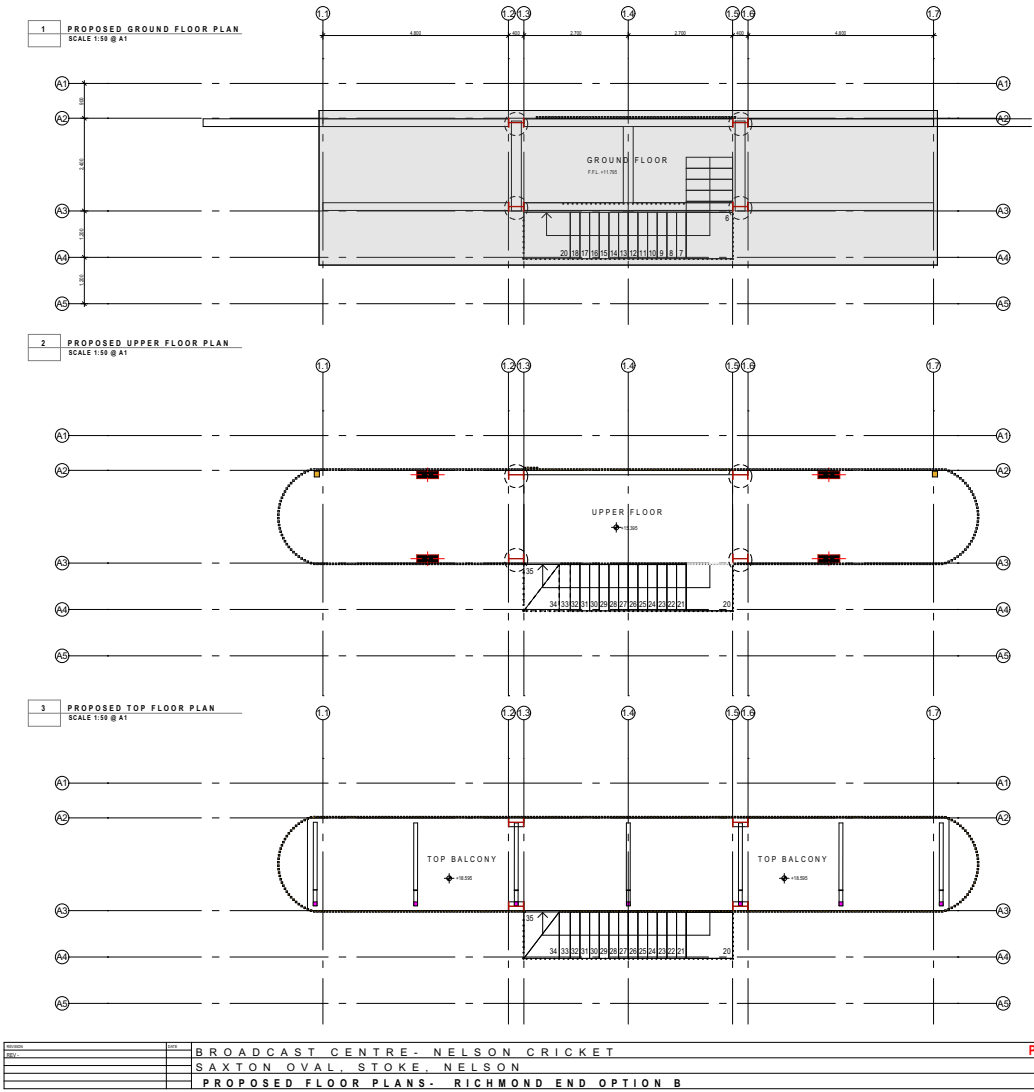
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DRAWN	DATE	SAXTON OVAL, STOKE, NELSON	REV	01/01/2025	150 BRIDGE STREET
PROJECT	DATE	PROPOSED SECTION & ELEVATION - RICHMOND END OPTION A	REV	01/01/2025	PO BOX 122, HILTON TOWN, NZ
			DATE	21/01	+64 3 548 1272
					www.irving-smith.co.nz

PRELIMINARY DESIGN - FOR REVIEW

irving smith architects

402

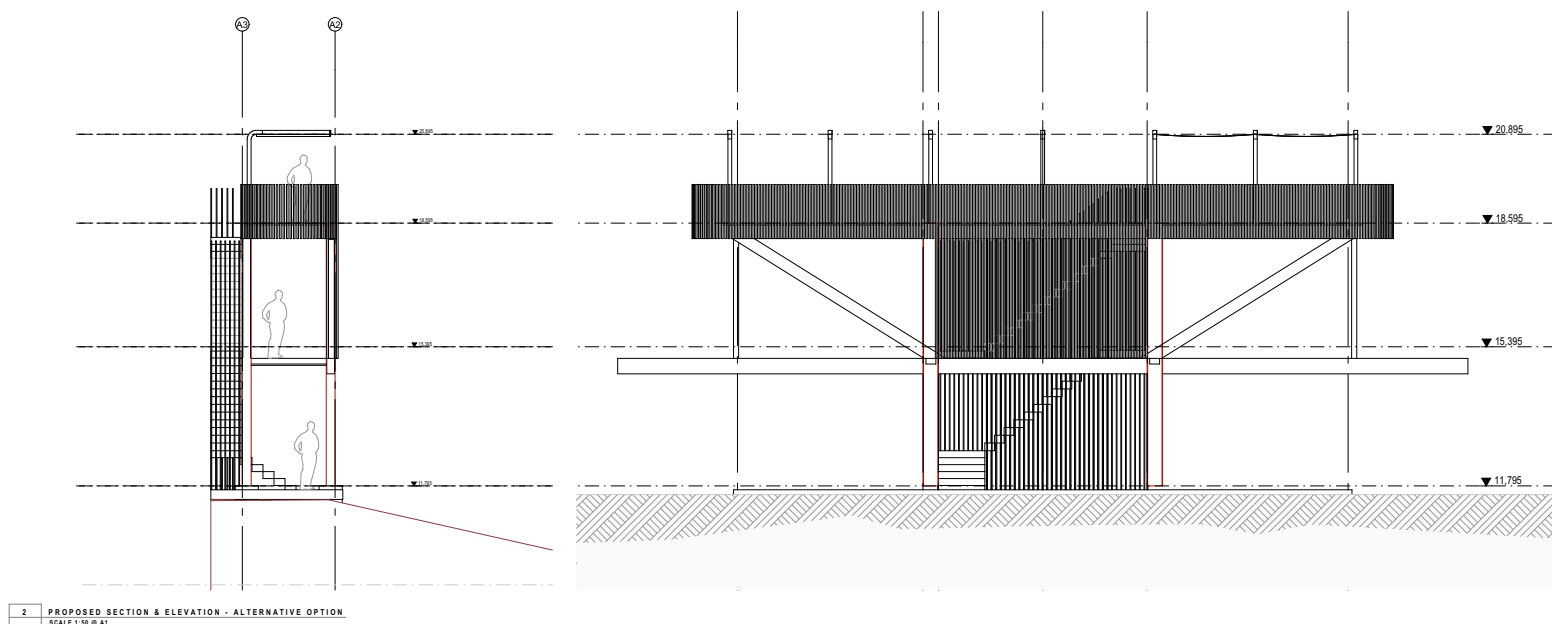
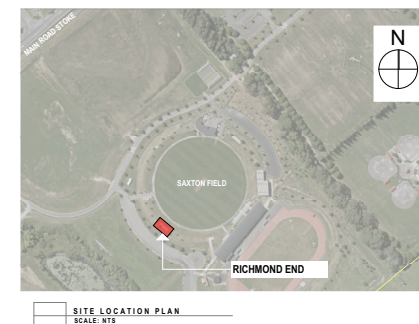
Attachment 6.1.1



