

NEXT NEW ZEALAND · PROOF OF METHOD · 9 SEPTEMBER 2026

Three suburbs, **every pipe estimated.**

Before we ask any council to sign up, we show the bill. 1,000 net homes in each of Tauriko West, Rotokauri and eastern Porirua: local water, streets, a school's worth of places and a shared hub, with 15% for design and programme, 30% contingency and 3% a year escalation on top.

Quantities and unit rates are published assumptions, not a tender.

Independent concept estimates, NZD excluding GST, September 2026 prices.

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Tauriko West, Tauranga

A 1,000-net-home serviced neighbourhood within the initial growth area, with local streets, water connections and shared community facilities.

CAPITAL, 2027–31	IN 2026 DOLLARS	PER HOME	COUNCIL SHARE PER HOME, PER YEAR
\$149.7m	\$136.3m	\$149,660	\$1,394

WORKS	QUANTITY	UNIT COST	BASE
Local drinking-water mains Water · Assumed installed reticulation including reinstatement; excludes trunk upgrades.	5 km	\$1,500,000	\$7.5m
Local wastewater network Water · Assumed network and reinstatement.	5 km	\$2,000,000	\$10.0m
Local pumping and connections Water · Allowance for connections and pumping; capacity not hydraulically verified.	1 allowance	\$5,000,000	\$5.0m
Local drainage and detention Water · Local works only; avoids adding the existing trunk programme.	1 allowance	\$8,000,000	\$8.0m
Neighbourhood streets Transport · Pavement, footpaths, lighting and utilities corridor; water pipes priced above.	4 km	\$6,000,000	\$24.0m
Additional walking/cycling links Transport · Links outside street cross-sections; no duplicate footpath charge.	3 km	\$800,000	\$2.4m
Bus stops and priority works Transport · Local access package; buses funded in annual operations.	1 allowance	\$2,000,000	\$2.0m
Parks: land and establishment Community · Assumed three hectares; land and landscaping included, not a quoted valuation.	3 ha	\$1,500,000	\$4.5m
Shared community hub Community · Building and fit-out; use shared facilities instead of a separate library, hall and centre.	1,000 m²	\$6,500	\$6.5m
Hub and clinic land Community · Purchase allowance; no free land assumed. Excludes school land below.	1 allowance	\$2,000,000	\$2.0m
School capacity Community · All-in allowance for buildings, share of land and fit-out; Ministry network assessment could alter need.	200 places	\$80,000	\$16.0m
Primary-care premises Community · Premises and fit-out only; staffing included separately in annual operating model.	500 m²	\$6,500	\$3.3m
Direct works			\$91.2m
Design, consents, programme · 15%			\$13.7m
Contingency · 30%			\$31.4m
Total, 2026 dollars			\$136.3m
Escalation to spend dates at 3%			\$13.4m
Total cash, 2027–31			\$149.7m

Capital shares: developers and landowners \$69.0m; Crown \$60.4m; council \$20.3m (water 70/20/10, transport 50/40/10, community 20/60/20). Council share financed 30 years at 5.5%: \$1.4m a year. Cash by year: 2027 \$14.0m; 2028 \$28.9m; 2029 \$44.7m; 2030 \$38.3m; 2031 \$23.7m.

Depends on: Depends on the separately funded SH29 enabling works and available bulk water/wastewater capacity.

Annual running cost at full operation: Water operation and maintenance \$0.5m (Water charges); Street/link maintenance \$0.6m (Council / transport funding); Buildings maintenance \$0.2m (Facility operators); Parks and hub services \$0.6m (Council / user charges); Local bus operations \$0.8m (Transport funding / fares); School staffing and operations \$3.0m (Crown); Primary-care team operations \$1.5m (Health

This model excludes those trunk works and the later SH29 corridor project; it is not a budget for all Tauriko West.

contracts / co-payments); Long-term renewal provision \$0.7m (Asset owners). Total \$7.8m a year. Undiscounted 30-year envelope \$370.5m.

Published context: NZTA lists \$264m for the enabling works. That is a wider shared project estimate, not money newly committed by Next or a unit rate for this tranche.

Independent concept estimate at September 2026 prices, excluding GST, finance, residential land, house construction, lot earthworks, power and telecom connections and existing trunk programmes. Quantities and unit rates are published assumptions, not a tender. No council or landowner has agreed to take part. Do not multiply across the country.

