



AGENDA

Projects and Procurement Committee Meeting

Tuesday, 11 August 2026

Date Tuesday, 11 August 2026

Time 11:30 am

Location Council Chambers
Timaru District Council
King George Place
Timaru

File Reference 1860028

Timaru District Council

Notice is hereby given that a meeting of the Projects and Procurement Committee will be held in the Council Chambers, Timaru District Council, King George Place, Timaru, on Tuesday 11 August 2026, at 11:30 am.

Projects and Procurement Committee Members

Clrs Stacey Scott (Chairperson), Stu Piddington, Graeme Wilson, Owen Jackson, Peter Burt, Chris Thomas and Mayor Nigel Bowen

Quorum – no less than 4 members

Local Authorities (Members' Interests) Act 1968

Committee members are reminded that if you have a pecuniary interest in any item on the agenda, then you must declare this interest and refrain from discussing or voting on this item, and are advised to withdraw from the meeting table.

Nigel Trainor
Chief Executive

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- 1 Apologies**
- 2 Identification of Items of Urgent Business**
- 3 Identification of Matters of a Minor Nature**
- 4 Declaration of Conflicts of Interest**

5 Confirmation of Minutes

5.1 Minutes of the Projects and Procurement Committee Meeting held on 14 July 2026

Author: Jessica Kavanaugh, Democracy Services Lead

Recommendation

That the Minutes of the Projects and Procurement Committee Meeting held on 14 July 2026 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

Attachments

- 1. Minutes of the Projects and Procurement Committee Meeting held on 14 July 2026**



MINUTES

Projects and Procurement Committee Meeting Tuesday, 14 July 2026

Ref: 1860028

**Minutes of Timaru District Council
Projects and Procurement Committee Meeting
Held in the Council Chambers, Timaru District Council, King George Place, Timaru
on Tuesday, 14 July 2026 at 11:29 am**

Present: Mayor Nigel Bowen, Stacey Scott (Chairperson), Stu Piddington, Graeme Wilson, Owen Jackson, Peter Burt, Chris Thomas

In Attendance: **Councillors:** Philip Harper

Community Board Members: Charles Scarsbrook (Temuka), Sarah Foley-Smith (Geraldine)

Officers: Nigel Trainor (Chief Executive), Stephen Doran (General Manager Corporate), Suzy Ratahi (General Manager Land Transport), Andrea Rankin (Chief Financial Officer), Grant Hall (Acting General Manager Drainage and Water/Water Services Principal), Philip Howe (Museum Director), Rosie Oliver (Programme Office Lead), Prince Menon (Project Business Partner), Aaron Hakkaart (Planning Manager), Rachel Leitch (Communications Team Leader), Steph Forde (Corporate and Strategic Planner), Sam Esterhuyse (Continuous Improvement Business Partner), Bhavisha Kapadia (Marketing & Communications Advisor), Maddison Gourlay (Marketing and Communications Advisor), Alesia Cahill (Executive Support Manager), Jessica Kavanaugh (Democracy Services Lead)

Public: Paul Haggath (Project Manager, Team Projects Limited), Ethan Richardson – Theatre Royal Fundraising Group, Richard Spackman– Aorangi Stadium Fundraising Group, Drew Williamson (Project Manager, Alta Consulting),

1 Apologies

No apologies were received.

2 Identification of Items of Urgent Business

No items of urgent business were received.

3 Identification of Matters of a Minor Nature

No matters of a minor nature were raised.

4 Declaration of Conflicts of Interest

No conflicts of interest were declared.

5 Confirmation of Minutes

5.1 Minutes of the Projects and Procurement Committee Meeting held on 9 June 2026

Minor spelling amendments and removal of Clr Pye in item 6.1.

Resolution 2026/50

Moved: Clr Stacey Scott

Seconded: Clr Peter Burt

That the Minutes of the Projects and Procurement Committee Meeting held on 9 June 2026 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

Carried

6 Reports**6.1 Actions Register Update**

The purpose of this report is to provide the Projects and Procurement Committee with an update on the status of the action requests raised by Councillors at previous Committee meetings.

Monthly Reporting on the progress of divestment options for the current museum building, the Criterion Hotel, and the Chinese Gardens

It was confirmed that a report will be brought in August around the options for these buildings. The impact of these buildings on the opening of the Theatre/Museum was noted.

Strathallan Corner Project Updates

The importance of receiving a close-out report was highlighted. A discussion was held on the need for shade sails and the possibility of community fundraising. It was requested to update the action to investigate this matter.

It was confirmed to close out the QS reporting for the Theatre Royal/Museum project action.

Aorangi Stadium traffic calming and access arrangement options

It was confirmed that a report on the lighting plan and the unbudgeted expenditure for works on Morgans Road will be brought to Council. The tender process will be brought to the Projects and Procurement Committee.

Discussion was had on the lighting at the Aorangi Stadium carpark; it was clarified that there will be frontage lighting on the new stadium. The wider connection piece from Morgans Road to Mountainview Road, and some of the car parks currently lack lighting. It was confirmed that a lighting plan will look at all areas. It is requested to bring this to the Council.

There was further discussion on the requirement for a consultant for the storage at the museum and art gallery.

Resolution 2026/51

Moved: Clr Owen Jackson

Seconded: Clr Graeme Wilson

That the Projects and Procurement Committee receives and notes the updates to the Actions Register.

Carried

6.2 Project Fundraising Groups - Verbal Update (If required)

The Chairperson introduced the report to provide an opportunity for project fundraising groups to present a brief verbal update to the Projects and Procurement Committee on fundraising progress.

Ethan Richardson – Theatre Royal Fundraising Group

Ethan Richardson advised that there are no major updates for this verbal update. It was confirmed that the fundraising team has filled all the required roles. A full fundraising strategy has been adopted. The agreements with the Timaru District Council have been progressing with agreement on the principles, with the details still in progress. The group is starting to engage with the community and seeking feedback. It was confirmed that the launch timeline has been pushed back, and the group is seeking key information from the Timaru District Council.

Discussion included the fundraising target has been set at \$1.0M, which is set in the fundraising strategy; however, there is a stretched goal of \$2.0M. It was also confirmed that the launch will be complete in the next two months.

Further discussion included the key information that the group are seeking; it was clarified that this includes the fit-out of the theatre. The makeup of the membership and the term fit for purpose were also discussed.

It was clarified that the Chairperson of the Projects and Procurement Committee will reach out to Ethan Richardson. It was also requested to re-establish a user group meeting with stakeholders.

Richard Spackman – Aorangi Stadium Fundraising Group

It is confirmed that the campaign is continuing, and the fundraising total is currently \$1.14M, with \$383,000 from Trust Aoraki. There are 30 businesses that have committed, and 35 families or individuals have committed to the community wall. The positive feedback around this project was highlighted. Barton Rural School did a fundraiser for the project, which raised \$1,700.

Philip Howe - South Canterbury Museum Development Trust

Philip provided an update which included a grant from a perpetual trust fund. The trust is continuing to target regional and national funds that can be applied to this project. Also linking specific components of the exhibition fit-out to local organisations that may have an interest in the subject matter. The public appeal is also still ongoing. It was confirmed that individual members of the South Canterbury Historical Society have given close to \$200,000.

Resolution 2026/52

Moved: Cllr Peter Burt

Seconded: Cllr Chris Thomas

That the Projects and Procurement Committee receive and note any verbal updates provided by project fundraising groups.

Carried

6.3 Theatre Royal and Museum Project Update - June 2026

The Project Manager spoke to the report to update the Projects and Procurement Committee as to the status of the Theatre Royal and Museum project in a public forum.

The Project Manager provided an update on health and safety, project works to date, procurement, consents and compliance, budget and risks. The Project Manager confirmed the Theatre will be fit for purpose and offered to speak with Ethan Richardson to talk through the equipment and fit-out of the theatre.

It was requested to ensure the works are completed on Stafford Street before the opening of the theatre.

There was discussion on the operational plans, contingency and the back-of-house panels.

Resolution 2026/53

Moved: Mayor Nigel Bowen

Seconded: Cllr Peter Burt

That the Projects and Procurement Committee receive and note the Theatre Royal and Museum Project Update – June 2026 report.

Carried

6.4 Aorangi Stadium Project Update - June 2026

The Project Manager spoke to the report to update the Projects and Procurement Committee as to the status of the Aorangi Stadium Project in a public forum.

The Project Manager provided an update on health and safety and procurement, which included retractable seating. Updates were also provided on consents and compliance, design issues and the car parking reconfiguration. It was confirmed that external lighting will be installed around the building, and the replacement of the single light in the south-east corner.

It was advised that South Canterbury Basketball have not resolved the camera request. Further user group meetings generated change requests which are being considered; future proofing for more volleyball courts; a request from netball for junior netball markings and posts; bespoke scorer benches similar to the existing stadium.

An update was given on project construction, budget and risks.

Clarification was given on the previous defective welding in the existing stadium.

Resolution 2026/54

Moved: Cllr Owen Jackson

Seconded: Cllr Graeme Wilson

That the Projects and Procurement Committee receive and note the Aorangi Stadium Project Update – June 2026 report.

Carried

6.5 Migration to Civica Altitude Project Status Report - June 2026

The Continuous Improvement Business Partner spoke to the report to provide the Committee with a Project status report on the migration to Civica Altitude project.

Clarification was sought on the tracking of the planned activities and how these are going to progress.

There was discussion on the timeline for this project, and clarification was sought on the progress being made.

Resolution 2026/55

Moved: Cllr Stacey Scott

Seconded: Cllr Peter Burt

That the Projects and Procurement Committee receive and note the Migration to Civica Altitude Project Status Report.

Carried

6.6 Infrastructure Capital Programme Delivery Update

The Programme Office Lead and Project Business Partner spoke to the report to provide a year-end delivery overview for the FY2025-26 infrastructure programme including a summary of work continuing in the new financial year.

Discussion included the that projects team do not consistently monitor and analyse lessons learnt and the importance of embedding best practise culture within the Timaru District Council without stopping current delivery.

There was a detailed discussion on the inactive projects and the process to identify if the project is still a priority. This included the requirement to be able to phase projects over different financial years, including end dates. The need for business cases to fully scope projects, including contingencies and timelines.

The prior system was discussed, which explained why there are projects included that are inactive and were not completed. There was clarification on the current system that is being used for reporting on the projects.

There was a discussion on the benefits realisation/project success and the request from the Audit and Risk Committee regarding internal audit recommendations. It was confirmed that this needs to go back to the Audit and Risk Committee. It was noted that benefits are important to be included in the business cases as they are what the project is measured against.

Resolution 2026/56

Moved: Mayor Nigel Bowen

Seconded: Cllr Chris Thomas

That the Projects and Procurement Committee

1. Receive and note the Infrastructure Capital Programme Delivery Update.

Carried

6.7 Claremont Water Treatment Plant Upgrade – Monthly Report

The Acting General Manager Drainage and Water/Water Services Principal spoke to the report to update the Projects and Procurement Committee as to the status of the Claremont Water Treatment Plant Upgrade Project in a public forum.

Clarification was provided that since this report was published, the Geotech report has been received, which has looked at the base level, which is at a level that should not impact on the embankment. The Geotech report is currently with the dam safety specialists, who will report back on the dam safety aspect of building the reservoir.

At 12:59 pm, Clr Graeme Wilson left the meeting.

At 1:01 pm, Clr Graeme Wilson returned to the meeting.

Discussion was had on what if the reports advise it would cause the embankment to be unstable; however, it was advised the report is positive for reservoir one, and reservoir two is expected to be low risk. If there was an issue, another location would be sought, and there are other options within the reticulation area.

Drew Williamson (Project Manager, Alta Consulting) provided confirmation that the Geotech report being done on reservoir two is to inform what potential ground improvements are required, if there are any.

It was requested to have a project plan with milestones and dates for future reports, and include a risk matrix.

There was a discussion on the covers for the reservoirs not being included in the project.

Resolution 2026/57

Moved: Clr Stacey Scott

Seconded: Clr Peter Burt

That the Projects and Procurement Committee receive and note the Claremont Water Treatment Plant Upgrade – Monthly Report.

Carried

7 Consideration of Urgent Business Items

No items of urgent business were received.

8 Consideration of Minor Nature Matters

No matters of a minor nature were raised.

9 Exclusion of the Public

Resolution 2026/58

Moved: Clr Stacey Scott

Seconded: Clr Owen Jackson

That the public be excluded at 1.07pm from the following parts of the proceedings of this meeting, namely,—

- 10.1 Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 9 June 2026**
- 10.2 Contract 2504 - Maintenance of Traffic Signals, Capark Equipment, Parking Meters and School Signs - Extension of Contract**
- 10.3 Contract 2663 - Sealed Road Resurfacing Contract Extension**
- 10.4 Contract 2686 - Seadown Water Trunk Main Upgrade - Stage 2**
- 10.5 Contract 2756 Claremont Water Treatment Plant Upgrade – Design and Build – Solar Power Options**

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Plain English Reason
10.1 - Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 9 June 2026 Matters dealt with in these minutes: 10.1 - Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 14 April 2026 10.2 - Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 12 May 2026 10.3 - Landsborough Road Bridge Power Relocation Works 10.4 - Extension of Contract 2494 - Road Maintenance and Renewals 10.5 - Contract 2756 Claremont Water Treatment Plant – Cost Fluctuations, and Contract	Section 48(1) of the Local Government Official Information and Meetings Act 1987.	The public excluded minutes of the meeting held on 9 June 2026 are considered confidential pursuant to the provisions of the LGOIMA Act of 1987. The specific provisions of the Act that relate to these minutes can be found in the open minutes of the meeting held on 9 June 2026.

2787 Claremont WTP Treated Water Reservoir Registration of Interest		
10.2 - Contract 2504 - Maintenance of Traffic Signals, Capark Equipment, Parking Meters and School Signs - Extension of Contract	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	To protect commercially sensitive information
10.3 - Contract 2663 - Sealed Road Resurfacing Contract Extension	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	To protect commercially sensitive information
10.4 - Contract 2686 - Seadown Water Trunk Main Upgrade - Stage 2	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(i) - The withholding of the information is necessary to enable the Council to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	To protect commercially sensitive information To enable Council to carry out commercial or industrial negotiations
10.5 - Contract 2756 Claremont Water Treatment Plant Upgrade – Design and Build – Solar Power Options	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	To protect commercially sensitive information

Carried

Note

[Section 48\(4\)](#) of the Local Government Official Information and Meetings Act 1987 provides as follows:

- “(4)Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof)—
 - (a)shall be available to any member of the public who is present; and
 - (b)shall form part of the minutes of the local authority.”