RICHMOND END
OPTION B

PROJECT	BROADCAST CENTRE - NELSON CRICKET	DESIGN	USA	REVISED	15/01/2025
NO.	SAXTON OVAL, STOKE, NELSON	DATE	15/01/2025	BY	IRVING SMITH ARCHITECTS LTD.
NO.	PROPOSED FLOOR PLANS - RICHMOND END OPTION B	DATE	15/01/2025	BY	IRVING SMITH ARCHITECTS LTD.

Attachment 6.1.1



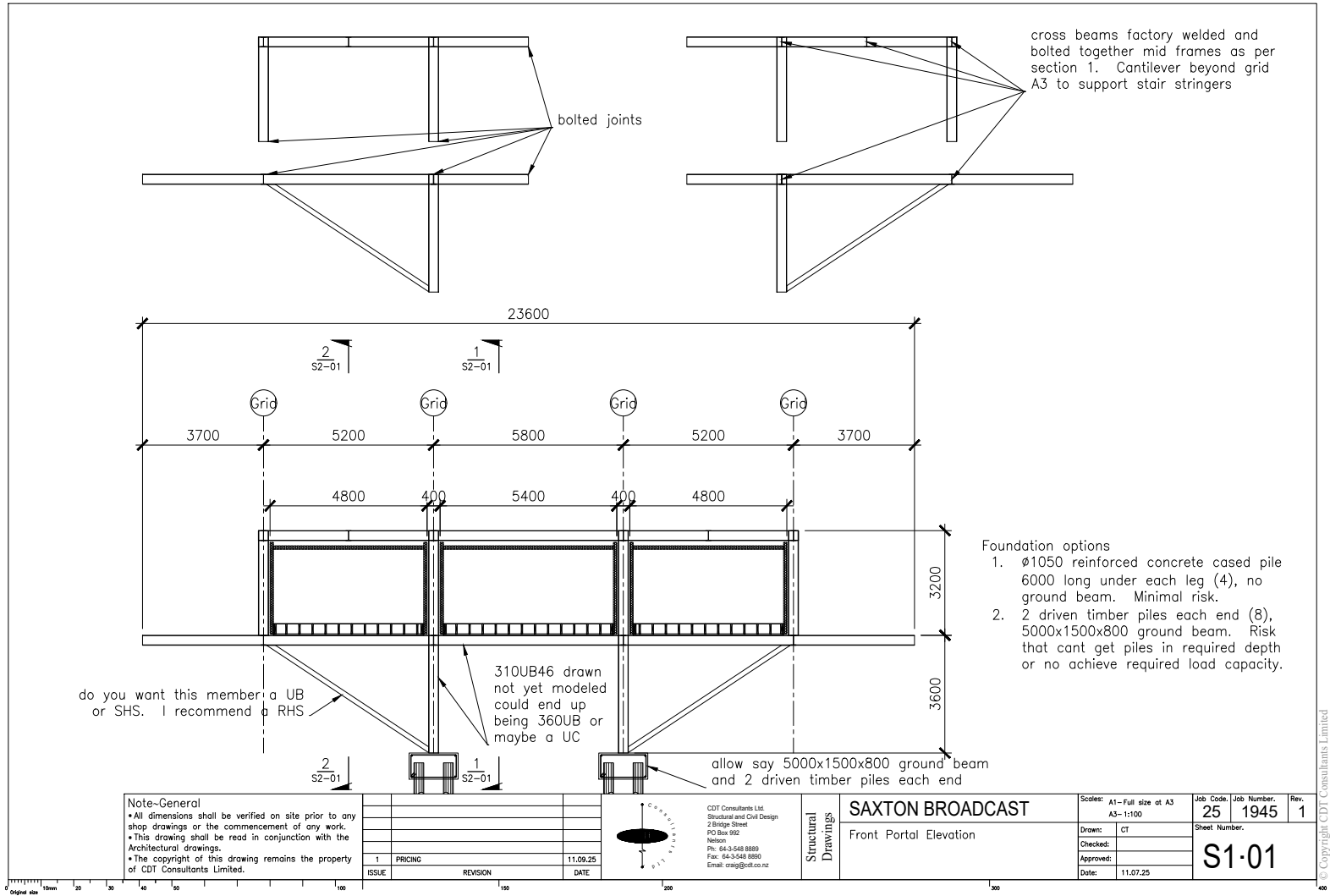
2 PROPOSED SECTION & ELEVATION - ALTERNATIVE OPTION
SCALE 1:50 @ A1

PROJECT	DATE	BROADCAST CENTRE - NELSON CRICKET	DESIGN	ISSA	IRVING SMITH ARCHITECTS LTD.	402
REV		SAXTON OVAL, STOKE, NELSON	1000	2024	150 BRIDGE STREET	
		PROPOSED SECTION & ELEVATION - RICHMOND END OPTION B	1001	2024	PO BOX 122, HILTON TOWN, NZ	
			1002	2024	+64 3 548 1072	
					www.irsmit.co.nz	