Rotokauri, Hamilton

A 1,000-net-home tranche connected to the greenway and arterial network, with local service lines, school capacity and a neighbourhood hub.

CAPITAL, 2027–31	IN 2026 DOLLARS	PER HOME	COUNCIL SHARE PER HOME, PER YEAR
\$128.8m	\$117.3m	\$128,808	\$1,240

WORKS	QUANTITY	UNIT COST	BASE
Local drinking-water mains Water · Assumed greenfield reticulation; trunk supply excluded.	5 km	\$1,300,000	\$6.5m
Local wastewater network Water · Assumed gravity network; subject to levels and geotechnical design.	5 km	\$1,700,000	\$8.5m
Local connections and pumping Water · Connection capacity must be verified.	1 allowance	\$3,000,000	\$3.0m
Local drainage to greenway Water · Lateral drainage only, not the existing strategic greenway.	1 allowance	\$4,000,000	\$4.0m
Neighbourhood streets Transport · Includes paths and lighting within the street corridor.	4 km	\$5,500,000	\$22.0m
Additional active links Transport · Connections outside streets and the funded greenway.	2 km	\$800,000	\$1.6m
Bus stops and priority works Transport · Local improvements only.	1 allowance	\$1,500,000	\$1.5m
Parks: land and establishment Community · Assumed three hectares; land and landscaping included, not a quoted valuation.	3 ha	\$1,200,000	\$3.6m
Shared community hub Community · Building and fit-out; use shared facilities instead of a separate library, hall and centre.	1,000 m²	\$6,500	\$6.5m
Hub and clinic land Community · Purchase allowance; no free land assumed. Excludes school land below.	1 allowance	\$2,000,000	\$2.0m
School capacity Community · All-in allowance for buildings, share of land and fit-out; Ministry network assessment could alter need.	200 places	\$80,000	\$16.0m
Primary-care premises Community · Premises and fit-out only; staffing included separately in annual operating model.	500 m²	\$6,500	\$3.3m
Direct works			\$78.5m
Design, consents, programme · 15%			\$11.8m
Contingency · 30%			\$27.1m
Total, 2026 dollars			\$117.3m
Escalation to spend dates at 3%			\$11.5m
Total cash, 2027–31			\$128.8m

Capital shares: developers and landowners \$56.2m; Crown \$54.6m; council \$18.0m (water 70/20/10, transport 50/40/10, community 20/60/20). Council share financed 30 years at 5.5%: \$1.2m a year. Cash by year: 2027 \$12.1m; 2028 \$24.9m; 2029 \$38.4m; 2030 \$33.0m; 2031 \$20.4m.

Depends on: Depends on the greenway and arterial road delivered under existing agreements. No cost for the 4.7km greenway is added here. Development timing must follow its staged availability.

Annual running cost at full operation: Water operation and maintenance \$0.3m (Water charges); Street/link maintenance \$0.5m (Council / transport funding); Buildings maintenance \$0.2m (Facility operators); Parks and hub services \$0.6m (Council / user charges); Local bus operations \$0.8m (Transport funding / fares); School staffing and operations \$3.0m (Crown); Primary-care team operations \$1.5m (Health contracts / co-payments); Long-term renewal provision \$0.6m

(Asset owners). Total \$7.5m a year. Undiscounted 30-year envelope \$342.1m.

Published context: Hamilton reports a roughly \$62m council contribution to the shared road/greenway agreement. This is a contribution, not the total project cost; it cannot be treated as a full-cost benchmark.

Independent concept estimate at September 2026 prices, excluding GST, finance, residential land, house construction, lot earthworks, power and telecom connections and existing trunk programmes. Quantities and unit rates are published assumptions, not a tender. No council or landowner has agreed to take part. Do not multiply across the country.

Eastern Porirua, Porirua

A 1,000-net-additional-home infill tranche. Renew local connections and streets, expand existing school capacity and share community facilities.