10 Public Excluded Reports**10.1 Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 9 June 2026**

10.1 Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 14 April 2026

10.2 Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 12 May 2026

10.3 Landsborough Road Bridge Power Relocation Works

10.4 Extension of Contract 2494 - Road Maintenance and Renewals

10.5 Contract 2756 Claremont Water Treatment Plant – Cost Fluctuations, and Contract 2787 Claremont WTP Treated Water Reservoir Registration of Interest

10.2 Contract 2504 - Maintenance of Traffic Signals, Capark Equipment, Parking Meters and School Signs - Extension of Contract

10.3 Contract 2663 - Sealed Road Resurfacing Contract Extension

10.4 Contract 2686 - Seadown Water Trunk Main Upgrade - Stage 2

10.5 Contract 2756 Claremont Water Treatment Plant Upgrade – Design and Build – Solar Power Options

11 Readmittance of the Public**Resolution 2026/59**

Moved: Mayor Nigel Bowen

Seconded: Cllr Peter Burt

That the meeting moves out of Closed Meeting into Open Meeting at 1.40pm.

Carried

The meeting closed at 1.41pm.

.....
Clr Stacey Scott
Chairperson

6 Reports

6.1 Project Fundraising Groups - Verbal Update

Author: Jessica Kavanaugh, Democracy Services Lead

Authoriser: Stephen Doran, General Manager Corporate

Recommendation

That the Projects and Procurement Committee receive and note any verbal updates provided by project fundraising groups.

Purpose of Report

- 1 The purpose of this report is to provide an opportunity for project fundraising groups to present a brief verbal update to the projects and Procurement Committee on fundraising progress, if they wish.
- 2 This report does not seek any decisions and is for information only.

Assessment of Significance

- 3 This matter is assessed as very low significance, as no decisions, funding approvals, or policy direction are being sought. No community engagement is required.

Discussion

- 4 Project fundraising groups may, at the chairpersons discretion, provide a short verbal update covering matters such as fundraising progress, upcoming activities, or key milestones. Members may ask clarifying questions if appropriate.
- 5 No written material is required as this is a verbal update, and groups are not obligated to present.

Attachments

Nil

6.2 Actions Register Update

Author: Jessica Kavanaugh, Democracy Services Lead

Authoriser: Stephen Doran, Acting Chief Executive

Recommendation

That the Projects and Procurement Committee receives and notes the updates to the Actions Register.

Purpose of Report

- 1 The purpose of this report is to provide the Projects and Procurement Committee with an update on the status of the action requests raised by Councillors at previous Committee meetings.

Assessment of Significance

- 2 This matter is assessed to be of low significance under the Council's Significance and Engagement Policy as there is no impact on the service provision, no decision to transfer ownership or control of a strategic asset to or from Council, and no deviation from the Long Term Plan.

Discussion

- 3 The actions register is a record of actions requested by Councillors. It includes a status and comments section to update the Projects and Procurement Committee on the progress of each item.
- 4 There are currently six items on the actions register.
- 5 Three items are marked as ongoing.
- 6 One item is marked as completed and are proposed to be marked as removed at the next meeting.
- 7 Two items are marked as removed and will be taken off the list at the next meeting.

Attachments

1. Project and Procurement Committee Actions Required  

Information Requested from Councillors (Projects and Procurement Committee)

Key ■ = Completed, for removal ■ = 60+ Days ■ = 90+ Days ■ = Removed

Information Requested	Monthly Reporting on the progress of divestment options for the current museum building, the Criterion Hotel, and the Chinese Gardens.		
Date Raised:	14 April 2026	Status:	
Issue Owner	Acting General Manager Assets and Infrastructure	Completed Date:	
Background: The Committee requested ongoing monthly reporting on the progress of divestment options for the current museum building, the Criterion Hotel, and the Chinese Gardens until a decision had been made. May 2026 Update: A Public excluded report regarding the options for the Criterion Hotel and Chinese Gardens was presented to the Council meeting on 28 April 2026 for decision. A further paper on museum storage has been planned for the 26 May 2026 Council meeting. 9 June 2026 Projects and Procurement Committee Update: The General Manager Assets and Infrastructure advised that discussions had taken place with potential purchasers, however no formal proposals had been received to date. Additional information is being gathered to inform a future report for storage options, including an assessment of minimum storage requirements by an art gallery and museum storage specialist. The need for engaging a consultant was queried, the General Manager Assets and Infrastructure advising that the assessment had been commissioned at the direction of the Chief Executive. It was requested that the consultant's scope and terms of reference be provided to the Committee. 14 July 2026 Projects and Procurement Committee Update: The Chief Executive advised the Committee that a report will be brought back to the committee in August 2026 03 August 2026 Update: A report on converting these areas into green spaces will be included in the September 2026 meeting agenda.			

Information Requested	Strathallan Corner Project Updates		
Date Raised:	14 April 2026	Status:	In Progress
Issue Owner	General Manager Land Transport	Completed Date:	

#1808477

Background: The Committee requested a summary update on the outstanding items (Installation of the refurbished plaque on the sculpture, fabrication and installation of brackets for the screens, the seating and completion of lighting) until the project was completed.

May 2026 Update: A verbal update will be presented at the Projects and Procurement Committee meeting on 12 May 2026.

12 May 2026 Projects and Procurement Committee Update: The General Manager Assets and Infrastructure advised that the project will be completed by the end of the day with all items closed off. It was also advised that the infrastructure for future works such as shade sails had been installed, however there was no budget for this item. A full close out project will be presented to the Committee in due course. The Chairperson requested this item remain on the actions register until the close out report has been received by the Committee.

14 July 2026 Projects and Procurement Committee Update: The Committee requested some investigation into shade sails at the Strathallan Corner.

03 August 2026 Update: A close-out report is due to go to the September meeting

Information Requested	Improved QS reporting for the Theatre Royal/Museum project and a session with the Quantity Surveyor to improve understanding of the report		
Date Raised:	12 May 2026	Status:	Complete
Issue Owner	General Manager Regulatory, Development and Growth (Project Sponsor)	Completed Date:	08.07.2026
Background: The Committee requested a clearer, more summarised QS reporting and the Chairperson requested a session with the Quantity Surveyor and the Committee to improve understanding. June 2026 Update: The QS report has been presented in a clearer format for the report to the June 2026 meeting. The Project Manager will discuss the continued need for a session with the quantity surveyor with the chairperson once the revised format has been reviewed. July 2026 Update: The method by which the Quantity Surveyor information is reported has been modified slightly and appears to now be in a form that meets the Committee's needs.			

Information Requested	Fundraising Links be placed in a more prominent position on the respective project webpages.		
Date Raised:	09 June 2026	Status:	Complete

#1808477

Issue Owner	General Manager Corporate	Completed Date:	08.07.2026
Background: The Improvements that were made to the visibility and accessibility of project webpages were highlighted. It was requested that fundraising links be made more prominent on the relevant project webpages. July 2026 Update: An anchor link has been placed at the beginning of the respective pages which directs people who wish to learn more about or contribute to the fundraising. This action is complete and can be removed from the register.			

Information Requested	Aorangi Stadium Lighting Plan		
Date Raised:	09 June 2026	Status:	In Progress
Issue Owner	General Manager Land Transport	Completed Date:	
Background: The Committee requested the development of a broader lighting plan for the stadium site to be presented to Council. Discussion also occurred regarding funding the proposed traffic calming and lighting improvements, with members noting that no budget provision currently exists. The General Manager Land Transport noted that this was unlikely to qualify for New Zealand Transport Agency funding and advised that options, including costs, funding implications, would be investigated and included in the report. July 2026 Update: As part of the Aorangi Stadium Development new external carpark and pedestrian lighting has been allowed for in front of both the new and existing stadium. The cost of this has been incorporated into the approved contract cost and scope of works. An overview of external lighting for the entire Aorangi Park has been undertaken and deficiencies have been identified. This includes the pedestrian link to Mountainview Road and blackspots within the existing carparks. Costs for the necessary improvements will be undertaken and incorporated into the next LTP. Internal roading changes that were outside of the scope of the contract works have been costed at \$200,000.00. An unbudgeted expenditure report will be provided as to how this will be funded. The Morgans Road interface has yet to be designed and costed. 14 July 2026 Projects and Procurement Committee Update: It was requested that the lighting plan be presented to Council for their decision. 03 Aug 2026 Update: Aorangi Stadium Lighting plan will go to the November Council meeting. Needs to be decided if it is LTP or part of unbudgeted?			

Information Requested	Citizen Central Update/Demo with Comparison to Snap Send Solve		
Date Raised:	09 June 2026	Status:	Complete

#1808477

Issue Owner	Chief Information Officer	Completed Date:	30.07.2026
Background: The Mayor requested a future update or demo on the functionality and user experience of Citizen Central, including a comparison with Snap Send Solve. August 2026 Update: this information is included in the Migration to Civica Altitude Project Status August 2026 Report. This action is complete and can be closed.			

#1808477

6.3 Theatre Royal and Museum Project Update - July 2026

Author: Paul Haggath, Project Director

Authoriser: Paul Cooper, General Manager Regulatory Development and Growth

Recommendation

That the Projects and Procurement Committee receive and note the Theatre Royal and Museum Project Update – July 2026 report.

Purpose of Report

- 1 The purpose of this report is to update the Projects and Procurement Committee as to the status of the Theatre Royal and Museum project in a public forum.

Assessment of Significance

- 2 This matter is deemed low significance, when considered against the criteria of Councils Significance and Engagement Policy. The report is providing an information update to the Committee and does not require a decision.

Discussion

Project Status

- 3 The project remains on budget. The main construction contract suffered a potential delay due to the discovery of unknown asbestos, which halted works in the auditorium and stagehouse for approximately two weeks through this period. The overall project completion date of March 2027 should remain unaffected.
- 4 Works are underway on multiple work fronts, including:

Museum

- First floor concrete slabs
- Ground floor screed
- Structural steel framework

Theatre Stagehouse

- Underpinning complete
- New concrete stage slab preparation for second pour – *works ceased on discovery of asbestos in the auditorium*
- Preparation of main foundation beam on north wall to allow stage-wing opening to be cut – *works ceased on discovery of asbestos in the auditorium*

Theatre Back of House (BoH) and plant room

- Precast wall panels installed, foundation beams and slabs ongoing

Theatre Front of House (FoH) Hospitality Extensions

- Precast wall panels underway

Theatre Front of House (FoH) Hospitality Extensions

- New floor timber framing complete, ply floor laid – *works ceased on discovery of asbestos in the auditorium*
- HVAC ongoing below floors – *works ceased on discovery of asbestos in the auditorium*

Stafford St façade

- Front glazing repairs and refurb underway

5 Refer to the attached Project Director's report for full details.

Critical Risks

- 6 Refer information on the project risk assessment can be found in the Project Director's report (attachment 1) of this report.
- 7 Critical emerging risks are listed below:
- 7.1 Unknown Conditions within the existing building as work progresses, including unknown asbestos – addressed as and when discovered with rapid responses and solutions.
 - 7.2 Other adjacent planned works in Barnard St and Stafford St – to be scheduled in alongside Theatre and Museum Works to maximise opportunity and mitigate potential clashes and overlaps.
 - 7.3 Global disruption due to the Middle East conflict remains a risk, specifically risks associated with increased fuel prices and potential restrictions to supply and availability. Currently this is not affecting the project.

Budget

- 8 The project remains on budget – refer to detailed Project Director's report for full details.

Decisions Required

- 9 There are no items requiring decision at this time.

Attachments

1. Theatre Royal and Museum Project - July 2026 - Project Directors Report [↓](#) 



THEATRE ROYAL & MUSEUM



PROJECT STEERING GROUP REPORT #19.

END OF JULY 2026

PREPARED BY: PAUL HAGGATH

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EXECUTIVE SUMMARY (DASHBOARD REPORT)



TIMARU DISTRICT COUNCIL

THEATRE ROYAL AND MUSEUM

MONTHLY REPORT: PERIOD :

Jun-26

SUBMITTED BY:

Paul Haggath

DATE:

24-Jul-26

Portfolio	Local Authority
Programme	Property
Project	Timaru Theatre Royal and Museum
High Level Scope	Structural Strengthening and refurbishment of heritage theatre and construction of new museum.

1.1 Programme Update Summary

Status AMBER

Key Achievements this period:

- Auditorium and stagehouse works msuspended for two weeks due to discovery of asbestos in auditorium plasterwork. Overall programme effect being evaluated
- Museum structural steel erected
- Museum first floor slab - first pours completed
- Underpinning of Stagehouse foundations complete, new concrete slab for stage first pour complete
- Theatre BoH and plantroom precast walls erected, FoH precasts underway

1.2 Health, Safety & Environment:

Status GREEN

- Discovery of asbestos in auditorium plasterwork closed the auditorium and stagehouse for 2 weeks until further testing confirmed that the area is safe
- No reportable HSSE incidents
- 1 property damage incident , truck reversed over a parking meter

	Incidents	LTI (LTIFR)	Medical Treatment	Near Misses	Environmental
Period	0	0	0	0	0
Total	0	0	1	2	0

1.3 Environmental and Heritage

Status AMBER

Key achievements/outcomes

- Long-term direction still needed re the future of the Criterion Hotel and Chinese Gardens Restaurant remaining buildings.

1.4 Quality

Status GREEN

Key achievements/outcomes

- No significant quality issues arising
- Some casting discrepancies in precast concrete panels - to be rectified on site

1.5 Communications / stakeholder engagement

Status GREEN

Key achievements/outcomes

- Press release regarding asbestos discovery
- User Group meeting to be arranged for Aug, and a separate meeting with fundraising group
- Press invited to partake in site visit - postponed while asbestos safety confirmed

1.6 Procurement

Status GREEN

Key issues/priorities

- Procurement status of suppliers 90% appointed - Hawkins are being encouraged to make sure local suppliers and contractors are afforded opportunity to tender for work.
- Museum Exhibition Fit Out - design is progressing - majority of tenders returned and appointments underway for cabinetry & glass, perpex, AV hardware, AV content.