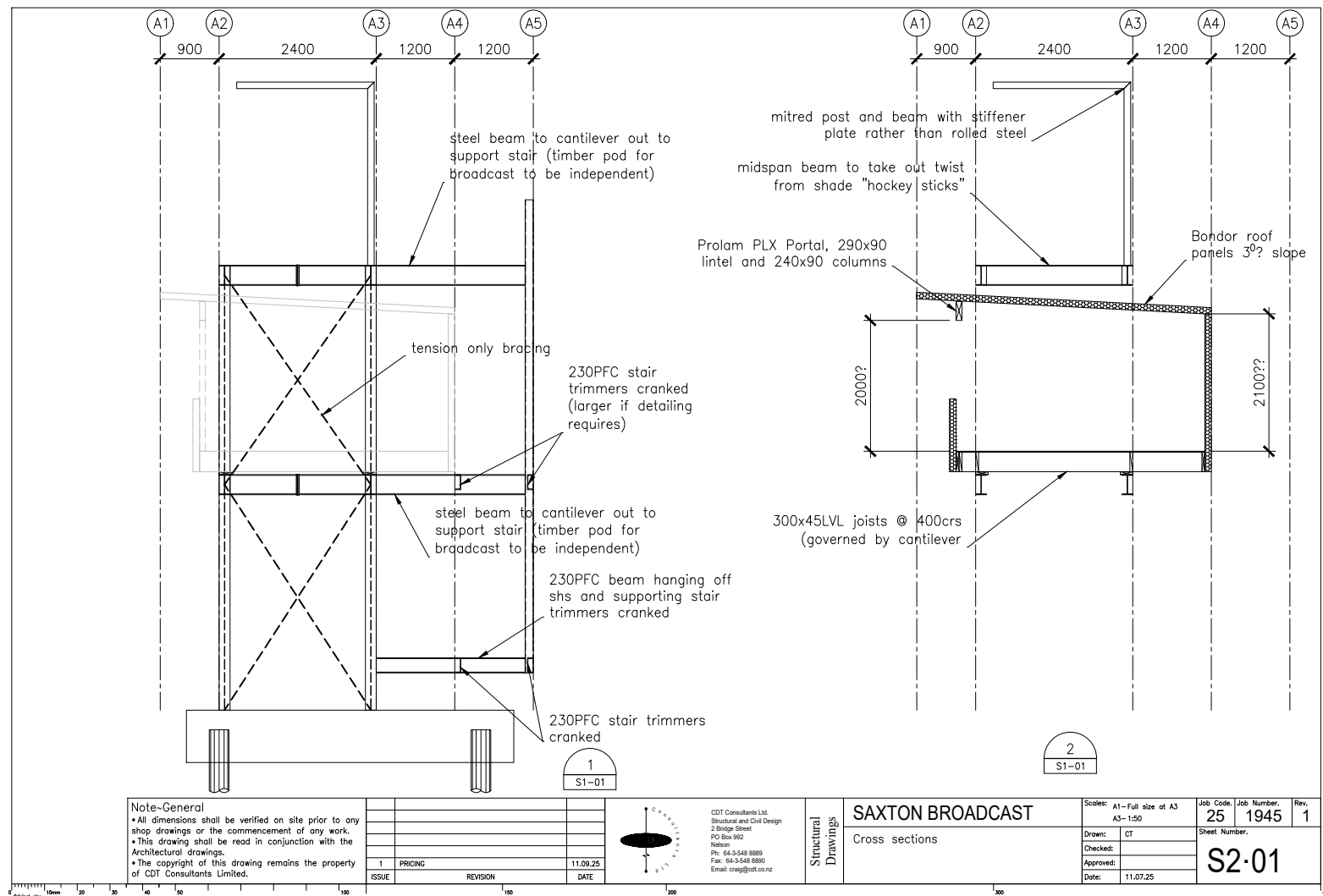
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Attachment 6.1.1



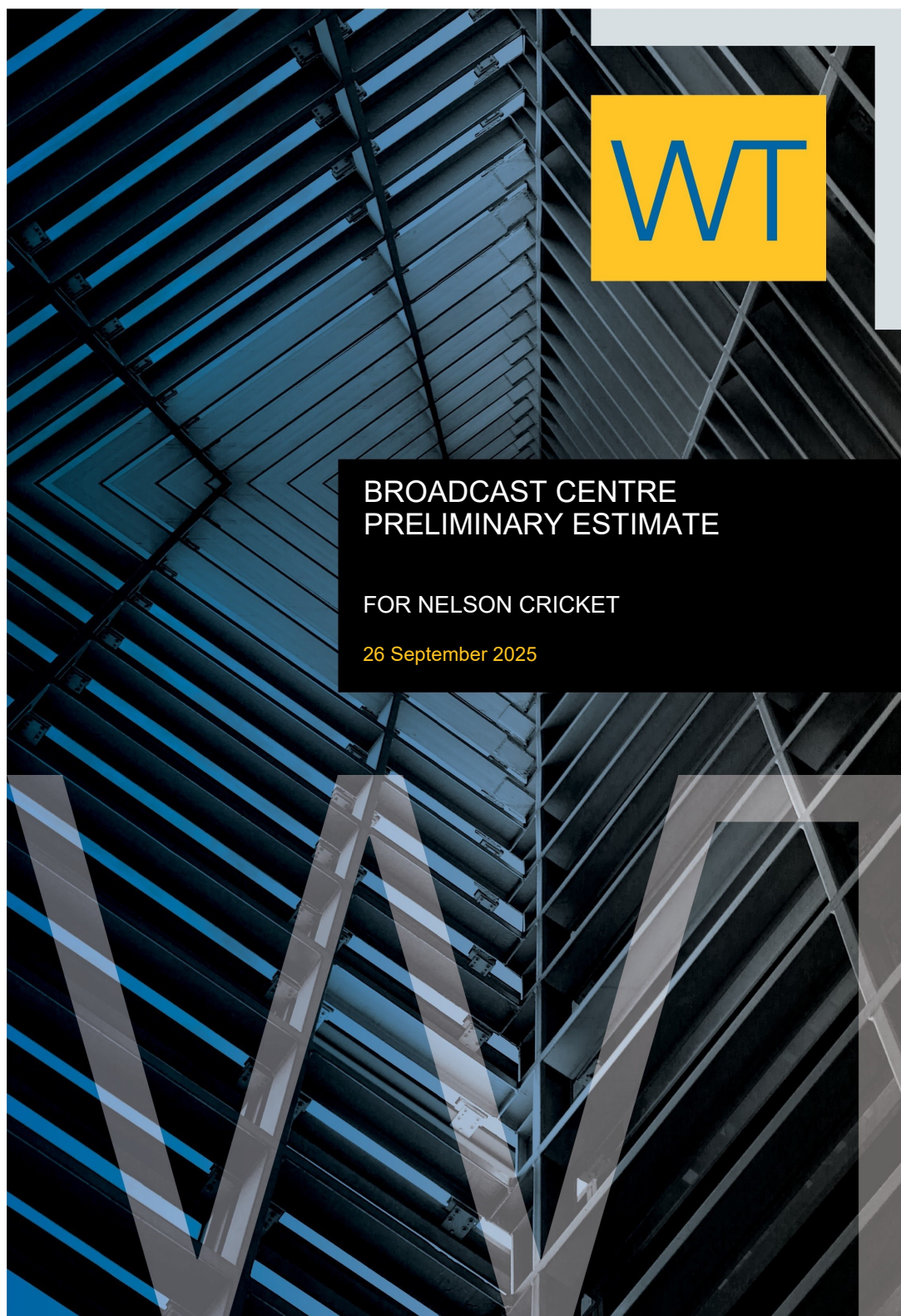
Attachment 6.1.1



Attachment 6.1.1

WT Partnership Cost Estimate

Attachment 6.1.1





CONTENTS

EXECUTIVE SUMMARY	1
CLARIFICATIONS	2
EXCLUSIONS	2
DOCUMENTS USED	3

APPENDICES

APPENDIX A	ESTIMATE DETAILS
------------	------------------

EXECUTIVE SUMMARY

WT Partnership has been requested by Veros to prepare a preliminary design estimate of the project costs for the scope of works required for a two broadcast towers at Saxton Oval in Stoke, Nelson.