CAPITAL, 2027–31	IN 2026 DOLLARS	PER HOME	COUNCIL SHARE PER HOME, PER YEAR
\$119.4m	\$108.8m	\$119,449	\$1,214

WORKS	QUANTITY	UNIT COST	BASE
Local drinking-water renewal Water · Brownfield reinstatement allowance; excludes funded trunk works.	3 km	\$2,000,000	\$6.0m
Local wastewater renewal Water · Brownfield work with live-service complexity.	3 km	\$2,500,000	\$7.5m
Connections and resilience Water · Connection and local resilience allowance.	1 allowance	\$4,000,000	\$4.0m
Local stormwater upgrades Water · Local drainage only, outside the existing funded stormwater programme.	1 allowance	\$5,000,000	\$5.0m
Street and access upgrades Transport · Upgrades to existing streets, including footpaths and lighting.	3 km	\$4,000,000	\$12.0m
Additional accessible links Transport · Allows for gradients and accessible routes outside street works.	2 km	\$1,000,000	\$2.0m
Bus access improvements Transport · Excludes any separately funded regional bus-hub project.	1 allowance	\$1,500,000	\$1.5m
Parks: land and establishment Community · Assumed three hectares; land and landscaping included, not a quoted valuation.	3 ha	\$2,000,000	\$6.0m
Shared community hub Community · Building and fit-out; use shared facilities instead of a separate library, hall and centre.	1,000 m²	\$6,500	\$6.5m
Hub and clinic land Community · Purchase allowance; no free land assumed. Excludes school land below.	1 allowance	\$2,000,000	\$2.0m
School capacity Community · All-in allowance for buildings, share of land and fit-out; Ministry network assessment could alter need.	150 places	\$80,000	\$12.0m
Primary-care premises Community · Premises and fit-out only; staffing included separately in annual operating model.	500 m²	\$6,500	\$3.3m
Relocation support Community · Assumed temporary relocation cost, not a count of affected households or a compulsory-acquisition budget.	250 households	\$20,000	\$5.0m
Direct works			\$72.8m
Design, consents, programme · 15%			\$10.9m
Contingency · 30%			\$25.1m
Total, 2026 dollars			\$108.8m
Escalation to spend dates at 3%			\$10.7m
Total cash, 2027–31			\$119.4m

Capital shares: developers and landowners \$50.0m; Crown \$51.8m; council \$17.7m (water 70/20/10, transport 50/40/10, community 20/60/20). Council share financed 30 years at

Annual running cost at full operation: Water operation and maintenance \$0.3m (Water charges); Street/link maintenance \$0.3m (Council / transport funding); Buildings maintenance \$0.2m (Facility operators); Parks and hub services \$0.6m

5.5%: \$1.2m a year. Cash by year: 2027 \$11.2m; 2028 \$23.1m; 2029 \$35.7m; 2030 \$30.6m; 2031 \$18.9m.

Depends on: Depends on the Bothamley sewer, reservoir and stormwater programme. Its 2021 allocation is not a current estimate of remaining cost. The existing Cannons Creek library is excluded from this tranche.

(Council / user charges); Local bus operations \$0.8m (Transport funding / fares); School staffing and operations \$2.3m (Crown); Primary-care team operations \$1.5m (Health contracts / co-payments); Long-term renewal provision \$0.5m (Asset owners). Total \$6.5m a year. Undiscounted 30-year envelope \$302.9m.

Published context: Porirua announced \$136m for shared water infrastructure in July 2021, and lists a \$4m Cannons Creek library. Neither is counted again in the incremental model.

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Every number, linked.

Government and official statistics establish the facts; the recommendations and cost assumptions are ours. Research window: 2020 to 9 September 2026.

Stats NZ: International migration, June 2026 (14 Aug 2026)
<https://www.stats.govt.nz/information-releases/international-migration-june-2026/>

Stats NZ: Net migration loss of New Zealand citizens exceeds 50,000 (May 2024)
<https://www.stats.govt.nz/news/net-migration-loss-of-new-zealand-citizens-exceeds-50000/>

RBNZ chief economist Paul Conway: structural reform is key to growth (Mar 2026)
<https://www.interest.co.nz/economy/137801/monetary-policy-can%E2%80%99t-fix-cost-living-structural-reform-key-growth-rbnz-chief>

MBIE/MFAT long-term insights briefing 2025: productivity in a changing world
<https://www.mbie.govt.nz/dmsdocument/31696-new-zealands-productivity-in-a-changing-world-mbie-mfat-long-term-insights-briefing-2025>

Treasury: productivity and economic growth (capital per hour worked)
<https://www.treasury.govt.nz/publications/speech/productivity-and-economic-growth>

Treasury: the role of the tax system in NZ's fiscal and economic challenges (Nov 2025)
<https://www.treasury.govt.nz/sites/default/files/2025-11/sp-role-tax-system-addressing-nzs-intertwined-fiscal-economic-challenges.pdf>

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https://www.oecd.org/en/publications/oecd-economic-surveys-new-zealand-2026_3ec5de98-en.html

