

	Extent of Exclusions	Response
1	Depreciation	Excluded
2	Interest	Excluded
3	Initial funding of the stadium	Included from 1 July 2007
4	Screening or triple layer of ETFE	<ul style="list-style-type: none"> Screening or triple layer ETFE to control heat build up is not required due to photosynthetic issues relating to the light transfer for the Turf. Heat built up issues are currently being addressed through ventilation openings in the structure combined with an appropriate mechanical solutions.
5	Feature lighting to façade	<ul style="list-style-type: none"> The design for the feature lighting to the façade is related to future signage. A suitable provision of \$ 200,000 for exterior lighting has been made in the current cost plan. We have had initial discussion with the key service providers and made suitable allowances for services upgrades that can be defined now. Other provisions have been made as part of our design development contingency.
6	ESD initiatives	<ul style="list-style-type: none"> The overall project budget limits out ESD provisions, nevertheless we have considered storage and re-use of stormwater as well as separating/recycling construction materials. A green star rating is part of the client brief.
7	Work beyond site boundary	<ul style="list-style-type: none"> Work beyond the site boundary along with infrastructure upgrades are not are not part of the Dunedin Multipurpose Stadium project. It is understood that Local Authorities provide infrastructure to the site boundaries. It is difficult to access what other work the Local Authority or Transit NZ wish to undertake as an outcome of the District Plan Change process and proposed realignment.
8	Infrastructure upgrades	<ul style="list-style-type: none"> Plan change process and proposed realignment. WE have assumed that this work will be clarified and negotiated with DCC.
9	Kitchen fit out	<ul style="list-style-type: none"> The fit out of kitchen, food and beverage and bars is a hygienic shell with a service interface having been allowed for.
10	Food & Beverage, bars	<ul style="list-style-type: none"> The fit out of kitchen, food and beverage and bars is a hygienic shell with a service interface having been allowed for.
11	Infrastructure for broadcasting facilities	<ul style="list-style-type: none"> A service duct has been provided for as part of the base building. Any other support structure will be provided by the broadcaster along with cables due to broadcasting liability issues.
12	Electronic turnstiles	<ul style="list-style-type: none"> The benchmark project AMI has no electronic turnstiles. Electronic turnstiles would incur a 0.17c premium for the ticket and no labour savings. CST have confirmed this is not required as it can be managed through hand held scanners etc.
13	Score boards/replay screens	<ul style="list-style-type: none"> It is the understanding that these components, etc, would be temporary, hired in for various events only with costs provided for within the operational expenditure. Power and data connection points in the various stands and outlets from the fibre and power cable ring around the bowl for pitch side advertisements
14	Temporary F&B outlets to North Stand	<ul style="list-style-type: none"> These are considered as Operational Expenditure.
15	Video-boards	<ul style="list-style-type: none"> same comment as scoreboards
16	Ticketing	<ul style="list-style-type: none"> Ticketing will be undertaken by a third party who provide any hardware, software etc for this.
17	Upgrade of surrounding transportation infrastructure and services	<ul style="list-style-type: none"> These issues are potential future planning requirements that will require DCC input.
18	Landscaping/beautification of Leith water	<ul style="list-style-type: none"> These issues are potential future planning requirements that will require ORC input.
19	Tram link and associated station	<ul style="list-style-type: none"> These issues are potential future planning requirements that will required DCC input.
20	Generator & standby power	<ul style="list-style-type: none"> The current cost plan has an allowance of \$200k for a 150kW Generator/UPS (emergency lighting)
21	Smoke extract & terrace sprinklers associated with the fixed pitch roof option	<ul style="list-style-type: none"> Please refer to Section 5.0 Fire of the Preliminary Design Report - this has been considered in the Cost Plan.
22	Mechanical ventilation to pitch, seating bowl and concourses	<ul style="list-style-type: none"> Please refer to Section 6.0 Mechanical Services and in particular 6.1.2 Main Bowl Ventilation and 6.1.9 Natural Ventilation of the Preliminary Design Report - this has been considered in the Cost Plan.
23	Heating to pitch	<ul style="list-style-type: none"> Heating is not recommended to the pitch. The turf must be kept as cool as possible.
24	Costs associated with the re-alignment of State Highway 8	<ul style="list-style-type: none"> These have been considered as DCC and Transit NZ costs.
25	Temporary seat costs (hire costs assumed from Opex budget)	<ul style="list-style-type: none"> Hire costs allowed for within operational cash flows
26	Relocation and lease exit costs	<ul style="list-style-type: none"> Allowed for in land costs
27	Works associated with existing Carisbrook stadium site	<ul style="list-style-type: none"> Excluded from the cost plan for the new stadium.
28	Operator opening expenses/training costs etc.	<ul style="list-style-type: none"> Caterers, ticketing etc will pay for their own opening and training expenses
29	Café fitout	<ul style="list-style-type: none"> Excl. Paid for by operator
30	Operator crockery, cutlery, linen, IT, etc	<ul style="list-style-type: none"> Excluded - caterer etc will pay for these
31	Tenant/Operator inducements	<ul style="list-style-type: none"> Excluded at this stage

Exclusions

	Extent of Exclusions	Response
32	Consent and RMA fees or Development Levies	•These have been included.
33	Legal, finance and marketing costs	•These have been included.