The following is a summary of the construction costs: -

CONSTRUCTION COSTS				
NELSON BROADCAST TOWER	117	m2	8,122	950,219
RICHMOND VIEWING TOWER - Option 1A	50	m2	7,225	361,274
SUB TOTAL				1,311,493
ESCALATION				EXCLUDED
DESIGN & CONSTRUCTION CONTINGENCY	12.50	%		163,937
CONSENTS	0.70	%		10,328
PROFESSIONAL FEES	12.00	%		178,291
PROJECT CONTINGENCY	5.00	%		83,202
TOTAL CONSTRUCTION COST				1,747,251

All amounts exclude GST
Full details of the above along with a breakdown by Element is included in Appendix A

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CLARIFICATIONS

The following should be read in conjunction with the Estimate: -

Project Specific Clarifications

1. We have made no allowance for temporary accommodation or relocation costs.
2. We have assumed both Nelson and Richmond Towers are constructed at the same time.
3. The Richmond Tower is based on the smaller 6m wide viewing tower with piled foundations (not moveable rail option)

General Clarifications

1. The estimate is based on current costs assuming that the works are competitively tendered. There is no allowance for cost escalation.
2. Rates are based on the work being packaged, programmed and undertaken in a co-ordinated manner allowing continuity of construction work.
3. Some aspects of the works have not yet been accurately scoped or designed. The estimated costs are therefore based on assumptions and interpretation of requirements which will need to be resolved to provide greater cost certainty. Please refer to Appendix A Estimate Details for a full outline of the scope of the works.

EXCLUSIONS

Project Specific Exclusions

1. Poor ground conditions
2. Blinds, window treatments
3. Transformer or generator
4. Cricket sight-screen
5. Fire panel, sprinklers, wired in smoke alarms
6. Security/CCTV
7. Power, lighting or data provision to Richmond viewing tower

General Exclusions

1. Contaminated material disposal
2. Loose Furniture Fitting & Equipment
3. Escalation
4. Legal fees
5. Finance costs
6. Goods and services tax.

Attachment 6.1.1

DOCUMENTS USED

The following documents form the basis of the Estimate: -

1. 2159_250911_Preliminary Design Set received 12/09/2025
2. 250826_PRELIMINARY DESIGN SET_compressed received 12/09/2025
3. 1945_250911 CONCEPT DESIGN FOR PRICING received 12/09/2025

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WT_26_09_25

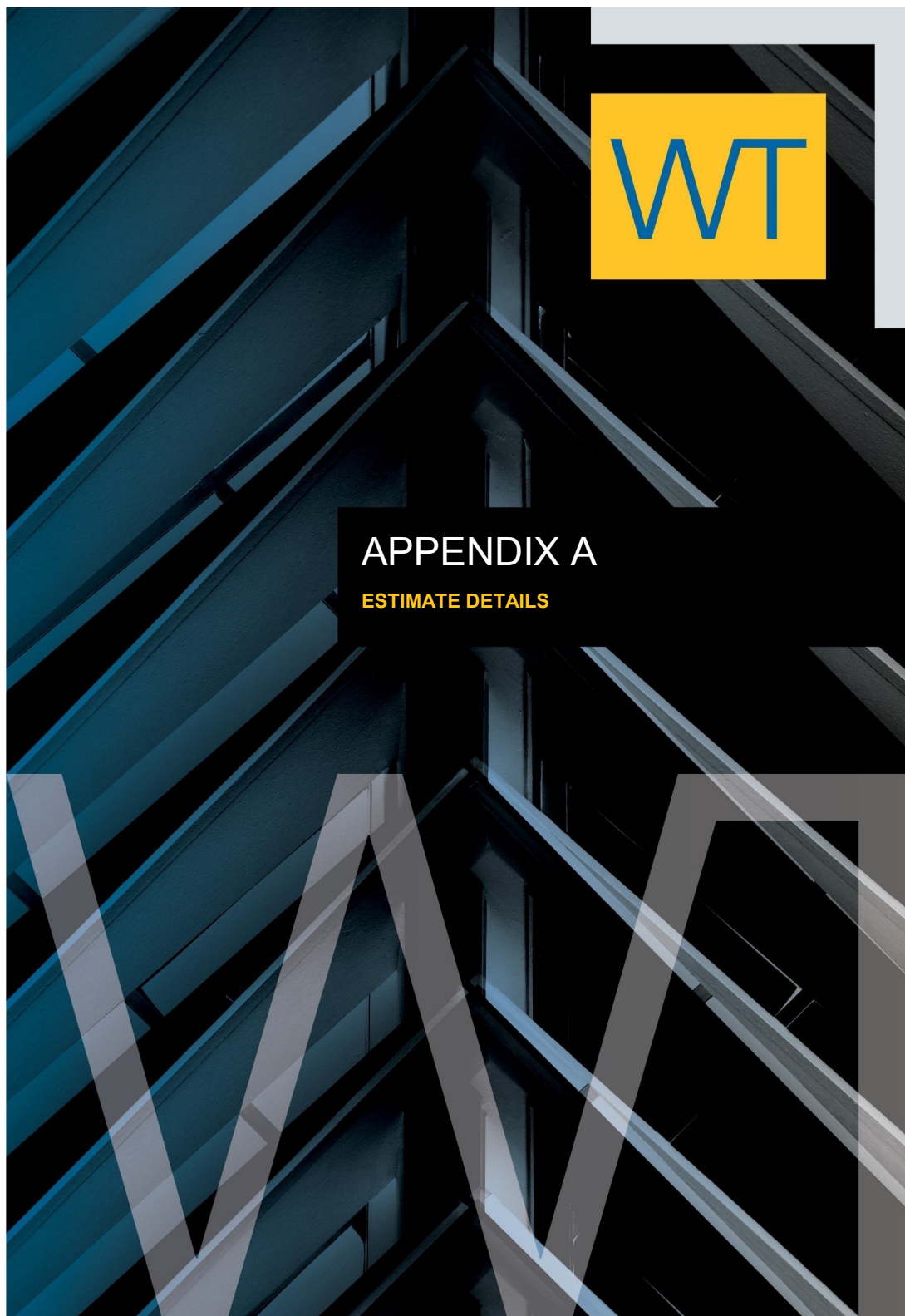
SEXTON OVAL PRELIMINARY ESTIMATE BROADCAST CENTRE FOR NELSON CRICKET AW411

WT 3

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Attachment 6.1.1



Attachment 6.1.1

SEXTON OVAL BROADCAST CENTRE
PRELIMINARY ESTIMATE
DATE: 9/26/2025



PROJECT SUMMARY				
NELSON BROADCAST TOWER	117	m2	8,122	950,219
RICHMOND VIEWING TOWER - Option 1A	50	m2	7,225	361,274
SUB TOTAL				1,311,493
ESCALATION				EXCLUDED
DESIGN & CONSTRUCTION CONTINGENCY	12.50	%		163,937
CONSENTS	0.70	%		10,328
PROFESSIONAL FEES	12.00	%		178,291
PROJECT CONTINGENCY	5.00	%		83,202
TOTAL CONSTRUCTION COST				1,747,251