OECD 2026: KiwiSaver, capital markets and the housing bias in the tax system
<https://www.interest.co.nz/public-policy/138701/new-zealand-tax-podcast-oecd-suggests-major-overhaul-our-retirement-savings>

IMF 2026 Article IV consultation with New Zealand (Aug 2026)
<https://www.imf.org/en/news/articles/2026/08/27/pr26277-new-zealand-imf-executive-board-concludes-2026-article-iv-consultation>

World Bank: GDP per capita, PPP (constant 2021 international \$), New Zealand and Australia, 2000–2025
<https://data.worldbank.org/indicator/NY.GDP.PCAP.PP.KD?locations=NZ-AU>

Tax Working Group final report, 2019: revenue from taxing capital gains (Table 5.2)
<https://taxworkinggroup.govt.nz/resources/future-tax-final-report-vol-i.html>

Infrastructure Funding and Financing Act 2020
<https://www.legislation.govt.nz/act/public/2020/0047/latest/whole.htm>

Stats NZ via Newswire: median hourly pay rose 2.7%, weekly 2.8%, prices 4.1%, year to June 2026
<https://newswire.co.nz/2026/09/pay-rose-2-8-percent-prices-rose-4-1-percent-year-to-june-2026/>

Stats NZ: unemployment 5.6% in the June 2026 quarter
<https://www.stats.govt.nz/news/unemployment-rate-at-5-6-percent-in-the-june-2026-quarter/>

Commerce Commission: third annual grocery report (June 2026)
<https://www.thepost.co.nz/business/361015297/supermarket-competition-not-improving-despite-years-reforms-commerce-commission-finds>

21 overseas chains declined to enter the NZ grocery market
<https://b2bnews.co.nz/news/nz-grocery-duopoly-zero-overseas-supermarkets-agreed-to-enter/>

Commerce Commission banking study: a "stable oligopoly" (Aug 2024)
<https://www.rnz.co.nz/news/business/525633/commerce-commission-calls-for-beefed-up-kiwibank-and-open-banking-in-final-report>

Electricity Authority: 6.8% rise in power bills, first half of 2026
<https://www.ea.govt.nz/news/general-news/data-shows-68-increase-to-power-bills-across-households-and-small-businesses/>

Newsroom: residential power prices 65% higher in real terms than 1999
<https://newsroom.co.nz/2026/08/10/power-play-how-energy-rich-new-zealand-became-so-expensive-for-electricity/>

Gentailer profits: \$959m combined in FY2026
<https://thespinoff.co.nz/business/04-09-2026/how-the-energy-gentailers-made-1-billion-in-profit-this-year>

Electricity Authority: breaking the link between gas supply and power prices
<https://www.ea.govt.nz/news/eye-on-electricity/breaking-the-link-between-gas-supply-and-power-prices-and-what-it-means-for-new-zealands-energy-future/>

Transpower 2026 Security of Supply Assessment
<https://www.energy-storage.news/new-zealand-faces-energy-security-gap-by-2031-despite-record-project-pipeline-transpower-warns/>

Datagrid Makarewa: 1GW goal, 75–80 permanent jobs, consents granted without notification
<https://b2bnews.co.nz/news/five-south-island-data-centres-test-the-power-grid/>

The Spinoff: what AI data centres could do to your power bill (Aug 2026)
<https://thespinoff.co.nz/business/25-08-2026/what-ai-data-centres-could-do-to-your-electricity-bill>

Energy Minister: data centres should underwrite new generation (Jul 2026)
<https://www.interest.co.nz/technology/139589/energy-minister-simeon-brown-wants-ai-data-centres-underwriting-new-renewable>

Electricity Authority: level playing field hedge obligations from 1 July 2026
<https://www.ea.govt.nz/news/press-release/electricity-authority-moves-to-level-the-power-playing-field/>

Officials: high power prices cost over \$5b of GDP; mill closures
<https://www.nzherald.co.nz/business/companies/energy/soaring-electricity-prices-have-cost-new-zealand-over-5-billion-government-advised/premium/YDKR5T7VGVDHJDGYD65JRKAUE/>

NZ Health Survey 2024/25: annual update of key results
<https://www.health.govt.nz/publications/annual-update-of-key-results-202425-new-zealand-health-survey>

About 40% of NZ-trained doctors leave for Australia within a decade
<https://journals.sagepub.com/doi/abs/10.1177/15271544251314338>