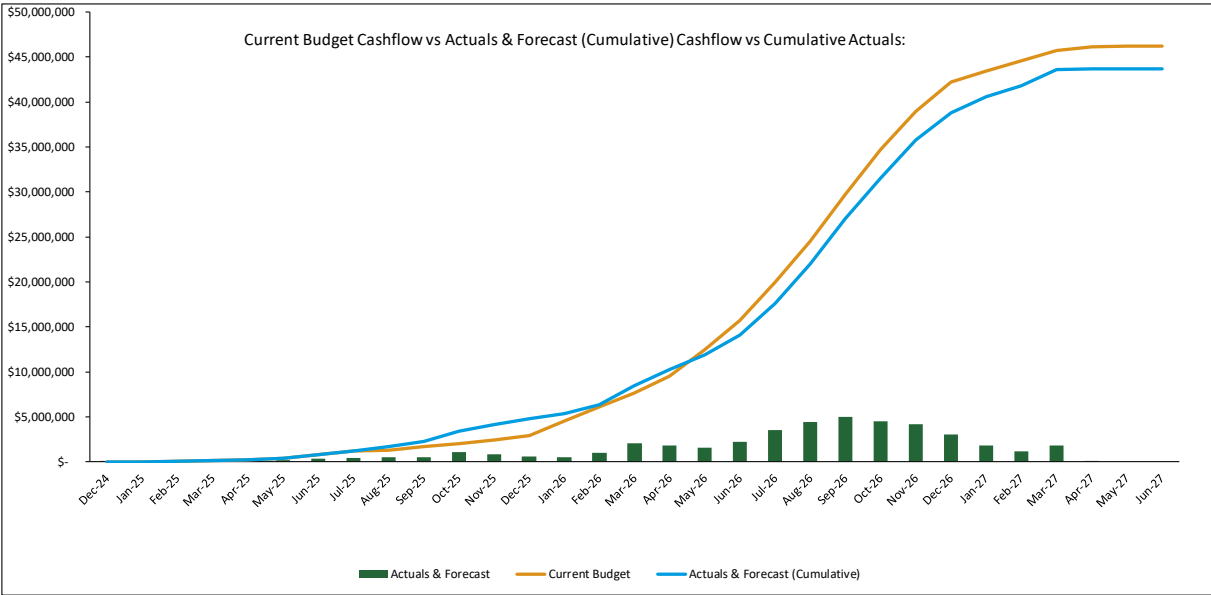
This Reporting Period	November 2025
Project Start Date	1-Dec-24
Portfolio #	Local Authority
Program #	Leisure
Project Name / ID #	Enter Proj Name / ID #
Project Director	Paul Haggath
Project Manager	Mike Murray
Financial Period End (month prior to Reporting Period)	30-Jun-26
Fiscal Period	Q4
Financial Year	2026-2027

1.8 Financial Summary

Status AMBER

- Project forecast remains on budget - refer finance section of Project Director's Report and QS Cost Report Summary
- Cumulative expenditure to end Jun 26 shows as \$14,086,596
- Current forecasts show a contingency of \$2,500,000.- reduced from previous \$2,700,000 to make allowance for the effect of asbestos discovery and remediation
- Additional stabilisation and underpinning works have resulted in additional costs, expending the allocated allowances within the cost plan

Year	2024/25	2025/26	2026/27	2027/28	Total
Current Budget	\$ 770,723	\$ 14,931,466	\$ 30,497,812	\$ -	\$ 46,200,000
Actuals & Forecast	\$ 784,365	\$ 13,301,961	\$ 29,605,790	\$ -	\$ 43,692,116
Remaining Contingency	\$ -			\$ -	\$ 2,507,885
Expenditure to date	\$ 784,635	\$ 13,301,961			\$ 14,086,596



ATTACHMENT 1

PROJECT DIRECTOR'S MONTHLY REPORT - JULY 2026

HEALTH, SAFETY & ENVIRONMENT

ASBESTOS:

Routine testing on Wednesday 15 July returned a positive result for asbestos in the theatre auditorium, in an area that had previously tested negative. As is required by legislation, the theatre and stagehouse were immediately closed and isolated, with all works ceasing within these areas.

Works to the back of house, front of house and museum areas continued unaffected.

Further testing was arranged to take place on Thursday 16 July. Initial results returned on Friday 17 July confirmed positive asbestos results for samples taken from the lower auditorium plaster. Worksafe was notified as is required by legislation.

Air testing and testing of surface dust and exposed edges was undertaken on Monday 20 July. Test results showed that there were no free asbestos fibres in the air and therefore no respiratory hazards. No asbestos was detected in surface materials or exposed surfaces. This confirmed that whilst asbestos exists within the plaster of the auditorium walls, it remains fully encapsulated and does not present a hazard to workers or end users.

As a final precaution a surface clean of all plaster surfaces by an approved asbestos contractor was undertaken, and work allowed to fully resume by Monday 27 July.

Incidents:

There was one reportable property incident this period, where a truck reversed over a parking meter. No injury occurred.

CONTRACT AND PROCUREMENT STATUS

CIVIL WORKS CONTRACT - complete.

MAIN CONTRACT

Works continue on multiple work fronts, including:

MUSEUM

- First floor concrete slabs
- Ground floor screed
- Structural steel framework

THEATRE STAGEHOUSE

- Underpinning complete
- New concrete stage slab preparation for second pour – *works ceased on discovery of asbestos in the auditorium*
- Preparation of main foundation beam on north wall to allow stage-wing opening to be cut – *works ceased on discovery of asbestos in the auditorium*

THEATRE BOH AND PLANT ROOM

- Precast wall panels installed, foundation beams and slabs ongoing

THEATRE FOH (HOSPITALITY EXTENSIONS)

- Precast wall panels underway

THEATRE AUDITORIUM

- New floor timber framing complete, ply floor laid – *works ceased on discovery of asbestos in the auditorium*
- HVAC ongoing below floors – *works ceased on discovery of asbestos in the auditorium*

STAFFORD ST FAÇADE

- Front glazing repairs and refurb underway

THEATRE SPECIALIST EQUIPMENT

Audio-Visual cable installation ongoing beneath auditorium floor– *works ceased on discovery of asbestos in the auditorium*

Stage fly-rig is under fabrication at Stagemark's workshop in Ferrymead, Christchurch

Order placed with John Herber of Kaiapoi for stage curtains

Chandelier Refurbishment underway.

UTILITIES

New power supply and transformers – Alpine Energy progressing with installation in Barnard Street.

Discussion ongoing with TDC's LTU and Waters & Drainage team to ensure all other planned works in the vicinity are incorporated and completed within the theatre / museum timeframes.

PROCUREMENT

Refer to Appendix 3 for status of procurement and engagements.

The main contractor continues the process of procuring remaining trades and ensuring opportunities are afforded to locals where possible.

MUSEUM EXHIBITION FIT OUT

Work package tenders are progressing, status as below:

- Cabinetry and Glass – contract confirmed with CustomSpace, Nelson
- Perspex – contract confirmed with Nelson Plastics
- AV Hardware – scope and cost agreed, preferred supplier identified
- AV Content – tenders returned and a preferred supplier identified, scope rationalization undertaken cost agreed,
- Specialist Joinery - tender return extended to 24th July – tender returns under review
- Electrical Works - tender return extended to 24th July – tender returns under review
- Graphics and Printing – tenders scheduled for end July to align with completion of first tranche of narratives and text writing.

THEATRE MANAGER

Scott Gaddes, new theatre manager, is now fully engaged with the project team and developing operational plans.

DESIGN STATUS REVIEW**THEATRE AND MUSEUM**

Additional foundation and underpinning was required to theatre stagehouse due to poor condition of existing concrete beneath the west wall.

Redesign of some areas of the new auditorium floor subframe was required to accommodate location and shape of existing column foundations once exposed.

Some minor discrepancies in the alignment of existing structural elements has been uncovered and adjustments are being made to accommodate.

No design issues related to the museum.

LANEWAY

No current issues

MUSEUM EXHIBITION:

Museum Exhibition Fit Out – detailed designs for the floor layout and individual exhibit areas have been substantially completed. Full and final scope will be confirmed once all tender prices have been returned.

The museum team are progressing well with writing and narratives for the new exhibition and artefacts.

CONSENTS AND COMPLIANCE

Resource Consent (main buildings) was granted on 23rd December 2025.

Building Consent BC1 (Civil Works) was granted on 11th Sep 2025

Building Consent BC2 (Theatre + Museum foundations) was granted on 7th January 2026.

Building Consent BC3 (Museum remainder) was granted on 27th February 2026.

TDC Property team is to raise a paper to Council regarding options for retaining, removing or selling both the Criterion Hotel and the adjacent Chinese Gardens Restaurant buildings.

PROGRAMME AND PROGRESS

The museum construction is running approximately 1 week behind programme.

The previous gains within the theatre auditorium have been negated by the asbestos issues.

Mitigations to recover the stagehouse works programme, which was approximately 1.5 – 2 weeks behind schedule at the last reporting period, have been hampered by the closure of this area due to the asbestos testing, as there is no effective barrier between the stage and the auditorium. The impact will be assessed now that works have resumed, and further recovery measures are under discussion.

Alpine works commenced as scheduled on 1st July and will run through to “power-on” date of 31 Oct 2026. Ongoing discussions occurring to ensure lifts can be commissioned on temporary power supplies if permanent power is not live by this time.

KEY MILESTONE DATES ARE SUMMARISED AS BELOW:

Activity	Baseline Finish	Forecast/Actual Finish	% completion	Finish Variance
Stagehouse Underpinning complete	22 Jun 26	3 July 26	99%	-10 days
Stage slab	6 Jul 26	6 Jul 26	50%	0 days
Auditorium Floor complete	3 Aug 26	14 Aug 26	90%	-9 days
Auditorium Roof Replacement	26 Aug 26	26 Jun 26	100%	+40 days
BoH Precast panels	24 Jun 26	19 Jun 26	100%	+3 days
Museum Precast Panels	29 Apr 26	29 Apr 26	100%	0 days
Museum floor founds and slabs inc U/F heating	26 Jun 26	26 Jun 26	100%	0 days
Museum Steel structure	14 Jul 26	21 Jul 26	90%	-5 days
Theatre Specialist Fitout commenced	6-Jan-27	6-Jan-27	0%	0 days
Museum Exhibition Fit out commenced	1-Oct-26	1-Oct-26	0%	0 days
Project Completion	28-Mar-27	28-Mar-27	0%	0 days

COMMUNICATIONS AND MEDIA

- Media releases this month addressed the asbestos discovery and mitigations.

BUDGET/FINANCIAL REPORTING

BUDGET STATUS

The project remains on budget. Refer to attached QS Cost Report Summary by Rhodes + Associates.

The cost centres for the project are summarised below, with expenditure to date (to end Jun 26, but with allowance for asbestos resolution) and forecast final costs. The direct and time costs of dealing with the discovered asbestos has reduced the contingency from \$2.7m to \$2.5m.

Budget element	Budgeted figure (Jan 2026)	Expended to date	Final Forecast Cost
Approved Budget	\$46,200,000		
Professional fees	\$6,000,000	\$4,666,592	\$6,000,000
Utilities	\$350,000		\$350,000
Construction Costs	\$33,000,000	\$8,008,618	\$33,200,000
Theatre Specialist Equipment	\$2,000,000	\$1,008,735	\$2,000,000
Museum Fit Out	\$1,800,000	\$71,782	\$1,800,000
Consents, Approvals and Insurances	\$350,000	\$334,105	\$350,000
Contingency (project unknown / unforeseeable)	\$2,700,000		\$2,500,000
Forecast Project Total	\$46,200,000	\$14,089,832	\$46,200,000

MBIE FUNDING

Total drawdowns from MBIE funding is now \$11.37m, leaving \$230k to be requested at project completion.

VARIATIONS

Variations of note to the Main Contract Works include the following:

		Estimated cost impact (\$)
1	Change all lifts to Schindler, due to changes to previous supplier availability	75,000
2	Barnard Street wastewater connection (new downstream connection)	62,000
3	Additional structural underpinning and stabilisation (estimate)	100,000
4	Equitone Cladding Prov Sum	45,000
5	Specialist Joinery Prov Sum	113,500
6	Tender vs Construction issue drawings (adjustment)	110,000
7	Minor variations, clarifications, site adjustments etc (under discussion)	189,000
8	Asbestos	tbc

The overall status of current variations (excluding asbestos effects) is approximately +\$694,000 to date (end Jun 2026) but remains within the construction budget allowances. Full variation status register has been provided to the PAPC Chair.

FORECAST / BUDGET OVER-RUNS

Nil at this time. Full financial breakdowns provided to PAPC Chair.

KEY RISKS

A full quantitative risk assessment register is maintained and updated monthly and forms part of the project control documentation. Copy provided to the PAPC Chair for review in line with detailed financial reporting. Key risks are as identified below:

RISK ELEMENT	MITIGATION
CONSTRUCTION / PROJECT RISKS	
Unknown conditions (existing theatre building)	Further asbestos discovery - unlikely
Structural Steel erection	Detailed methodology and management, exclusion zones
Programme risk – delays to underpinning works	Resequencing to remove from critical timeline, safe working methods and solutions to progress as quickly as safely possible
Timing of new power supply	Alpine's planned power connection date is later than the construction programme. Parties working together to agree a workable solution.