Attachment 6.1.1

SEXTON OVAL BROADCAST CENTRE
PRELIMINARY ESTIMATE
DATE: 9/26/2025



ELEMENTAL SUMMARY - NELSON BROADCAST TOWER

ITEM	ELEMENT	RATE / m ² of GFA	TOTAL
1.	SITE PREPARATION	64.10	7,500
2.	SUBSTRUCTURE	428.01	50,077
3.	FRAME	2,038.62	238,518
4.	STRUCTURAL WALLS	0.00	0
5.	UPPER FLOORS	426.84	49,940
6.	ROOF	186.32	21,800
7.	EXTERIOR WALLS AND EXTERIOR FINISH	1,765.81	206,600
8.	WINDOWS AND EXTERIOR DOORS	315.38	36,900
9.	STAIRS AND BALUSTRADES	200.00	23,400
10.	INTERIOR WALLS	0.00	0
11.	INTERIOR DOORS	0.00	0
12.	FLOOR FINISHES	73.21	8,565
13.	WALL FINISHES	273.08	31,950
14.	CEILING FINISHES	63.08	7,380
15.	FITTINGS, FIXTURES AND EQUIPMENT	44.66	5,225
16.	SANITARY PLUMBING	229.91	26,900
17.	HEATING AND VENTILATION SERVICES	153.85	18,000
18.	FIRE SERVICES	1.71	200
19.	ELECTRICAL SERVICES	187.61	21,950
20.	VERTICAL AND HORIZONTAL TRANSPORTATION	0.00	0
21.	SPECIAL SERVICES	58.97	6,900
22.	DRAINAGE	79.36	9,285
23.	SITE INFRASTRUCTURE	68.38	8,000
24.	SUNDRIES	55.34	6,475
25.	PRELIMINARIES 12%		94,268
26.	MARGINS 8%		70,387
	TOTAL CARRIED TO PROJECT SUMMARY	8,122	950,219

GFA: 117 m²

WT_26_09_25

SEXTON OVAL BROADCAST CENTRE PRELIMINARY ESTIMATE FOR NELSON CRICKET AW411

WT 2 of 12

Attachment 6.1.1

SEXTON OVAL BROADCAST CENTRE
PRELIMINARY ESTIMATE
DATE: 9/26/2025

**ELEMENTAL DETAIL - NELSON BROADCAST TOWER**

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
1.	SITE PREPARATION				7,500
	<u>Site Preparation</u>				
1.1	Removal of existing trees and vegetation	2	no	1,500	3,000
1.2	Cut and break through existing slab for pile drilling and storm/sanitary pipework	1	sum	2,500	2,500
1.3	Make good concrete	1	sum	2,000	2,000
2.	SUBSTRUCTURE				50,077
	<u>Substructure</u>				
2.1	Caisson/auger pile 1000mm dia, 6m dp, 12 no. HD25 verticals, D16 hoops @200crs	4	no	12,250	49,000
2.2	150mm concrete slab to bathroom	6	m2	180	1,077
3.	FRAME				238,518
	<u>Frame</u>				
3.1	Structural steel frame	6,903	kg	12	82,836
3.2	Structural steel cantilever semicircle	1,113	kg	15	16,695
3.3	Structural steel to canopy	478	kg	15	7,170
3.4	Structural steel to stairs and landing	2,055	kg	15	30,825
3.5	Allowance for secondary steel to staircase/stair screen	1	item	7,500	7,500
3.6	Connections	1,582	kg	20	31,647
3.7	Steel paint finish / treatment	299	m2	120	35,880
3.8	Tension bracing rods & turnbuckles	33	m	80	2,640
3.9	Prolam PLX20 290x90	15	m	525	7,875
3.10	Prolam PLX column 400mm x 90mm	15	m	850	12,750
3.11	Column baseplates and brackets	6	no	450	2,700
4.	STRUCTURAL WALLS				0
	<u>Structural Walls</u>				
4.1	Included with external walls/frame		note		

WT_26_09_25

SEXTON OVAL BROADCAST CENTRE PRELIMINARY ESTIMATE FOR NELSON CRICKET AW411

WT 3 of 12

Attachment 6.1.1

SEXTON OVAL BROADCAST CENTRE
PRELIMINARY ESTIMATE
DATE: 9/26/2025

**ELEMENTAL DETAIL - NELSON BROADCAST TOWER**

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
5.	UPPER FLOORS				49,940
	<u>Upper Floors</u>				
5.1	300x45 LVL timber joists @ min 400CRS	135	m	150	20,250
5.2	Extra value for insulation between timber joists	41	m2	40	1,640
5.3	FRP mesh grating to upper landing	9	m2	550	4,950
5.4	FRP mesh grating to rooftop platform	42	m2	550	23,100
6.	ROOF				21,800
	<u>Roof</u>				
6.1	150mm Bondor panels to roof	53	m2	280	14,840
6.2	Allowance for downpipes and gutters	40	m	150	6,000
6.3	EV for soffit lining	8	m	120	960
6.4	Rooftop balustrade included with vertical screen frame		note		
7.	EXTERIOR WALLS AND EXTERIOR FINISH				206,600
	<u>Exterior Walls and Exterior Finish</u>				
7.1	Bondor PIR 100mm panels to walls	159	m2	200	31,800
7.2	EV flashing to Bondor projection where cut down to size	1	sum	900	900
7.3	EV insulated wall infill to accommodate angled glazing	26	m	350	9,100
7.4	Vertical screen to cricket tower, cedar on steel frame	116	m2	850	98,600
7.5	Vertical screen to stairs, metal	98	m2	650	63,700
7.6	Extra value for lockable gate to stairs	1	no	1,250	1,250
7.7	Extra value for gate to services compound (assumed)	1	no	1,250	1,250
8.	WINDOWS AND EXTERIOR DOORS				36,900
	<u>Windows and Exterior Doors</u>				
8.1	Double glazed, powder coated aluminium window joinery, complete with matching window flashings. Slightly angled.	23	m2	1,200	27,600
8.2	Allow for add'l flashing to angled glazing	26	m	50	1,300
8.3	Single entry door	4	no	2,000	8,000

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SEXTON OVAL BROADCAST CENTRE PRELIMINARY ESTIMATE FOR NELSON CRICKET AW411

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Attachment 6.1.1

SEXTON OVAL BROADCAST CENTRE
PRELIMINARY ESTIMATE
DATE: 9/26/2025

**ELEMENTAL DETAIL - NELSON BROADCAST TOWER**

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
9.	STAIRS AND BALUSTRADES				23,400
	<u>Stairs and Balustrades</u>				
9.1	FRP mesh grating to stair treads and mid-level landings (Structure included under Frame)	17	m2	600	10,200
9.2	Balustrade, incl vertical screen and handrail	12	m	830	9,960
9.3	Handrail, fixed to vertical screen frame	18	m	180	3,240
10.	INTERIOR WALLS				0
	<u>Interior Walls</u>				
10.1	N/A		note		
11.	INTERIOR DOORS				0
	<u>Interior Doors</u>				
11.1	N/A		note		
12.	FLOOR FINISHES				8,565
	<u>Floor Finishes</u>				
12.1	20mm plywood flooring incl clear coat	41	m2	140	5,740
12.2	Sealer to exposed concrete	5	m2	65	325
12.3	Allowance for trim and skirting	1	sum	2,500	2,500
13.	WALL FINISHES				31,950
	<u>Wall Finishes</u>				
13.1	12mm plywood on furring strips incl clear coat	87	m2	170	14,790
13.2	Allow for plywood finish infill around angled glazing	1	sum	1,500	1,500
13.3	Allow for autex wall panels, special wall treatments, white boards etc.	87	m2	180	15,660
13.4	Assume plywood and clear coat finish not required to prolam surface		note		
13.5	Assume no lining required to Kingspan panels in bathroom		note		
14.	CEILING FINISHES				7,380
	<u>Ceiling Finishes</u>				
14.1	12mm plywood on furring strips incl clear coat	41	m2	180	7,380