Wellington ED met the six-hour target 57.6% of the time, Jan–Mar 2026
<https://www.nzherald.co.nz/nz/politics/election-2026-the-fierce-political-battle-over-nzs-real-nursing-numbers/premium/CXYCCEQXXZAM7MLR4S2UZKIVPI/>

House price to income by region, 2025
<https://nztax.tools/research/nz-house-price-to-income-ratio-by-region/>

Median council rates rise 14.2%; Government to cap rises from 2029
<https://www.interest.co.nz/public-policy/139957/local-government-minister-simon-watts-says-government-capping-annual-council>

Councils face a near \$48bn bill under Local Water Done Well
<https://www.nzherald.co.nz/nz/politics/councils-expected-to-foot-a-near-48-billion-bill-for-local-water-done-well/J42ZEBPXTJBTPKVJS3TVUDITZE/>

Infrastructure Commission: National Infrastructure Plan 2026 and the \$20bn to \$40bn investment need
<https://tewaihang.govt.nz/national-infrastructure-plan-online/3-planning-what-we-can-afford/31-aligning-investment-with-long-term-need>

PwC: NZ spends 5.8% of GDP on infrastructure, near the bottom of the OECD for efficiency
<https://www.pwc.co.nz/insights-and-publications/2025-publications/doing-business-in-new-zealand/investing-in-infrastructure.html>

HUD: Going for Housing Growth programme
<https://www.hud.govt.nz/our-work/going-for-housing-growth-programme>

Auckland upzoning and rents: Economic Inquiry, 2026
<https://onlinelibrary.wiley.com/doi/10.1111/ecin.70075>

PISA 2025 results, released 8 September 2026
<https://www.beehive.govt.nz/release/results-stabilise-more-work-do>

Nickow, Oreopoulos & Quan: experimental evidence on tutoring (NBER)
<https://www.nber.org/papers/w27476>

Ministry of Education: structured approaches to maths teaching
<https://newzealandcurriculum.tahurangi.education.govt.nz/structured-approaches-to-maths-teaching-and-planning/5637303576.p>

Deloitte: Investment Boost one year on
<https://www.deloitte.com/nz/en/services/tax/perspectives/investment-boost-one-year-on.html>

Treasury: Budget 2026 fiscal outlook and operating allowances
<https://budget.govt.nz/budget/2026/fiscal-strategy-report/fiscal-outlook.htm>

NZ Super \$24.7bn in 2025/26, \$31.2bn by 2029/30, more than the education budget
<https://newswire.co.nz/2026/09/andrew-bayly-super-age-68-2029-pension-bill/>

RNZ–Reid Research: 58% want the super age kept at 65
<https://www.rnz.co.nz/news/politics/723770/rnz-poll-most-voters-want-super-age-to-stay-at-65>

Treasury: He Tirohanga Mokopuna 2025 (long-term fiscal position)
<https://www.treasury.govt.nz/publications/ltfp/he-tirohanga-mokopuna-2025>

Ipsos NZ Issues Monitor, July 2026
<https://www.ipsos.com/en-nz/ipsos-issues-monitor-july-2026>

The Spinoff: politicians are fired up on immigration; what about voters? (May 2026)
<https://thespinoff.co.nz/politics/25-05-2026/our-politicians-are-really-fired-up-on-immigration-but-what-about-voters>

Immigration NZ: Skilled Migrant Category changes, August 2026
<https://www.immigration.govt.nz/about-us/news-centre/further-changes-to-the-skilled-migrant-category-to-come-into-effect-in-august-2026/>

Budget 2026: \$18m for migrant exploitation enforcement
<https://www.beehive.govt.nz/release/more-resources-combat-migrant-exploitation>

ACT's six-point immigration plan (May 2026)
<https://www.nzherald.co.nz/nz/politics/election-2026-act-reveals-immigration-campaign-polices/WTABGHRF5JACTK2HZ5AEH74EJ4/>

NZ First: only citizens would get NZ Super from 2029
<https://www.1news.co.nz/2026/09/06/only-citizens-would-get-nz-super-under-nz-first-campaign-policy/>

Labour's 2026 capital gains tax explained
<https://nztax.tools/tax-insights/labour-capital-gains-tax-2026-explained/>

Greens propose wealth, corporate and inheritance taxes (June 2026)
<https://www.rnz.co.nz/news/politics/609649/greens-propose-wealth-corporate-and-inheritance-taxes-to-fund-income-tax-changes>