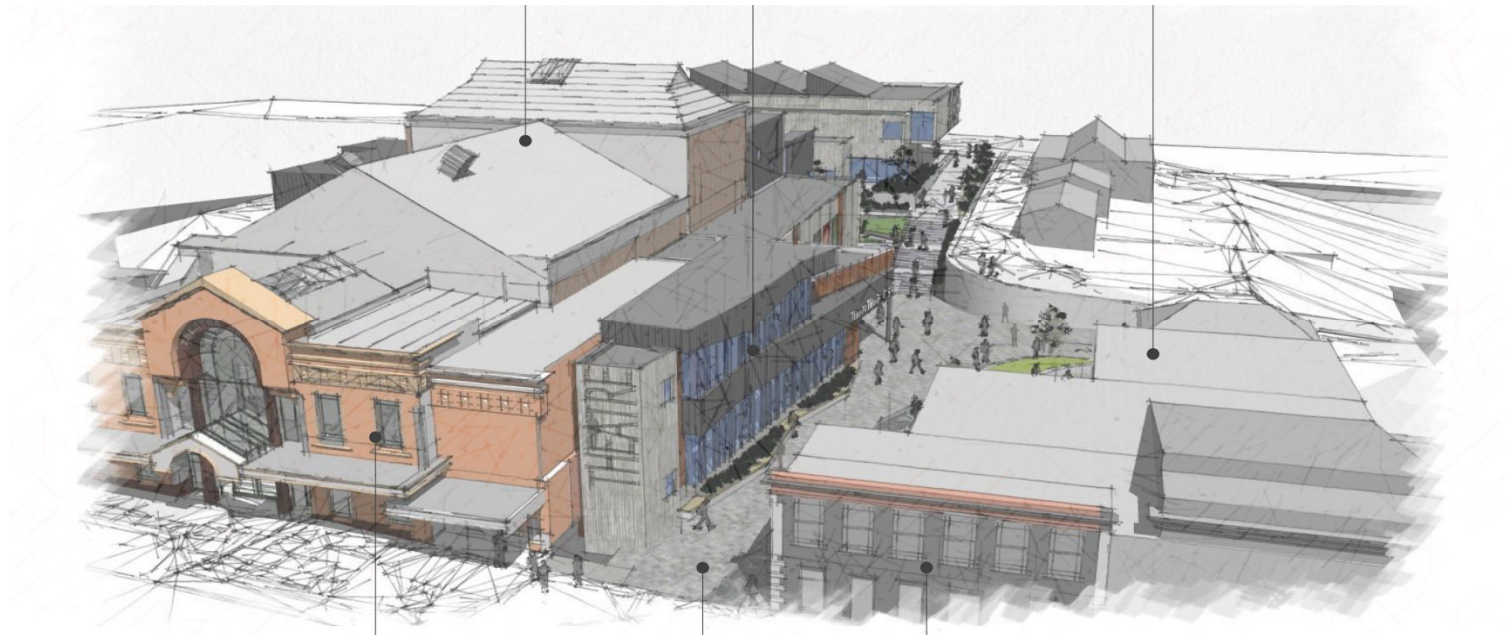
EMERGING RISKS	
Other TDC planned work in the vicinity	There is a volume of adjacent TDC planned work in the vicinity (Barnard St and Stafford St) and while not directly under the remit of this project, coordination is underway to ensure that all works can be done without disruption to each other and to avoid potentially abortive work or rework in the future.
Disruption due to the Middle East conflict – potential fuel rationing	Currently not affecting the project, though this is an emerging risk across the industry. Ongoing discussion with contractors and suppliers to monitor effect.
Disruption due to the Middle East conflict – shipping	Early placement of materials orders, sourcing from eastern hemisphere where possible. Main item is lifts which have been ordered.

PROJECT APPROVALS

Below is a summary of the items requiring approval/confirmation from TDC noted in this report:

- None at this time

ATTACHMENT 2 – QUANTITY SURVEYOR COST REPORT SUMMARY



Theatre Royal and Museum Project
Financial Report 14 Rev: 0
30 June 2026





Theatre Royal and Museum Project
FINANCIAL EXECUTIVE SUMMARY

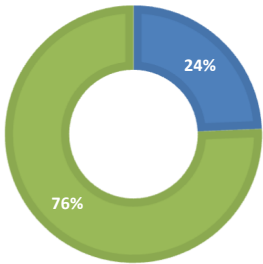
Financial Report 14 Rev: 0
30 June 2026

Ref	Description	Total excluding GST		
		Current Report	Previous Report	Movement
1.1	CONSTRUCTION	37,327,787.50	37,127,787.50	200,000.00
1.2	CLIENT DIRECT COSTS / PROFESSIONAL FEES	6,372,212.50	6,372,212.50	-
1.3	PROJECT CONTINGENCY	2,500,000.00	2,700,000.00 -	200,000.00
1.4	CLIENT APPROVED BUDGET TOTAL	46,200,000.00	46,200,000.00	-

All Values are NZD & Exclude GST

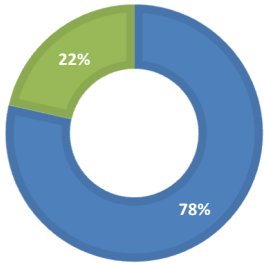
CONSTRUCTION COST

■ Cost to Date ■ Forecast Cost to Complete



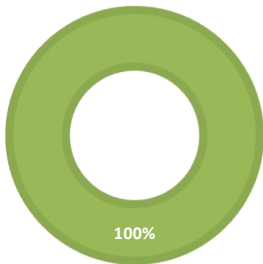
CLIENT DIRECT COSTS / PROFESSIONAL FEES

■ Cost to Date ■ Forecast Cost to Complete



CONTINGENCY STATUS

■ Cost to Date ■ Forecast Cost to Complete



Ref	Description	Total excluding GST
1.1	EXECUTIVE SUMMARY The report has been produced to record the financial status of Timaru Theatre Royal and Museum project as at the month end of: June 2026 And to identify any items of risk that may become apparent during the reporting process, which may affect the Forecast Completion Cost.	
1.2	FINANCIAL STATEMENT Approved Construction Budget <u>excluding Contingency</u>33,033,500.00 Current Forecast Final Cost37,327,787.50 Provisional Sum Adjustments- Agreed Contract Sum33,620,313.54 Approved Variations - Demolition104,580.94 Approved Variations - Civils386,244.06 Approved Variations - Main Contract350,745.45 Uncommitted Costs to date2,865,903.51 Client Direct Costs & Professional Fees6,372,212.50 Client Scope Change- Project Contingency8%2,500,000.00 Revised Forecast Cost <u>excluding Consultant Fees</u>46,200,000.00	
1.3	CONTRACT SUM STATUS Current Contract Sum Committed Contract Sum - Paul Smith & Hawkins33,620,313.54 Variation Orders to date (Approved)841,570.45 Revised Contract Sum34,461,883.99	
1.4	DIRECT COSTS STATUS Current Direct Costs / Professional Fees Committed Contract Sum4,673,490.95 Variation Orders to date (Approved)1,421,571.97 Uncommitted Costs to date277,149.58 Revised Contract Sum6,372,212.50	
1.5	CASHFLOW Total Payments to date Contractor Cost to Date (Includes June 2026 Payment Claim)9,089,135.72 Client Direct Cost to Date (Invoices include up to June 2026)5,001,046.41 TOTAL COST TO DATE14,090,182.13	
1.6	COST SUMMARY Current Forecast Final Cost46,200,000.00 Forecast Construction Budget Cost to complete28,238,651.78 Forecast Client Direct Budget Cost to complete1,371,166.09 Remaining Contingency Allowance2,500,000.00 TOTAL FORECAST COST TO COMPLETE32,109,817.87	
1.7	DISCUSSION POINTS 1. Hawkins are progressing with foundations, precast panels, structural steel, roofing and carpentry works to Theatre and Museum 2. RA are continuing to assess Variation & Provisional Sum pricing, the majority of the large Provisional Sums have now been agreed and are included within this report 3. Hawkins have submitted a Notice of Potential Delay due to asbestos findings within the Auditorium, costs for this are included within this report at an estimated 10 days, plus associated costs for asbestos treatment	

COST SUMMARY

Cost to DateForecast Cost to Complete

70%

30%

Theatre Royal and Museum Project

Financial Report 14 Rev: 0

2.1 CONSTRUCTION BUDGET - COST TO COMPLETE

30 June 2026

Description	Original Budget	Revised Budget January 2026	Forecast Final Cost	Paid to Date	Cost to Complete
CONSTRUCTION BUDGET - OPTION 1(b)					
1.1 DEMOLITION	583,000.00		284,611.31	284,466.31	145.00
1.2 CIVILS	1,405,975.00		1,334,846.81	1,289,168.75	45,678.06
1.3 THEATRE REFURBISHMENT	17,747,000.00	35,350,000.00	23,281,537.74	4,784,290.48	18,497,247.26
1.4 MUSEUM	8,787,500.00		10,642,195.65	2,659,427.71	7,982,767.94
1.5 MUSEUM EXHIBITION FITOUT	2,610,000.00	1,800,000.00	1,784,596.00	71,782.47	1,712,813.53
1.6 LANDSCAPING	1,900,025.00		-	-	-
1.7 CONSTRUCTION CONTINGENCY			-	-	-
TOTAL CONSTRUCTION SUM	33,033,500.00	37,150,000.00	37,327,787.50	9,089,135.72	28,238,651.78
2.0 Client Direct Costs & Professional Fees	5,466,500.00	6,350,000.00	6,372,212.50	5,001,046.41	1,371,166.09
TOTAL CONSTRUCTION COST	38,500,000.00	43,500,000.00	43,700,000.00	14,090,182.13	29,609,817.87
CONTINGENCY					
4.1 Construction Contingencies - Theatre	5,950,000.00	2,700,000.00	1,224,470.15		1,224,470.15
4.2 Construction Contingencies - Museum	2,750,000.00		1,275,529.85		1,275,529.85
TOTAL CONTINGENCY	8,700,000.00	2,700,000.00	2,500,000.00	-	2,500,000.00
TOTAL EXCLUDING GST	47,200,000.00	46,200,000.00	46,200,000.00	14,090,182.13	32,109,817.87

ATTACHMENT 3 – ARCHITECT DESIGN REPORT

PSG - PROJECTS & PROCUREMENT
COMMITTEE

ARCHITECTS REPORT

Project:	Theatre Royal, SC Museum & Laneway	Project No:	02140/T167
To:	Timaru District Council - Projects & Procurement Committee - 07		
Attention:	Paul Haggath	Date:	28/07/2026
From:	NB/DLA Architects in Association - Joshua Newlove		

Item No.	Description	
1.0	Executive Summary Project progress continues to move well onsite, with activity across the Museum, Theatre, Stage House, Auditorium, Front of House and Back of House areas during the reporting period. Museum works have progressed from first floor precast ribs and infill through to ongoing structural steel erection and floor rib/infill installation. The most notable from outside the site is the steel work now completing the basic form of the museum building. Scaffolding has been erected to support the rib and infill and allow for timber framing to progress. Roof works will commence once the upper floors are poured. Theatre works have advanced with Back of House and Front of House precast panel installation continuing, with much of the scene doc & stair panels in place, Lift pits are currently being dug with much of the underpinning through the stagehouse complete. FB11, a critical ground beam, has now been poured which will facilitate the temporary works to form the stage house opening. Front of House roofing and gutter framing progressing with much of the new roofing and gutters installed, auditorium/orchestra pit framing and services coordination continuing with a slight delay caused by Asbestos test result coming in positive on walls that previously tested negative. Air quality and debris testing came back negative so work is again underway to these spaces. Key coordination items this month include auditorium seating/HVAC floor vent set-out, roof/existing structure condition, south alley works and the newly identified asbestos issue in the ground floor auditorium. No new formal design approvals are requested from PSG at this stage. PSG should note that the asbestos plaster walls remain an active risk being managed by Team, Hawkins and the consultant team.	
2.0	Design Progress, Since last PSG Documentation / Site Progress - Museum: Museum works continue to progress with the visual progress from outside the site quite striking, the main steel work for the upper exhibition and roof is now in place, Purlins will be installed once the upper floor is poured currently a third of this floor has been poured with the remaining rib & infill being installed now with next floor pours in the coming weeks	

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	There has been heating and ventilation pipe work laid between the museum and theatre and we should start to see this extended into the plant room soon. Timber wall framing should also start to progress shortly, with scaffolding being erected to facilitate this. Once roof purlins are installed, we will start to see roofing tray being installed for the warm roof over the exhibition spaces. Stage House: Stage house underpinning works is largely complete. FB11 has been poured and backfilling underway. FB11 will allow the slab to be completed in the stage house, and temporary work will be installed to start forming the large opening into the side of the stage house. The Wing extension and scene dock panels are in place, and the volume of this space is now apparent, once the opening in the existing stage house is complete demo of the existing fly galleries and grid will begin and new steel work erected. The stage house was also closed off for approximately 1 week while asbestos testing was carried out. Auditorium: Auditorium works were slower this month with much of the structural work completed, the orchestra pit is largely formed now and ventilation ducting under the floor progressed. Ventilation grille cutouts to be installed in the floor. A Positive asbestos test was found in the lower auditorium walls where previously we had negative tests. This was found via ongoing testing Hawkins has undertaken as part of their H&S policy and in spaces previously inaccessible, such as above the ceiling line. Plaster of the age in the theatre would have had various work done over its lifetime so it's not uncommon for asbestos to be found and it is also not uncommon for positive and negative tests in similar location due to patches or fillers being used during remediations, particularly in the 1963 renovation likely containing asbestos. The initial positive asbestos test result prompted the precautionary closure of the auditorium, while comprehensive air testing and materials sampling were completed. Those results have now confirmed that the material poses no hazard. Hawkins has shown excellent standards for their quick response, belts & braces attitude to testing and remediation. Access to these areas has now resumed with work continuing limiting the effects on programme. Routine asbestos testing will continue as work progresses and the project team will continue to maintain all required health and safety protocols throughout the remainder of the project, with appropriate measures in place to ensure all asbestos remains inert. Back of House: Further BOH panels have been installed with the main stairwell panels in place, footings have been progressing and now the underpinning is complete the rest of the footings up to the stage house walls can be formed and placed. There will be rapid change in these areas in the coming weeks Front of House / Stafford Street Facade / Roofing: FOH works inside cabling, sprinkler heads and ventilation ductworks have been installed or are in progress, the toilet areas have been plumbed, and framing work will start to being. The roofing has now largely been replaced with final flashings etc. to be installed. The FOH lift pit is beginning to be formed with floor beams around this area in place, the remaining FOH panels will be installed in the coming weeks with floor beams, floors to follow. South Alley / Drainage: This area of work is starting to be resolved, new foul drains have been installed for the neighboring property allowing the removal of an existing inadequate drain to be removed, this will allow for the alley pavement to be poured, and this should end the issue of water ingress from this area. There is still some remedial work to be undertaken further up the wall, as identified in the last report, we will continue to work through solutions on these with the wider team. Shop Drawings / Coordination: Architectural and consultant teams continue to review and respond to shop drawings and site coordination items.	
3.0		

	Design Coordination Design coordination remains ongoing between NB/DLA, Hawkins, Team Project Management and the wider consultant team. Key coordination items for the period include the asbestos, south alley works, difficult roof flashing junctions. The design team continues to respond to RFIs, shop drawings and site queries as required to support the construction programme. Signage pack has been issued to Hawkins to close out provisional sum allowance. Design team to review and work closely with signage team to ensure it meets our design intent.	
4.0	Key Issues / Risks - Programme: Continued reliance on timely resolution of site coordination items, consultant responses and access to areas affected by testing or temporary restrictions. - Asbestos: Possible asbestos has been identified in the ground floor auditorium this may affect some detailing around door reveals etc, we are working through these details to pre-empt questions. - Water ingress / drainage South Alley: Required Detailing etc have been issued out now being implemented for Footing/sump sealing, south alley drainage. The proposed built-out cover flashing on the wall will still require close-out. - Existing conditions: Rusted roof purlins, secondary ceilings, brick/concrete openings and existing structure conditions continue to require review as works are opened up with the next area of caution being the upper stage house. Overall risks remain typical for this stage of a complex heritage and redevelopment project; however the asbestos and water ingress items require close monitoring due to possible programme and cost impacts.	
5.0	Client input / PSG Actions Required No new formal PSG design approvals are requested at this stage.	
6.0	Design Visuals & Updates No updated visuals.	
7.0	Next Steps - Continue with site observation and provide Consultant Advice Notes where necessary. - Continue to receive, review and return shop drawings and RFIs.	
Appendices	Appendices - Photo Records for July - selected photos for this report, issued as separate appendix.	