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SEXTON OVAL BROADCAST CENTRE PRELIMINARY ESTIMATE FOR NELSON CRICKET AW411

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Attachment 6.1.1

SEXTON OVAL BROADCAST CENTRE
PRELIMINARY ESTIMATE
DATE: 9/26/2025

**ELEMENTAL DETAIL - NELSON BROADCAST TOWER**

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
15.	FITTINGS, FIXTURES AND EQUIPMENT				5,225
	<u>Fitting and Fixtures</u>				
15.1	Wall-mounted desk, 500mm width	14	m	250	3,600
15.2	Counter, 1925x645	1	no	1,200	1,200
15.3	Mirrors to w.c	1	no	175	175
15.4	Sundry bathroom hardware	1	sum	250	250
16.	SANITARY PLUMBING				26,900
	<u>Sanitaryware</u>				
16.1	WC including waste	1	no	1,500	1,500
16.2	WHB including mixer, tapware	1	no	1,000	1,000
16.3	Shower tray 925 x 925 with glass door, screen, hardware, mixer	1	no	2,250	2,250
16.4	Kitchen stainless steel under-mount sink including mixer, tapware	1	no	1,750	1,750
	<u>Plumbing</u>				
16.5	BVP, Meter, Valve	1	no	2,500	2,500
16.6	HWC, 135L including fixings and seismic	1	no	4,500	4,500
16.7	Zip hot water unit	1	no	2,000	2,000
16.8	Reticulation of cold and hot water	3	no	1,600	4,800
16.9	Drainage pipework	4	no	900	3,600
16.10	Floor waste gullies and connections	1	no	1,500	1,500
16.11	BWIC	1	sum	1,500	1,500
16.12	Incoming service/connection - refer to site infrastructure		note		
17.	HEATING AND VENTILATION SERVICES				18,000
	<u>Heating and Ventilation Services</u>				
17.1	Extract Fan, ducted with timer switch	1	no	1,000	1,000
17.2	Heat pump ODU	1	no	8,000	8,000
17.3	Wall mounted heat pump, IDU	3	no	2,500	7,500
17.4	EWIC	1	sum	1,000	1,000
17.5	BWIC	1	sum	500	500

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SEXTON OVAL BROADCAST CENTRE PRELIMINARY ESTIMATE FOR NELSON CRICKET AW411

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Attachment 6.1.1

SEXTON OVAL BROADCAST CENTRE
PRELIMINARY ESTIMATE
DATE: 9/26/2025



ELEMENTAL DETAIL - NELSON BROADCAST TOWER

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
18.	FIRE SERVICES				200
	<u>Fire Services</u>				
18.1	Smoke alarm (battery powered) - allowed 10 year type	4	no	50	200
18.2	No allowance made for fire panel or sprinklers		note		
19.	ELECTRICAL SERVICES				21,950
	<u>Electrical Services</u>				
19.1	Distribution board	1	no	4,500	4,500
19.2	Surface mounted light	10	no	400	4,000
19.3	Light switch	1	no	150	150
19.4	Light switch with dimmer	3	no	200	600
19.5	Double power point	10	no	300	3,000
19.6	Canopy LED light, external	3	no	1,250	3,750
19.7	Surface mounted light, external	2	no	650	1,300
19.8	Surface mounted light, external with sensor	3	no	700	2,100
19.9	Light switch, external rated	1	no	250	250
19.10	Double power point, external rated	2	no	400	800
19.11	BWIC	1	sum	1,500	1,500
19.12	Incoming main supply - refer site infrastructure		note		
20.	VERTICAL AND HORIZONTAL TRANSPORTATION				0
	<u>Vertical and Horizontal Transportation</u>				
20.1	N/A		note		
21.	SPECIAL SERVICES				6,900
	<u>Special Services</u>				
21.1	Data rack	1	no	4,000	4,000
21.2	Double data outlet	8	no	300	2,400
21.3	BWIC	1	sum	500	500
21.4	Security/CCTV		note		Excluded

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SEXTON OVAL BROADCAST CENTRE PRELIMINARY ESTIMATE FOR NELSON CRICKET AW411

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Attachment 6.1.1

SEXTON OVAL BROADCAST CENTRE
PRELIMINARY ESTIMATE
DATE: 9/26/2025



ELEMENTAL DETAIL - NELSON BROADCAST TOWER					
ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
22.	DRAINAGE				9,285
	<u>Drainage</u>				
22.1	Allowance for below slab drainage service	51	m2	35	1,785
22.2	Connect new wastewater and stormwater to existing	1	sum	7,500	7,500
23.	SITE INFRASTRUCTURE				8,000
	<u>Site Infrastructure</u>				
23.1	Connect new water supply to existing	1	sum	5,000	5,000
23.2	Connect power and data supply	1	sum	3,000	3,000
24.	SUNDRIES				6,475
	<u>Sundries</u>				
24.1	Shade sail canopy (structure incl under Frame)	35	m2	185	6,475

SEXTON OVAL BROADCAST CENTRE
PRELIMINARY ESTIMATE
DATE: 9/26/2025



ELEMENTAL SUMMARY - RICHMOND VIEWING TOWER - OPTION 1A			
ITEM	ELEMENT	RATE / m² of GFA	TOTAL
1.	SITE PREPARATION	90.00	4,500
2.	SUBSTRUCTURE	780.00	39,000
3.	FRAME	2,200.94	110,047
4.	UPPER FLOORS	396.00	19,800
5.	ROOF	0.00	0
6.	EXTERIOR WALLS AND EXTERIOR FINISH	2,083.00	104,150
7.	STAIRS AND BALUSTRADES	375.40	18,770
8.	ELECTRICAL SERVICES	0.00	0
9.	SPECIAL SERVICES	0.00	0
10.	DRAINAGE	0.00	0
11.	SITE INFRASTRUCTURE	0.00	0
12.	SUNDRIES	48.10	2,405
13.	PRELIMINARIES 12%		35,841
14.	MARGINS 8%		26,761
	TOTAL CARRIED TO PROJECT SUMMARY	7,225	361,274