Greens: nationalise 120 supermarkets into KiwiMart, \$2.8bn
<https://www.nzherald.co.nz/nz/politics/election-2026-greens-promise-to-nationalise-120-supermarkets-costing-28-billion/YDR54TRFFFKJJQSHEIIMDDDI/>

Greens: one-year pause on consenting new AI data centres
https://www.greens.org.nz/call_for_one_year_pause_on_consenting_new_ai_data_centres

Labour AI policy: data centres must fund their own energy and water (Sep 2026)
<https://www.nzherald.co.nz/nz/politics/election-2026-labour-reveals-rules-it-wants-imposed-on-new-data-centres-artificial-intelligence-policy/A7HJT7UA4RG3JDEWIORJKUAT6M/>

Labour policies: Medicard, free prescriptions, fare cap
<https://www.labour.org.nz/our-policies/>

National: no new taxes
<https://www.national.org.nz/news/260823-no-new-taxes-under-national>

National: compulsory KiwiSaver and the \$1,500 Baby Boost
<https://www.1news.co.nz/2026/06/21/kiwisaver-mandated-for-all-workers-if-national-re-elected/>

Luxon: National will campaign on raising the super age
<https://www.nzherald.co.nz/nz/politics/national-will-run-on-raising-super-age-as-soon-as-we-get-back-in-christopher-luxon/RTA6XYCZMBD3TND77OIZMTQRNI/>

ACT's 2026 Treaty policy
<https://www.1news.co.nz/2026/08/23/act-releases-election-treaty-policy-whats-in-it-and-whats-gone/>

Te Pāti Māori: entrench Te Tiriti, binding Tribunal findings
<https://www.nzherald.co.nz/nz/politics/election-2026-te-pati-maori-to-campaign-on-entrenching-the-treaty-and-binding-waitangi-tribunal-findings/M3GMUDAXJBAONPMM44ES33OC54/>

Opportunity: land value tax and citizen's income
<https://www.1news.co.nz/2026/08/15/what-are-the-opportunity-partys-land-tax-and-citizens-income/>

Luxon promises an MMP referendum; Peters calls it a power grab
<https://www.rnz.co.nz/news/politics/903205/christopher-luxon-promises-mmp-referendum-if-re-elected-winston-peters-calls-it-a-power-grab>

Labour calls for boot camps to be scrapped after alleged assaults
<https://waateanews.com/2026/09/04/boot-camp-backlash-labour-calls-for-programme-to-be-scrapped-after-alleged-assaults/>

Pay equity: union says \$6b to restore, Treasury disputes
<https://www.nzherald.co.nz/nz/politics/pay-equity-union-says-cost-of-reinstating-old-regime-is-6b-but-treasury-warns-figure-misleading/premium/3HNMUTPFKNEFNBNWTDKDR05Q3Q/>

Second emissions reduction plan: January 2026 amendment
<https://environment.govt.nz/publications/new-zealands-second-emissions-reduction-plan-202630-january-2026-amendment-addendum/>

ACT: scrap net zero, repeal the Zero Carbon Act
https://www.rnz.co.nz/news/politics_election-2026/1272629/act-unveils-election-climate-policy-vows-to-scrap-net-zero-target-and-repeal-zero-carbon-act

RNZ: Labour and National both under 30% for the first time
https://www.rnz.co.nz/news/politics_election-2026/1278458/labour-and-national-polling-collapsing-both-under-30-percent

Elections NZ: key dates for the 2026 General Election
<https://elections.nz/media-and-news/2026/key-dates-for-2026-general-election>

NZTA: Tauriko enabling works, \$264m project estimate
<https://www.nzta.govt.nz/projects/tauriko-west-tupenga/tauriko-enabling-works>

Tauranga: Tauriko West development responsibilities
<https://letstalk.tauranga.govt.nz/projects/new-community-tauriko-west>

Hamilton: 4.7km greenway, October 2025
<https://hamilton.govt.nz/your-council/news/community-environment/new-stormwater-development-underway-in-rotokauri>

Hamilton 2025 pre-election report: \$62m council contribution
<https://hamilton.govt.nz/assets/Uploads/27164-HCC-Pre-Election-Report-V26-LOW-RES.pdf>

Porirua: \$136m water infrastructure allocation, July 2021
<https://porirua.govt.nz/your-council/news/infrastructure-investment-eastern-porirua-welcomed/>

Porirua: Cannons Creek library, \$4m budget
<https://porirua.govt.nz/your-council/city-projects/>