ATTACHMENT 4 – PROCUREMENT STATUS

The following consultants and suppliers have been fully engaged to date.

Architectural Design	NBA Architects	Timaru
Architectural Design	DLA Architects	Timaru
Structural Design	Structex	Timaru
Fire Engineering	WSP	Timaru / South Island
Civil Design	Maven	Timaru
Services Design	Stantec	Christchurch
Project Management	Team Projects	Christchurch
Quantity Surveyor	Rhodes + Associates	Christchurch
Geotechnical	ENGEO	Christchurch
Planning / Traffic Engineering	Avanzar	Christchurch
Audio Visual / Theatre Lighting	Clarity / Vibrant	Dunedin / Timaru
Stage rig	Stagemark	Christchurch
Stage curtains	John Herber Ltd	Kaipoi
Main Contractor	Hawkins Ltd	Christchurch

The following contractors, subcontractors and suppliers have been engaged to date for construction of the project.

Demolition Excavation and Civils	Paul Smith Earthmoving	Timaru
Scaffold & Propping Interspan	Geeves	Timaru
Concrete Work (Including Substructure)	Vantis	Timaru
Electrical	Aotea Electric	Timaru
Plumbing and Gas	Foleys	Timaru
Security	Allied Alarms	Timaru
Masonry	Mainland Brick & Block	Timaru
Painting & Wall finishes	Ranger	Timaru
Fixtures and Fittings - Wallpaper Curtain, Upholstery	Petronellas Interiors	Timaru
Siteworks & Landscaping	Paul Smith Earthmoving	Timaru
Metalwork - Humphris	Humphris	Timaru
Misc Cranage	360 cranes	Timaru
Misc onsite metalwork	Dan Cosgrove	Timaru

Misc Plant Hire	Hirepool	Timaru
Misc Materials	Mitre 10 / Placemakers	Timaru
Misc Fixings	Blacks / Konnect	Timaru
Water Proof Membrane	H2Off	
Concrete - Reinforcing	Reofab	
Concrete - Precast Panels and stairs	Lanyon & Lecompte	
Concrete - Sealants & Drypacking (steel)	Consol	
Structural steel Work	VIP Steel	
Structural steel - Intumescent coatings	VIP Protective Coatings	
Suspended Slabs - Rib & Infill supply	Quality Precast	
Suspended Slabs - Comfloor	Steel & Tube / Comfloor	
Mechanical services	David Browne Contractors	
Fire protection	South Pacific Fire Protection	Dunedin
Passive Fire	Passive Fire NZ	
Communication/Data	NZ Data	
Lifts	Schindler	
Seismic Joints	Seismic Guys	
Carpentry Labour & Materials	Hawkins / Livefirm	
Carpentry Materials - CLT	Redstag	
Insulation	Control Insulation	
Metal Wall and Roof Cladding	SWP	
Roofing - Access System	Monkey Toe	
Equitone Cladding	Façade Plus	
Stairs and Balustrades	Canterbury Balustrade	
Metalwork (incl accessways and plant decks)	Monkey Toe	
Metal windows & doors	Nebulite	
Metal windows & doors - Roller door	Glideaway	
Joinery - Main & Specialist	JB Joinery	
Joinery - Roller shutter	Xpanda	
Joinery - Timber door supply	Restruct	
Glazing	Metro Performance	

Wall Finishes - Partitions	Duraplan	
Ceilings, Aluminium Partitions	AEON	
Hardware	James Bull Locksmiths	
Tiling	MetroFloor	
Floors	Hills Commercial Floors	
Hardwood floors	Hardwood Technology	
Fixtures and Fittings - Auditorium Seating	Alloyfold	
Paving - Waitohu	Waitohu	
Landscaping - Evergreen	Evergreen	
Roof Demolition	Scope Demolition	

The following contractors, subcontractors and suppliers have been engaged to date in relation to the Museum Fit Out.

Museum Design	Exhibition Design & Build Consultancy	Nelson
Museum Exhibition Display Cases and Cabinetry	The Custom Space	Nelson

ATTACHMENT 5 – PROGRESS PHOTOGRAPHS

THEATRE



Auditorium floor and stage construction



Stagehouse underpinning and foundations



Plumbing for restrooms

MUSEUM



museum lobby / entry steel frame



Museum and theatre shared plantroom



Museum entrance lobby and lift shaft

6.4 Aorangi Stadium Project Update - July 2026**Author:** Paul Haggath, Project Director**Authoriser:** Paul Cooper, General Manager Regulatory Development and Growth**Recommendation**

That the Projects and Procurement Committee receive and note the Aorangi Stadium Project Update – July 2026 report.

Purpose of Report

- 1 The purpose of this report is to update the Projects and Procurement Committee as to the status of the Aorangi Stadium Project in a public forum.

Assessment of Significance

- 2 This matter is deemed low significance, when considered against the criteria of Councils Significance and Engagement Policy. The report is providing an information update to the Committee and does not require a decision.

Discussion**Project Status**

- 3 Further information on the project status can be found in the Project Director's report (attachment 1) of this report.
- 4 The project remains on target, both in programme and budget terms.
- 5 Works are underway on multiple work fronts, including:

Main Stadium

- Roof sheeting 95% complete
- Precast walls complete
- External wall framing and cladding ongoing
- Below-floor ducts complete (for scoreboards, officials stations)
- First floor slabs concreted

Link Building

- Structure complete
- Below-slab services complete
- Front entry joinery and glazing units installed
- Internal studwall partitions complete
- First-fix services underway
- Floor slabs concreted and polished / prepped

Critical Risks

- 6 Refer information on the project risk assessment can be found in the Project Director's report (attachment 1) of this report.
- 7 Critical emerging risks are listed below:
 - 7.1 Weather delays during the winter period – particularly high winds; risk reduces as building becomes weathertight.
 - 7.2 Global disruption due to the Middle East conflict is an emerging risk, specifically risks associated with increased fuel prices and potential restrictions to supply and availability. Currently this is not affecting the project.

Budget

- 8 The project remains on budget. Further information on the project budget can be found in the Project Director's report (attachment 1) of this report.

Attachments

- 1. **Aorangi Stadium Project Update - July 2026 - Aorangi Project Directors Report** [↓](#) 



AORANGI STADIUM REDEVELOPMENT



PROJECT STEERING GROUP

REPORT #19

END OF JULY 2026

PREPARED BY PAUL HAGGATH – TEAM PROJECTS ADVISORY

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EXECUTIVE SUMMARY



PROJECT: AORANGI STADIUM REDEVELOPMENT
MONTHLY REPORT: PERIOD: Jun-26
SUBMITTED BY: Paul Haggath
DATE: 24-Jul-26

Portfolio	Local Authority
Programme	Property
Project	Aorangi Stadium Redvelopment
High Level Scope	Structural Strengthening of Existing Stadium and Construction of a new 8 Court Hall

1.1 Programme Update Summary Status GREEN

Key achievements/outcomes since the previous report
1. Main stadium first floor slabs poured
2. Roof installation complete
3.Link building structure complete, joinery and glazing installed
4. Internal stud walls complete
5. First fix services underway

1.2 Health, Safety & Environment: Status GREEN

1. No incidents to report this period:

	Incidents	LTI (LTIFR)	Medical Treatment	Near Misses	Environmental
Period	0	0	0	0	0
Total	2	0	3	0	0

1.3 Consents and Compliance Status GREEN

1.All consents now in place
2. CPU in place to allow public use of existing stadium during construction

1.4 Progress / Design Status Status GREEN

1. All design elements complete
2. South Canterbury Basketball wishes to install and wire 8 no cameras for Glory League - full impact and funding under consideration
3. TDC considering reconfiguration of car park and access route in front of stadium - details to be finalised

1.5 Communications / stakeholder engagement Status GREEN

1. Rachel Leitch of Comms team leading project comms and media releases
2.Website landing page now operational

1.6 Procurement Status GREEN

1. Orders placed for overseas equipment and plant to mitigate potential shipping disruptions - all in transit
2. Retractable Seating - details and costs agreed, to be ordered next period
3. Replacement Gym equipment will be purchased through existinng Opex funding - orders to be placed over next quarter

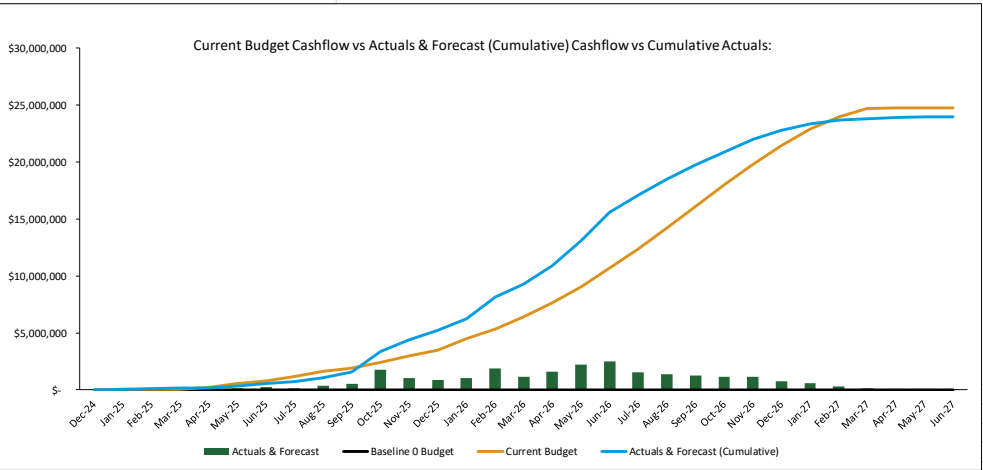
1.7 Programme Delivery Status GREEN				
Revised Concept Design and Price	Baseline Finish	Forecast/Actual Finish	% completion	Finish Variance
Revised Concept Design and Price	4 April 2025	30 April 2025	100%	26 days
Contract Agreed and fully executed	30 April 2025	6 May 2025	100%	6 days
Hockey Clubrooms strengthening	31 May 2025	30 September 2025	100%	122 days
Detailed Design	31 July 2025	18 October 2025	100%	79 days
Building Consent 1- Existing Stadium	31 August 2025	30 September 2025	100%	30 days
Building Consent 2 - Civil Works	31 August 2025	30 September 2025	100%	30 days
Building Consent 3 - New Stadium and Link	31 October 2025	31 October 2025	100%	0 days
Civil / Advance Works	31 August 2025	7 August 2025	100%	-24 days
Construction				
Existing stadium seismic strengthening & upgrade	19 December 2025	9 January 2026	100%	0 days
New Stadium site prep and groundworks	31 March 2026	30 January 2026	100%	0 days
New Stadium construction	31 March 2027	31 March 2027	60%	0 days
Link Building	31 March 2027	31 March 2027	60%	0 days
Fit Out	31 March 2027	31 March 2027	0%	0 days
Project Completion	31 March 2027	31 March 2027	0%	0 days

This Reporting Period	October 2025
Project Start Date	1-Dec-24
Portfolio #	Local Authority
Program #	Leisure
Project Name / ID #	Aorngi Stadium Redevelopment
Project Director	Paul Haggath
Project Manager	David Hooke / Casey Campbell
Financial Period End (month prior to Reporting Period)	30-Jun-26
Fiscal Period	Q4
Financial Year	2025-2026

1.8 Financial Summary Status GREEN

1. Project remains on budget - Refer to Rawlinsons Cost Report Summary
2. Overall contingency remains stable and robust at \$805k.

Cashflow Forecast:					
Year	2024/25	2025/26	2026/27	2027/28	Total
Current Budget	\$ 762,654	\$ 9,899,036	\$ 14,105,647	\$ -	\$ 24,767,337
Actuals & Forecast	\$ 554,024	\$ 15,038,725	\$ 8,375,522	\$ -	\$ 23,968,271
Remaining Contingency					\$ (799,066)
Planned Expenditure to Date (Baseline)	\$ 15,762,913		\$ 15,592,749		\$ (170,164)
Planned Expenditure (Period)	\$ 2,325,500		\$ 2,488,125		\$ 162,625



1.9 Programme Completion Status GREEN			
Late Milestones	Baseline Finish	Forecast/Actual Finish	Variance
Up Next			
New Stadium construction	31-Mar-27	31-Mar-27	0 days
Link Building	31-Mar-27	31-Mar-27	0 days

ATTACHMENT 1

PROJECT DIRECTOR'S MONTHLY REPORT – JULY 26

1. HEALTH, SAFETY & ENVIRONMENT

There have been no incidents to report this period:

Regular onsite oversight was maintained through July by Managers, with daily toolbox meetings led by the Foreman and ongoing coordination with TDC representatives.

High winds at times through the period have required additional caution when lifting structural steel and roof sheeting.