GFA: 50 m²

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SEXTON OVAL BROADCAST CENTRE
PRELIMINARY ESTIMATE
DATE: 9/26/2025



ELEMENTAL DETAIL - RICHMOND VIEWING TOWER - OPTION 1A					
ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
1.	SITE PREPARATION				4,500
	<u>Site Preparation</u>				
1.1	Removal of existing trees and vegetation	1	no	1,500	1,500
1.2	Cut and break through existing slab for pile drilling	1	sum	1,250	1,250
1.3	Make good concrete	1	sum	1,750	1,750
2.	SUBSTRUCTURE				39,000
	<u>Substructure</u>				
2.1	Maison/auger pile (dimensions assumed)	4	no	9,750	39,000
3.	FRAME				110,047
	<u>Frame</u>				
3.1	Assumed beams not required at ground level for piled foundation option and that they were only required for rail option to 'frame' the bottom of the structure to be able to move on the rails		note		
3.2	Structural steel frame	3,021	kg	12	36,252
3.3	Structural steel cantilever semicircle	796	kg	15	11,940
3.4	Structural steel to canopy	199	kg	15	2,985
3.5	Structural steel to stairs and landing	1,179	kg	15	17,685
3.6	Allowance for secondary steel to staircase/stair screen	1	item	5,000	5,000
3.7	Connections	779	kg	20	15,585
3.8	Steel paint finish / treatment	151	m2	120	18,120
3.9	Tension bracing rods & turnbuckles	31	m	80	2,480
4.	UPPER FLOORS				19,800
	<u>Upper Floors</u>				
4.1	FRP mesh grating to upper floor	18	m2	550	9,900
4.2	FRP mesh grating to rooftop platform	18	m2	550	9,900
5.	ROOF				0
	<u>Roof</u>				
5.1	Rooftop mesh grating included with Upper Floors		note		
5.2	Rooftop balustrade included with vertical screen frame		note		

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SEXTON OVAL BROADCAST CENTRE PRELIMINARY ESTIMATE FOR NELSON CRICKET AW411

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Attachment 6.1.1

SEXTON OVAL BROADCAST CENTRE
PRELIMINARY ESTIMATE
DATE: 9/26/2025



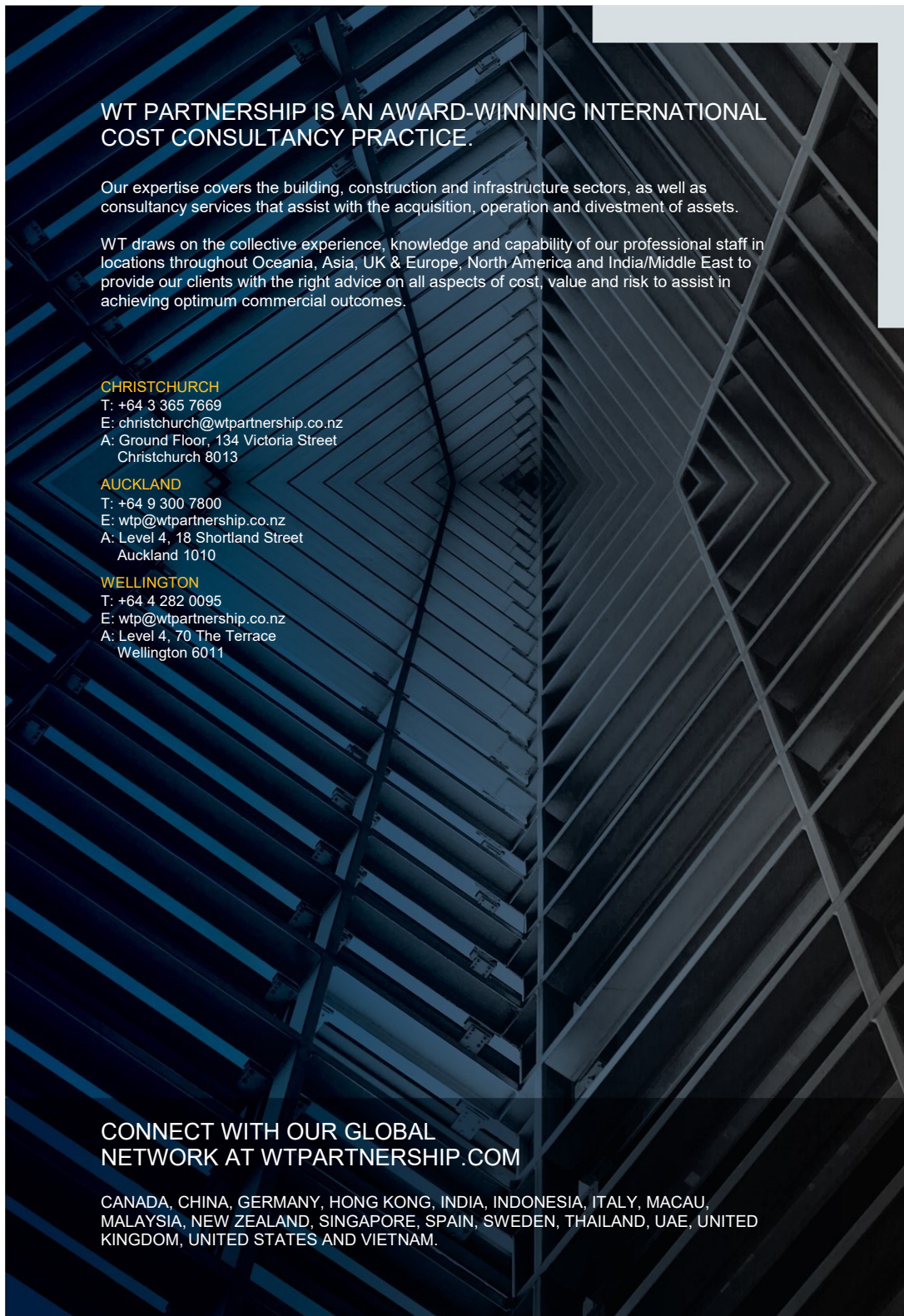
ELEMENTAL DETAIL - RICHMOND VIEWING TOWER - OPTION 1A					
ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
6.	EXTERIOR WALLS AND EXTERIOR FINISH				104,150
	<u>Exterior Walls and Exterior Finish</u>				
6.1	Vertical screen to cricket tower, cedar on steel frame	66	m2	850	56,100
6.2	Vertical screen to stairs, metal	72	m2	650	46,800
6.3	Extra value for lockable gate to stairs	1	no	1,250	1,250
7.	STAIRS AND BALUSTRADES				18,770
	<u>Stairs and Balustrades</u>				
7.1	FRP mesh grating to stair treads and mid-level landings (Structure included under Frame)	15	m2	600	9,000
7.2	Balustrade, incl vertical screen and handrail	7	m	830	5,810
7.3	Handrail, fixed to vertical screen frame	22	m	180	3,960
8.	ELECTRICAL SERVICES				0
	<u>Electrical Services</u>				
8.1	Assumed no power or lighting to this stand		note		Excluded
9.	SPECIAL SERVICES				0
	<u>Special Services</u>				
9.1	Data excluded		note		Excluded
9.2	Security/CCTV excluded		note		Excluded
10.	DRAINAGE				0
	<u>Drainage</u>				
10.1	Assume slab is sloped adequately to allow for natural runoff		note		Excluded
11.	SITE INFRASTRUCTURE				0
	<u>Site Infrastructure</u>				
11.1	No provision for power or data		note		Excluded
12.	SUNDRIES				2,405
	<u>Sundries</u>				
12.1	Shade sail canopy (structure incl under Frame)	13	m2	185	2,405

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SEXTON OVAL BROADCAST CENTRE PRELIMINARY ESTIMATE FOR NELSON CRICKET AW411

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CHRISTCHURCH
T: +64 3 365 7669
E: christchurch@wtpartnership.co.nz
A: Ground Floor, 134 Victoria Street
Christchurch 8013

AUCKLAND
T: +64 9 300 7800
E: wtp@wtpartnership.co.nz
A: Level 4, 18 Shortland Street
Auckland 1010

WELLINGTON
T: +64 4 282 0095
E: wtp@wtpartnership.co.nz
A: Level 4, 70 The Terrace
Wellington 6011

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Attachment 6.1.1

ECI Contractor Cost Estimate

Attachment 6.1.1



11 Nayland Road, Stoke 7011
PO Box 2009, Nelson, 7041
(03) 547 9469 | info@scotts.nz
www.scottconstruction.co.nz

Tuesday, 9 December 2025

Craig McMichael
Veros

Dear Sir

RE: Saxton Oval Broadcast Towers

Thanks for the opportunity to provide budget pricing on the above project. Please refer to the attached trade summaries for our budget pricing.