2. CONTRACTS AND PROCUREMENT STATUS

Main Stadium:

- Roof sheeting 95% complete
- Precast walls complete
- External wall framing and cladding ongoing
- Below-floor ducts complete (for scoreboards, officials stations)
- First floor slabs concreted

Link Building:

- Structure complete
- Below-slab services complete
- Front entry joinery and glazing units installed
- Internal studwall partitions complete
- First-fix services underway
- Floor slabs concreted and polished / prepped

Procurement:

- long-lead items including drop curtains and scoreboards / shot-clocks, which are all coming from overseas, are still in transit.
- Final design and pricing have been progressed for retractable seats. Units will comprise 10 units x 51 seats per unit, total of 510 seats, in bench seat style (rather than seat with a back).
Order to be placed over next month – require 12-16 weeks manufacture and delivery lead-in, so not time critical at this time. To be procured through opex to replace existing units which are dated and present a H&S issue.

3. CONSENTS & COMPLIANCE

No change from previous reporting period.

Building Consents all fully in place.

CPU is in place for ongoing public use of the existing stadium facility during the remaining construction works.

4. DESIGN ISSUES

Whilst the TEL design is complete, a number of design related requests have arisen in the last period from third parties. These are as outlined below:

1. Long term TDC LTU are proposing a reconfiguration of the car park and area in front of the stadium including new raised pedestrian crossings linking the stadium with the eastern hockey turf. Agreed in principle at the June PAPC meeting. LTU are finalising the design. It is intended to instruct TEL to undertake these works as a variation to their external works. LTU / Parks to confirm funding source for these works.
2. Other upgrade works, including additional lighting to car parks and a reconfiguration of the Morgan Street southern entrance are outside the scope of this project, and are being considered by LTU / Parks. Timing and funding tbc.
3. South Canterbury Basketball have requested the installation of 8 no Glory league cameras, to be funded by them. A formal Change Request has been submitted. TEL are still finalising the price for these works as cable lengths to the requested locations are longer than the maximum permissible, meaning additional splitters / panels will be needed. Technical solution is being worked through, expected to be resolved by end of July.
4. Bespoke scorer benches have been discussed with South Canterbury Basketball, and are not part of the agreed scope. South Canterbury Basketball will investigate potential avenues of sponsorship to procure these outside of the contract works.

5. PROGRAMME & CONSTRUCTION

The project currently remains approximately 1.0 week behind programme overall but good progress being made. With the roof now complete, weather effects on the works are significantly reduced.

Key dates are as below:

1.7 Programme Delivery		Status GREEN		
Revised Concept Design and Price	Baseline Finish	Forecast/Actual Finish	% completion	Finish Variance
Revised Concept Design and Price	4 April 2025	30 April 2025	100%	26 days
Contract Agreed and fully executed	30 April 2025	6 May 2025	100%	6 days
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Building Consent 3 - New Stadium and Link	31 October 2025	31 October 2025	100%	0 days
Civil / Advance Works	31 August 2025	7 August 2025	100%	-24 days
Construction				
Existing stadium seismic strengthening & upgrade	19 December 2025	9 January 2026	100%	0 days
New Stadium site prep and groundworks	31 March 2026	30 January 2026	100%	0 days
New Stadium construction	31 March 2027	31 March 2027	50%	0 days
Link Building	31 March 2027	31 March 2027	50%	0 days
Fit Out	31 March 2027	31 March 2027	0%	0 days
Project Completion	31 March 2027	31 March 2027	0%	0 days

6. BUDGET / FINANCIAL REPORTING

The project remains on budget. Refer to attached QS Cost Report Summary by Rawlinson.

The cost centres for the project are summarised below, with expenditure to date (to end Apr 26) and forecast final costs.

Budget remains healthy with contingency remaining \$799,387.

Budget element	Budgeted figure	Expended to date	Final Forecast Cost	Variance to budget
Approved Budget	\$24,767,659			
Professional fees inc TDC internal costs	\$728,445	\$362,019	\$671,407	(57,038)
Insurance, Consents and internal TDC consent processing costs	\$50,000	\$142,675	\$155,525	105,525
Construction Costs	\$22,694,337	\$14,842,795	\$22,827,270	132,933
Advance works and Utilities	\$319,555	\$250,563	\$314,170	(5,385)
Contingency (project unknown / unforeseeable)	\$975,322		\$799,387	
Forecast Project Total	\$24,767,659	\$15,598,052	\$24,767,659	

FORECAST / BUDGET OVER-RUNS

Nil at this time . Full financial breakdowns provided to PAPC Chair.

VARIATIONS

Variations of note include the following (refer to QS report for further details):

Defective welding discovered within existing stadium – required remediation	\$107,500
Change of roof material for longevity and lower maintenance costs	\$77,000
Remediation of non-conformant sprinklers and emergency lighting in existing stadium	\$13,000
Power and data floorboxes for scorers / umpires (scope omission)	\$36,000
Additional netball posts and pads	\$13,296

PENDING VARIATIONS

Function suite Dividing wall	declined
Wall softening options	pending
Cameras and wiring for Glory League Basketball (externally funded)	under pricing
Reconfiguration to traffic and traffic calming in front of stadium	pending
Additional 4 courts for volleyball –thickened concrete for futureproofing	instructed
8 courts marked for junior netball – marking and floor sockets	declined
8 no. portable junior netball hoops	pending

7. COMMUNICATIONS AND MEDIA

TDC website is now active and kept up to date to keep the community informed of progress.

8. KEY RISKS

A full quantitative risk assessment register is maintained and updated monthly and forms part of the project control documentation. Copy provided to the PAPC Chair for review in line with detailed financial reporting.

RISK ELEMENT	MITIGATION
CONSTRUCTION / PROJECT RISKS	
Steel and concrete panel erection – high risk activities	Detailed safety protocols in place for craneage, lifting and moving large elements, exclusion zones to separate workers from risk areas.
Roof installation – working at height	Detailed safety protocols in place for working at height and from Elevated Work Platforms (EWPs)
Adverse weather	Weather remains a risk, particularly entering winter period with expected rain and frosts increasing the risks of working at height. Processes in place to work to conditions.
Floor installation – large expanse to be laid	Good quality control needed, regular inspection by supplier
Separation of public and facility users	Additional footpath has been installed between north car park and existing stadium to assist pedestrian movement between the two.
Long-term pedestrian and user safety	Traffic calming and additional pedestrian crossings have been designed in concept by TDC Parks, for trafficable route in front of the new stadium connecting the two car parks. Additionally, improvements to Morgans Road roundabout are being considered. Timing of these works will be

	important to minimise disruption to both construction works and end users once the facility is complete.
Requested changes from users	Requested changes from users (e.g. Glory League cameras) will become more difficult and expensive to accommodate as time progresses. Change Request has been requested for this change along with confirmation it will be externally funded.
EMERGING RISKS	
Disruption due to the Middle East conflict – potential fuel rationing	Currently not affecting the project, though this is an emerging risk across the industry. Ongoing discussion with contractors and suppliers to monitor effect.
Disruption due to the Middle East conflict – shipping	Early placement of materials orders, sourcing from eastern hemisphere where possible

9. PROJECT APPROVALS REQUIRED

1. Nil at this time

ATTACHMENT 2 : QUANTITY SURVEYOR'S COST REPORT

Aorangi Stadium Redevelopment



Financial Report

22/07/2026



Financial Report 15

Document Control

22 July 2026

Rev	Date	Details	Author	Approved by
0	22/07/2026	Financial Report 15	Rebecca Sanders	Leonard Pagan
1				
2				
3				

Disclaimer

This report has been prepared by Rawlinsons for Timaru District Council.

We will not accept responsibility to any other party other than to Timaru District Council to whom our report is addressed unless specifically stated to the contrary by us in writing.

We will accept no responsibility for any reliance that may be placed on our report should it be used for any purpose other than that for which it is prepared. This report must be read in its entirety. Individual sections of this report could be misleading if considered in isolation from each other. This report has been prepared with care and diligence. The statements and opinions expressed in this report have been made in good faith and on the basis that all relevant information for the purposes of preparing this report is true and accurate in all material aspects and not misleading by reason of omission or otherwise.

We reserve the right to revise or amend our report if any additional information (particularly as regards the assumptions we have relied upon) which exists on the date of our report but was not drawn to our attention during its preparation, subsequently comes to light.

Financial Report 15

Executive Summary

22 July 2026



Summary

The Aorangi Park Stadium Redevelopment Project in Timaru, is a design and build contract with Thompsons Engineering Limited. The project is underway on site. Contract due date for completion for SP1 is 9 January 2026 and for SP2 it has been revised to 19 April 2027 (EoT granted for weather delays).



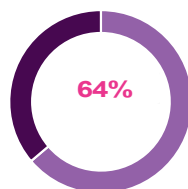
Discussion Points

- Movement:
Construction Variations:
CI#090 - reduction in cost (cost now formally submitted), reduced from \$15,000 estimate to \$13,307.85
CI#092 - additional pads for volleyball courts - \$1,200.72
CI#094 - extend external lighting VPR - submission awaited

	Budget	Current Report	Previous Report	=	Movement
 Construction Contract Price [a]	22,694,337	22,694,337			-
Client Direct Costs [b]	1,073,000	1,073,000			-
Project Contingency [c]	1,000,322	1,000,322			-
Client Approved Budget	24,767,659	24,767,659			-
 Construction and Direct Costs					
Construction and Direct Costs [a+b]	23,767,337	23,767,337			-
 Variations & Risk Items					
Variance to Contract Price (Variations)	142,942	143,433			(491)
Risks & Opportunities	-	-			-
Variance to Direct Costs	66,188	66,188			-
 Contingency					
Projected Remaining Contingency (79%)	791,192	790,700			491
Estimated Final Cost [d]	24,767,659	24,767,659			-
Projected Variance to Contract Price	-	-			-
 Programme					
Valued to Date - Construction	15,042,795	12,573,932			2,468,863
Valued to Date - Direct Costs	757,887	697,755			60,133
Subtotal [e]	15,800,682	13,271,687			2,528,995
Estimated Cost to Complete [d-e]	8,966,977	11,495,972			(2,528,995)

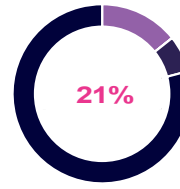
All values are NZD & exclude GST

Project Costs



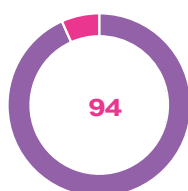
■ Valued to Date - Construction ■ Estimated Cost to Complete

Contingency Commitment Status



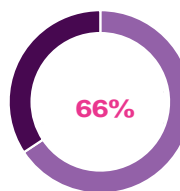
■ Contract Instructions (CI's): 14% ■ Anticipated CI's: 0%
■ Risks & Opportunities: 0% ■ Direct Costs: 7%
■ Remaining Contingency: 79%

CI's Issued



■ Type A (66) ■ Type B (17) ■ Type C (11) ■ Total (94)

Project Programme Status (Weeks)



■ Duration Expired (69) ■ Remaining Duration (36)

Financial Report 15		Detailed Cost Summary				22 July 2026
PROJECT / STAGE						
Project: Aorangi Stadium Redevelopment						
Phase:						
DETAILED COST SUMMARY						
No.	Description	Client Approved Budget a	Estimated Variations b	Forecast Final Cost c=a+b	Paid to Date d	Cost to Complete Incl Remaining Contingency e=c-d
Construction Costs - (Excl Contingencies)						
1	Construction Contract - Main Contractor	22,694,337.00	142,941.92	22,837,278.92	15,042,794.79	7,794,484.14
2	Construction Contract - Provisional Sums	-	-	-	-	-
Subtotal - Construction Costs - (Excl Contingencies)		22,694,337.00	142,941.92	22,837,278.92	15,042,794.79	7,794,484.14
Combined Direct Costs						
3	Professional Consultants	483,000.00	-	483,000.00	308,152.56	174,847.44
4	Direct Costs	590,000.00	66,188.30	656,188.30	449,734.62	206,453.68
Subtotal - Combined Direct Costs		1,073,000.00	66,188.30	1,139,188.30	757,887.18	381,301.12
Risks & Opportunities						
5	Additions	-	-	-	-	-
6	Omissions	-	-	-	-	-
Subtotal - Risks & Opportunities		-	-	-	-	-
Subtotal - Construction Works		\$ 23,767,337.00	\$ 209,130.22	\$ 23,976,467.22	\$ 15,800,681.97	\$ 8,175,785.26
Contingencies						
7	Project Contingency	1,000,000.00	(209,130.22)	790,869.78	-	790,869.78
8	Adjustment to bring to funding cap	322.00	-	322.00	-	322.00
		-	-	-	-	-
Subtotal - Contingencies		1,000,322.00	(209,130.22)	791,191.78	-	791,191.78
Project Total		\$ 24,767,659.00	\$ 0.00	\$ 24,767,659.00	\$ 15,800,681.97	\$ 8,966,977.04

ATTACHMENT 3 : PROGRESS PHOTOGRAPHS



Sportshall floor slab preparation

Link Building





6.5 Migration to Civica Altitude Project Status Report - July 2026

Author: Sam Esterhuyse, Continuous Improvement Business Partner

Authoriser: Justin Bagust, Chief Information Officer

Recommendation

That the Projects and Procurement Committee receive and note the Migration to Civica Altitude Project Status Report.

Purpose of Report

- 1 The purpose of this report is to provide the Committee with a Project status report on the migration to Civica Altitude project.

Assessment of Significance

- 2 The significance of this matter, when considered against the criteria of Councils Significance and Engagement Policy, is low.

Background

- 3 The Projects and Procurement Committee have requested an update on the Migration to Civica Altitude project. A current dashboard report has been attached, and similar dashboard updates will be presented at each subsequent Projects & Procurement Committee meeting to keep elected members informed on the project's progress.

Discussion

- 4 The project for the Altitude Upgrade, Citizen Central and ElementTime is progressing as scheduled.
- 5 Updates have been made to the project status report to reflect recent progress.

Snap Send Solve and Citizen Central

Snap Send Solve

- 6 Snap Send Solve is a mobile and web-based platform that allows members of the public to quickly report local issues to Council, such as potholes and other maintenance concerns. Reports submitted through the app are forwarded directly to the Customer Services Team for action.
- 7 On 1 April, we transitioned to the free (non-paid) plan. This change occurred because the subscription through the Canterbury Collective Agreement ended and the cost of maintaining the paid subscription independently was not financially sustainable.
- 8 The main impact of this change is that we no longer have access to the dashboard included with the paid subscription. As a result, we are unable to view account activity or access usage statistics.
- 9 The change to the free version means that:

- 9.1 Customers are still able to log issues through Snap Send Solve, although the pages and interface may look slightly different.
- 9.2 All requests submitted via the platform will be directed to the Customer Services email address.
- 9.3 Customer Services team will manually register these requests in Authority CRM for actioning and tracking.

Citizen Central

- 10 Citizen Central is currently being implemented, with go-live scheduled for 30 November 2026 followed by a launch to the community in February 2027.
- 11 Citizen Central is a cloud-based customer portal that provides a modern, convenient way for customers to interact with Council online. It enables customers to access services, submit requests, and monitor the progress of their enquiries from a single location, improving both accessibility and the overall customer experience.
- 12 Key Features of Citizen Central include:
 - 12.1 Self-service: Customers can submit requests, complete online forms, and access Council services at a time that suits them.
 - 12.2 Status tracking: Customers can view the progress of their requests in real time, providing greater visibility and reducing the need to contact council for updates.
 - 12.3 Account management: Customers can submit requests for changes.

Benefits of Citizen Central

- 13 Citizen Central will be implemented to modernise the way Council delivers services and to improve customer experience.
- 14 Key benefits include:
 - 14.1 Enhance transparency and communication: Gives customers greater visibility of their requests and keeps them informed throughout the service process.
 - 14.2 Empower the community through self-service: Enables customers to access services, submit requests, and track progress independently, at any time.
 - 14.3 Improve service delivery: Helps customers access the information and services they need more quickly, resulting in faster response times and a more efficient customer experience.
 - 14.4 Increase operational efficiency: Streamlines workflows, reduces duplicate enquiries, and supports more consistent service delivery across the organisation.
 - 14.5 Reduce manual handling: Automates routine processes, reducing administrative effort and allowing employees to focus on more complex enquiries.
- 15 While Snap Send Solve continues to provide a simple way for the public to report any issues to Council, Citizen Central will offer a broader range of online services, including self-service options, account management, and request tracking.

Attachments

1. **Projects & Procurement Committee Report - Migration to Civica Altitude Project Status Report August 2026** [!\[\]\(633dd45d48d71eb51a85c6dd83ee51e9_img.jpg\)](#) 

IT Project Report			
Project Name	Migration to Civica Altitude	Reporting Period	July 2026
Project Sponsor	Justin Bagust	Project Manager	Sam Esterhuyse
Executive Summary			
A business case for the Migration to Civica Authority Altitude has been approved at a Council meeting dated 04 November 2025. This involves transitioning the existing Authority system to the cloud-based Altitude platform, with the aim of improving operational efficiency, reducing risk, and enhancing digital service delivery for the community.			
RAG Key: Green (G) = On track; Amber (A) = At risk / needs attention; Red (R) = Off track / critical			
Status area	Status	Comments	
Status Summary	G	The Altitude Programme is on track, with Planning and Setup complete and the build stage underway.	
Scope Status	G	The project scope has been confirmed.	
Quality Status	G	For reporting in MagiQ we have refined this change to provide elected members with an interactive dashboard, supported by Altitude in the background. Reporting will continue using the same fields and frequency until the GL restructure is completed. Quality checks are in place, including preparation for user acceptance testing.	
Cost Status	G	A payment milestone plan is in place for the Build Completion phase, with 30% scheduled for 3 September 2026. A reprioritisation of the IS Project Management external budget amount that was in the business case has been undertaken to ensure sufficient resourcing is available for Finance.	
Schedule Status	G	The project is progressing to plan. The Altitude Upgrade and Citizen Central project commenced in May and progressed into the build phase in July. ElementTime is on track with the Planning and Setup phase complete and Build activities underway.	
Reference Table			
Term	Description	Notes	
Build	Technical setup and configuration of the system, including modules, workflows, and integrations.	Foundations for system functionality and readiness for testing.	
Cloud	Internet-based servers used to store, manage, and process data instead of local servers.	Project data will be migrated from Authority to the cloud.	
Civica	Provider of the software, including Authority (current version 7.1) and Altitude.	Key project partner providing system configuration, support, and implementation services.	

Citizen Central	Customer-facing platform or portal that allows users to access services, submit requests, and interact with the organisation online.	May be implemented alongside or ahead of core system changes depending on project timing.				
ElementTime	ElementTime is an online platform for managing timesheets, leave and scheduling.	Used for time recording, rostering and leave management to support payroll processes.				
Go-Live	The point at which the new system becomes fully operational.	Marks the official start of production use.				
Pre-requisite Checklist	A list of conditions or tasks that must be completed before the project/system can progress.	Ensures all necessary preparations are in place for build, testing, and go-live.				
User Acceptance Testing (UAT)	User Acceptance Testing – the phase where end users test the system to confirm it meets business requirements.	Ensures business processes work correctly on the new platform before sign-off.				
General Ledger (GL)	Financial module used to record, classify and summarise all financial transactions.	Will be restructured as part of the project to improve financial reporting, accuracy, and alignment with business needs.				
Cost details						
Budget	Spend to date	Committed	Estimate to Completion	Estimate at Completion	Variance	Comments
Capex - \$1,205,000	\$18,519.20	\$0.00	\$1,186,480.80	\$1,205,000	\$0.00	Project is in early stages with minimal spend to date.
Opex - \$1,795,000	\$0.00	\$0.00	\$1,795,000.00	\$1,795,000.00	\$0.00	No Opex spend incurred to date; full budget remains available.
Achievements for this period 14 July – 11 August 2026						
Altitude – Fortnightly meetings are being held with the project core team and Civica.						
Altitude – Accounts Receivable module conversion has been completed.						
Altitude – Authority backups to storage has been completed.						
Altitude – System build & upgrade database has been completed.						
Altitude – Relay server setup completed.						
Altitude – Council side infrastructure setup.						
ElementTime – Payroll rules have been defined.						

ElementTime – Authority access and API roles have been setup.						
ElementTime – Training has commenced and has been provided to the pilot group.						
ElementTime – Set up on remote desktop completed.						
ElementTime – Discovery Payroll workshops have been completed.						
Planned activities for this period not achieved 12 August – 08 September 2026						
There were no planned activities for this period that were not achieved.						
Planned activities for next period 12 August – 08 September 2026						
Altitude – Run system checklist in production environment.						
Altitude – Content Manager Integration to be completed.						
Altitude – Current excel reports and reporting to be redirected to reporting server.						
Altitude – Setup receipt printers in Altitude.						
Citizen Central – eForms setup to be completed.						
Citizen Central – Online CRM workshops to be completed.						
Citizen Central – eServices admin training and configuration to be completed.						
ElementTime – Next user groups to be onboarded.						
ElementTime – Council integration to be completed.						
Milestone Progress						
No.	Milestone	% Complete	Baseline Finish Date	Actual Finish Date	RAG Status	Comments/Notes/ Actions
1	Phase 1 - Altitude Upgrade	17%	30/11/2026		G	

1.1	Planning and Setup	100%	31/05/2026	31/05/2026	G	The project kick-off meeting was held on 7 April 2026 and included the core project group and the Civica Project Manager.
1.2	Build and Integration	50%	30/09/2026		G	Provisioning cloud infrastructure, migrating data from Authority to the cloud, and configuring payment gateways, EFTPOS, and receipt printing.
1.3	Training and Workshops	0%	30/09/2026			Training sessions and workshop will be delivered to support staff readiness.
1.4	User Acceptance Testing	0%	6/11/2026			Testing business processes in Altitude to ensure they function as expected, with formal sign-off required.
1.5	Go-Live	0%	30/11/2026			Final go-live activities will be completed, including deployment to production, user support and transition to

						business-as-usual operations.
2	Phase 1 - Citizen Portal	2%	30/11/2026		G	The Citizen Portal is an online self-service platform that enables residents to access council services, submit requests, and track interactions digitally.
2.1	Planning and Setup	100%	31/05/2026	31/05/2026	G	
2.2	Build and Integration	2%	30/09/2026		G	
2.3	Training and Workshops	0%	30/09/2026			
2.4	User Acceptance Testing	0%	6/11/2026			
2.5	Go-Live	0%	30/11/2026			
3	Phase 1 - ElementTime	35%	30/11/2026		G	ElementTime is a timesheet management system used to capture and manage employee

						time for payroll processing.
3.1	Planning and Setup	100%	31/05/2026	31/05/2026	G	The project kick-off meeting was held on 05 May 2026 and included the core project group and ElementTime Project Manager.
3.2	Build and Integration	75%	31/08/2026		G	
3.3	Discovery Phase	100%	24/07/2026	24/07/2026	G	Establish a shared understanding of TDC's workforce, payroll rules, operating model, and implementation objectives, and translate these into a configured elementTime solution.
3.4	Empowerment Phase	10%	31/08/2026		G	Prepare the payroll and administration team to confidently operate elementTime and validate the system before wider rollout.

3.5	Onboarding and Refinement Phase	0%	31/10/2026			This phase focuses on reviewing and enhancing what has been built, with user testing conducted through separate indoor and outdoor groups.
3.6	User Acceptance Testing	0%	31/10/2026			
3.7	Altitude Integration	0%	30/11/2026			
3.8	Go-Live	0%	30/11/2026			
4	Phase 2: Procure to Pay & Contracts Module	0%	31/10/2027			These are indicative dates and have not yet been finalised with Civica. They may change depending on Civicas consultant availability.
4.1	Build and Integration	0%				
4.2	User Acceptance Testing	0%				
4.3	Go-Live	0%				
4.4	Decommission of Esker	0%				

5	Phase 3: GL Restructure	0%	TBC			This is still in discussion to develop a timeline over the next few months.
Issues						
No.	Description	Raised	Owner	Rating	Target Date	Comments/Notes/ Actions
				(L/M/H)		
1	Accounts Receivable Imbalance	2/5/2026	Finance	L	31/05/2026	This has been resolved.
2	Infringement Imbalance	02/06/2026	Finance	L	31/08/2026	Ticket C00228184 has been logged and is in progress.
3	Creating an Invoice withholding tax	07/06/2026	Finance	L	31/08/2026	Ticket C00224938 has been logged and is in progress.
4	Authority Module Balance Check	07/06/2026	Finance	L	31/07/2026	Ticket C00225444 has been resolved.
5	Accounts Payable Imbalance	07/06/2026	Finance	L	31/07/2026	Ticket C00228186 has been resolved.
Risks						
No.	Description	Likelihood	Consequence	Mitigation/Treatment	Residual Risk	

1	Complex Data migration from Esker	Medium	High	Vendor-led migration with council validation and testing.	Low
2	Data Loss	Medium	Medium	Full back up of systems before any changes are made.	Low
3	Disruption to production systems	Medium	Medium	Use Test environment to fully check changes before altering production systems.	Low
4	Staff adaptation to system changes	Medium	Medium	Early engagement, clear communications, training, and support.	Low
5	Budget Overruns due to scope creep	Medium	Medium	Regular financial reporting and contingency allocation.	Low
6	Project Delays	Medium	Medium	Strong project governance, milestone tracking, and escalation processes.	Low
7	Integration failures	Medium	High	Integration testing.	Low
8	Insufficient user testing	Medium	High	Structured UAT plan, unit tests assigned to subject matter experts and champions.	Low
9	Vendor delays or dependency issues	Medium	High	Clearly defined deliverables, timelines and Sla's in the contract.	Low
10	Performance issues	Medium	Medium	Performance testing & monitoring.	Low

11	Unable to modify software	Medium	Low	Investigate other ways of achieving same result.	Low
12	Loss of key project personnel	Medium	Low	Source an alternate staff resource.	Low
13	Change of Landscape with LG NZ	Medium	High	Work under current assumption of existing status.	Low
Contracts and variations					
No.	Description	Provider	Original value	Variation value	Comments/Notes/Actions
1	There have been no variations	Civica	\$0.00	\$0.00	

6.6 Claremont Water Treatment Plant - Monthly Report**Author:** Grant Hall, Water Services Principal**Authoriser:** Andrew Lester, General Manager Drainage and Water**Recommendation**

That the Projects and Procurement Committee receive and note the Claremont Water Treatment Plant Upgrade – Monthly Report.

Purpose of Report

- 1 The purpose of this report is to update the Projects and Procurement Committee as to the status of the Claremont Water Treatment Plant Upgrade Project in a public forum.

Assessment of Significance

- 2 This matter is deemed low significance in terms of Council's Significance and Engagement Policy.

Discussion***Project Status***

- 3 Further information on the project status can be found in the Project Lead and Project Manager's report (Attachment 1) and the Masons Contract 2756 monthly report (Attachment 2) to this report.
- 4 This is the second monthly report, with progress over this initial period moving from contract establishment into active pre-construction and early establishment. The design clarification phase remains active.
- 5 An integrated programme has been developed to coordinate all project workstreams.

Critical Risks

- 6 Refer to information on the project risk assessment in the Project Lead and Project Manager's report (Attachment 1).
- 7 Critical risks are largely unchanged from the previous month:
 - 7.1 Reservoir embankment interaction – Treated Water Reservoir #1 works must not affect the existing dam embankment footprint, settlement, slope stability or displacement.
 - 7.2 Programme integration - The interdependent workstreams require coordinated sequencing and interface management.
 - 7.3 Design clarification and scope interfaces - Multiple design clarifications remain open.
 - 7.4 Consents and designation - Resource consent is required for the pipelines and a change to the WTP designation is needed for the reservoirs.

- 7.5 Property Purchase - Agreement to purchase land where Treated Water Reservoir #2 is located is still to be negotiated.

Budget

- 8 The project remains on budget. The amount budgeted for the 2025-26 financial year was not expended, with Contract 2756 in place for only one month due to the extended negotiation period.

Attachments

1. Claremont Water Treatment Plant Upgrade Monthly Report - July 2026 [↓](#) 
2. Mason Engineers monthly report July 2026 incl program [↓](#) 



ALTA

TIMARU DISTRICT COUNCIL
Claremont Water Treatment Plant Upgrade
MONTHLY REPORT
July 2026



Prepared By: Drew Williamson

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Prepared By: Drew Williamson

1 PURPOSE

The purpose of this report is to update the Projects and Procurement Committee as to the status of the Claremont Water Treatment Plant Upgrade project in a public forum.