Scope of Works:

Design:

- All design, construction monitoring and compliance costs excluded.
- All resource and building consent costs excluded.

Excavation and Piling:

- Removal of existing concrete (assumed 200 thick slab) for new foundation.
- 8no driven 250sed timber piles to a max depth of 6m.

Concrete Work

- 2no reinforced concrete foundations 1.5m wide x 0.8m deep x 5.0m long.
- Reinforcing steel based on 150kg/m3 of concrete.

Structural Steel:

- Structural steel frame per CDT drawings.
- Arc spray TSZ100 surface finish.
- Steel grating to platform and stair treads.
- Gate to base of stairs.

Insulated Panel:

- 3no broadcast rooms.
- 1no wc room.
- Bondor EPS panel.
- Spouting and downpipes.

Aluminium Joinery:

- 3no aluminium windows to broadcast suites
- 12.76mm clear acoustic laminate single glazing
- APL Metro seismic series

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Attachment 6.1.1

Carpentry:

- LVL13 framing to form broadcast suite floors complete with 19mm ply, insulation and fibre cement cladding to soffit.
- Prolam portals to broadcast boxes.
- 50x25 strapping and 12mm untreated ply interior to walls and ceiling of broadcast suites.
- 50x25 strapping and fibre cement linings to broadcast suite soffits.
- 50x50h3.2 pine battens to form screens.
- Excludes acoustic insulation or wall linings.

Joinery:

- 3no benches to broadcast suites
- 1no kitchenette.

Plumbing and Drainage:

- Underslab and suspended pvc drainage.
- Hot and cold water reticulation.
- 1no toilet suite, basin and 900x900 acrylic shower enclosure.
- Methven sink, basin and shower mixers.
- 7.5l above bench water boiler and 135l mains pressure hwc
- Sewer and stormwater drainage – Provisional Sum included of \$25,305 + gst.
- Excludes new water mains or any drainage manholes.

Electrical:

- New MSB and metering.
- Earthing.
- Lighting and emergency lighting.
- Smoke alarms.
- Power points.
- WC extract fan
- Cabling run in internal trunking.
- Excludes upgrade of incoming mains supply.

Data:

- Data points including sound insulated flush boxes.
- 6RU data cabinet.
- Connection to distribution point (provided by others).
- Cabling run in internal trunking.

Security:

- Excluded.

Mechanical:

- 3no Daikin multi-system units.
- Services run in internal trunking.

Painting:

- Clearcoat ply walls and ceilings
- Clearcoat Prolam portals
- Paint external soffits
- Stain external screen battens.



Attachment 6.1.1

Floor Coverings:

- Standard and safety commercial grade vinyl to WC.
- Commercaile grade carpet tile to broadcast suites.

Clarifications:

1. Our tender sum is exclusive of GST
2. We have allowed to connect to and consume temporary power and water from the existing supplies. Connection demarcation points must be provided by client to at least the construction site boundary.
3. Our tender is based on access to site Monday to Friday 0700 – 1800 hrs, five-day working week.
4. Our tender shall remain valid for one month.
5. We have made no allowance, nor have we sighted an Asbestos report
6. Any P&G works relating from asbestos discovery are excluded
7. The provisional sums included are deemed to be at net cost i.e. they exclude all on & off-site overhead allowances
8. Cost escalation is not allowed for in this submission.
9. No allowance for delays resulting from the location of Heritage items or Artifacts.
10. We assume all existing services will be removed prior to excavation starting. i.e., no allowance for any CCTV or services locations.
11. We have made no allowance for Contract contingency.
12. No allowance for Hail material, asbestos, or subgrade testing.

We trust the above is satisfactory and should you have any queries please contact.



Kind Regards

Matt Reid
0275403008 | matt@scotts.nz
Scott Construction Limited



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Attachment 6.1.1

Job Name :	SAXTON BC TOWER NTH	<u>Job Description</u>
Client's Name:		

Trd No.	Trade Description	Cost/m2	Trade Total
	SAXTON OVAL - BROADCAST CRICKET TOWERS		
	Nelson End Tower		
	- Prelim and General		74,765
	- Scaffold		19,289
	- Excavation and Piling		26,312
	- Concrete Works		28,666
	- Structural Steel		170,507
	- Insulated Panel		88,039
	- Alum Joinery		45,314
	- Carpentry		140,562
	- Joinery		15,405
	- Plumbing and Drainage		55,272
	- Electrical		26,301
	- Data		12,484
	- Security		11,446
	- Mechanical		8,932
	- Painting and Stopping		28,044
	- Floor Coverings		4,943
			756,281
		Final Total :\$	756,281

Attachment 6.1.1

Job Name : <u>SAXTON BC TOW STH A</u>		<u>Job Description</u>	
Client's Name:			
Trd No.	Trade Description	Cost/m2	Trade Total
	SAXTON OVAL - BROADCAST CRICKET TOWERS		
	Richmond End Tower - Option A (Small)		
	- Prelim and General		26,366
	- Scaffold		10,819
	- Excavation and Piling		26,312
	- Concrete Works		28,666
	- Structural Steel		119,228
	- Insulated Panel		
	- Alum Joinery		
	- Carpentry		35,559
	- Joinery		
	- Plumbing and Drainage		
	- Electrical		
	- Data		
	- Security		
	- Mechanical		
	- Painting and Stopping		19,101
	- Floor Coverings		
			266,051
		Final Total :\$	266,051

Attachment 6.1.1

Job Name : <u>SAXTON BC TOW STH B</u>		<u>Job Description</u>	
Client's Name:			
Trd No.	Trade Description	Cost/m2	Trade Total
SAXTON OVAL - BROADCAST CRICKET TOWERS			
	Richmond End Tower - Option B (Large)		
	- Prelim and General		35,266
	- Scaffold		19,289
	- Excavation and Piling		26,312
	- Concrete Works		28,666
	- Structural Steel		170,507
	- Insulated Panel		
	- Alum Joinery		
	- Carpentry		45,782
	- Joinery		
	- Plumbing and Drainage		
	- Electrical		
	- Data		
	- Security		
	- Mechanical		
	- Painting and Stopping		24,592
	- Floor Coverings		
			350,414
Final Total :\$			350,414

Attachment 6.1.1

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