2 HEALTH AND SAFETY

No health and safety incidents have been identified in the available project records for the current reporting period.

An overarching Health & Safety Framework is being developed to establish a single, site-wide health and safety system that coordinates and manages safety responsibilities, procedures, and interactions between the multiple contractors and the Claremont operations team that will be working on site. This will be implemented prior to Masons establishing onsite.

Contract 2756 - Masons' health and safety and quality documentation has been submitted and is currently under review.

The project team, water treatment plant operations team and Masons had a HAZOP (Hazard and Operability study) of Masons proposed design. This incorporated learnings from their visit to the Methven Water Treatment Plant which was also built by Masons and the proposed Masons design. This produced a set of documented hazards, risks, recommendations, and action items that are tracked through to close-out in the design and risk registers.

3 PROGRESS

3.1 Water Treatment Plant Upgrade - (Masons)

Contract 2756 for Masons to deliver the Water Treatment Plant Upgrade has moved from contract establishment into active pre-construction and early establishment. Masons have submitted their July monthly report, updated programme information and payment claim for review. The Engineer's Representative and Project Manager are reviewing the submitted documentation and payment claims in accordance with the contract.

Masons' pre-construction documentation has also progressed, including the Site Specific Safety Plan, Construction Management Plan, Environmental Management Plan and Project Quality Plan. These documents are being reviewed alongside the wider site health and safety arrangements, noting the need to coordinate Masons' works with the live Claremont Water Treatment Plant operations and other project workstreams.

Orders for long lead items have been placed – Process equipment for the treatment plant.

The design clarification process remains active. Current matters being worked through include the site layout, temporary and permanent access arrangements, stormwater drainage, existing services information, utility interfaces, geotechnical information and scope alignment between Masons' tender assumptions and the current design development. Recent correspondence has also focused on existing stormwater drainage, available geotechnical and contamination reports, site services, carparking, access roads and the information required by Masons' civil and architectural design teams.



Programme integration remains a key focus. Masons have issued programme updates; however, the programme requires further development to properly identify and manage interfaces with the reservoirs, pipelines, tie-ins, outage planning, operational constraints and commissioning dependencies. A separate integrated project programme has been prepared and is being used to test these interfaces and identify the key activities that may affect commissioning of the WTP.

3.2 Reservoirs

The treated water reservoir workstream remains a critical project dependency. The reservoirs are required to provide the treated water storage and system resilience needed to support the upgraded WTP. The programme interface between the reservoir works and WTP commissioning is therefore being managed closely.

Reservoir 1 has been reviewed in relation to the existing earth embankment and dam safety requirements. Recent geotechnical assessment indicates that settlement effects under the embankment are expected to be very low and that the proposed works are outside the slope stability influence zone. This is a positive development; however, dam safety specialist sign-off remains a key hold point before the reservoir design and tender documentation can be finalised.

Reservoir design optioneering is continuing. This includes review of the reservoir diameter, wall height, top water level, ground improvement assumptions and construction methodology.

The project team is also working through property, designation and reservoir location requirements. This includes confirming the final reservoir envelope, property boundaries, landowner engagement and the level of information required to progress the designation process.

These matters remain important programme dependencies because changes to the reservoir location or operating level may affect land requirements, statutory approvals, pricing and construction sequencing.

3.3 Pipelines

Since the previous report, WSP has progressed the detailed design and contract documentation for the pipeline works. The current design includes the water and wastewater pipeline alignments, trenching and reinstatement details, bridge crossing arrangement, air valve and scour arrangements, WTP boundary termination details, and connections into the existing Gleniti network.

Service locating and interface management have also progressed. Potholing and hydrovac works are being used to confirm existing services and manage interface risks, including the interface with Chorus infrastructure. Chorus coordination remains unresolved. If this is not resolved before tender, the project team is considering including ducting within the pipeline trench so that future fibre installation can be completed without reopening the trench.

The consenting and approvals pathway is progressing. An archaeological assessment has been completed, and an application for archaeological authority is being prepared for Heritage New Zealand because the route passes near the Wai-Iti / Gleniti School Building and former Gleniti Institute Public Library. WSP is also reviewing remaining consent and planning requirements, including any matters associated with the stream crossing and final pipeline alignment. The pipeline works are intended to be tendered once the detailed design is complete, consent and archaeological requirements are confirmed, and the key service interfaces have been resolved.

The logo for ALTA, consisting of the word "ALTA" in a bold, blue, sans-serif font.The logo for the Timaru District Council, featuring a stylized green and blue graphic above the text "TIMARU DISTRICT COUNCIL" and the Māori name "Te Kaunihera ā-Rohe o Te Tihi o Maru".

4 PROGRAMME

An integrated programme as developed to coordinate the four project workstreams and confirm key interfaces, design decisions, consent requirements, property matters and procurement sequencing.

The table below summarises the current programme status for each workstream and identifies the key activities that need to be resolved to support the overall delivery programme.

Workstream	Programme Status
Overall programme	The integrated master programme has been completed: - Critical Path is the Reservoirs - Signoff by Dam Safety Expert driving Critical Path - Property Purchase, Designation & Procurement to commence once this is resolved.
Contract 2756 WTP	Masons has provided an updated programme. Further development of this is required to ensure key milestones are met and integration with 3 rd parties.
Reservoirs	See overall Programme above.

5 CRITICAL RISKS

Risk	Description	Current/implemented Mitigation Actions	Implications	Status
Reservoir embankment interaction	Reservoir 1 works must not affect the dam embankment footprint, settlement behaviour, slope stability factor of safety or displacement.	WSP modelling indicates that there is no effect on the embankment factor of safety. This being peer reviewed by TDC dam safety expert.	New revisor location needed. Location would be the same as Reservoir 2. Impaction is additional land would be required and agreement with property owner.	Ongoing
Programme integration	Three interdependent workstreams require coordinated sequencing, hold points and interface management.	Integrated programme has been developed. This is a live document and will be updated as works progress and additional contractors join the project	Interface failure could result in rework, outage constraints, delay or inefficient delivery sequencing.	Ongoing



Risk	Description	Current/implemented Mitigation Actions	Implications	Status
Design clarification and scope interfaces	Multiple design clarifications remain open, including access, services, building layout, plant movements, survey data and operator inputs.	Design clarification register established and being managed through contract communications. Survey information and TDC operator comments are to be provided.	Potential cost, programme and variation exposure if design decisions are delayed or scope boundaries remain unclear.	Ongoing
Consents and designation	Resource consent is required for the pipeline and a change to the WTP designation is needed for the reservoirs.	Formal advice is targeted for 10 July 2026. Programme allowances for approvals, consent applications, processing and lead times are to be included.	Unresolved approvals may affect start dates, procurement sequencing and ability to construct reservoirs	Ongoing
Property Purchase	Agreement to purchase the property where reservoir 2 is located is still outstanding			Ongoing

6 FINANCIALS

The agreed project budget is \$38.75 million

Contract 2756 – Reservoir

Budget: \$23.39m

Committed Value: \$21.26m

Spent to Date: \$988,003

An update is being made to how the project costs are captured in the system. This will capture costs that site outside of Contract 2756. These include, design, consent, investigation and internal costs.

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APPENDIX I – MASONS MONTHLY REPORT

ALTA





Mason Engineers (NZ) Ltd ■ 2/32 Crooks Road ■ PO Box 58873, East Tamaki, Auckland, New Zealand
Tel: +64 9 274 3143 ■ Fax: +64 9 274 3145 ■ Email: info@masons.co.nz

Monthly Project Report

Project: Claremont WTP

Int Ref#: 24-019

Reporting Period: July 2026

Report Date: 22 July 2026

Contractor: Mason Engineers (NZ) Ltd

Client: Timaru District Council

Engineer: Grant Hall

Engineers Representative: David Hooke

Engineers Support: Drew Williamson

1. Overall Status

Traffic Light **GREEN**

The project is continuing in the developing design phase where we are confirming elements within the design.

We have had some design delays this month whilst we have been working through the site facilities and car parking. This has now been finalised and is with the Civil Designers (Kotahi) once we have these outputs we will be able to start on site. This is scheduled for mid-August.

Overall project status: The period reflects a steady progression from tender phase through to developed design albeit with some small delays in resolving site amenities. There is no impact on the project timeline at this stage.

2. Progress This Period

Traffic Light **GREEN**

The following activities were undertaken during the reporting period:

- Continued Development of design elements
- Development of site layout including temporary and final staff parking and roading.

3. Programme Status**Traffic Light****GREEN**

Phase	Status
Design	Finalising design. Preliminary process design on schedule for submission end of July
Procurement	Long lead items orders placed
Construction	Future phase
Commissioning	Future phase

We have added the site amenities design to the programme for clarity.

Completion of the design elements is the key focus for July and early August.

Advice on Building consent requirements is now urgent.

4. Design**Traffic Light****GREEN**

Civils are currently working through all elements including stormwater roading and hard stand areas.

Building structural design is complete and they are now working on the floor and foundations.

Process design will be essentially complete at the end of July and submitted.

Noting that we have an RFI in regards to the operation of Gleniti pumps that needs to be qualified to complete Process design.

Electrical design will commence from completion of Process design.

Design development remains aligned with construction and procurement requirements.

5. Procurement**Traffic Light****GREEN**

Long lead items have been ordered, and we are working through the balance of plant as the developed design completes.

Deposit for GAC Vessels in this months claim.

6. Construction**Traffic Light****ORANGE**

No construction work has been undertaken in the month. Due to delays finalising the site amenities design with the operations team.

August we will mobilise to site to start activities. This delay will not affect the overall programme at this stage.

7. Health and Safety**Traffic Light****GREEN**

There were no significant health and safety incidents during the reporting period.

8. Environmental **Traffic Light** **GREEN**

No environmental incidents were recorded during the reporting period.

9. Risks and Issues **Traffic Light** **GREEN**

The risk register has been updated and filed we don't see any changes at this stage.

10. NTE, CI and RFI (during reporting period) **Traffic Light** **GREEN**

RFI 02 Gleniti Pumps operation

NTE005 Documentation submission

VO 02 Addition of Solar

11. Variations **Traffic Light** **GREEN**

VO – 2 was received relating to the provision of Solar. Noting the suppliers offer has expired and we are seeking price clarification. We will advise further.

12. Look Ahead (Next Period) **Traffic Light** **GREEN**

Planned activities for July/August include:

- Submission of design package - Process end of July
- Civil design development and package by mid-August
- Establish on site Mid-August.

13. Financial **Traffic Light** **GREEN**

Claim no 2 is submitted for July. This claim includes the deposit for the GAC vessels.

Prepared by:

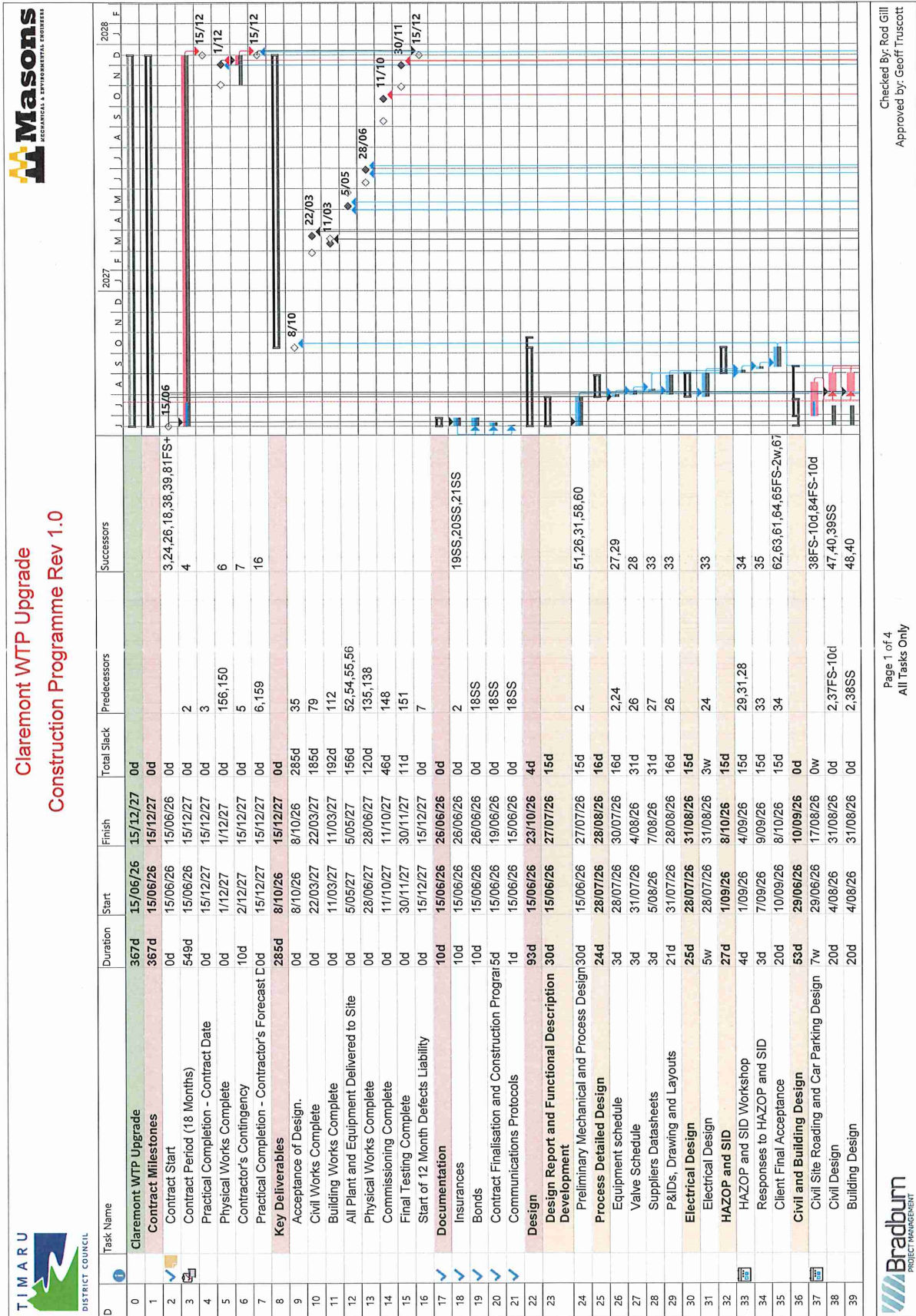
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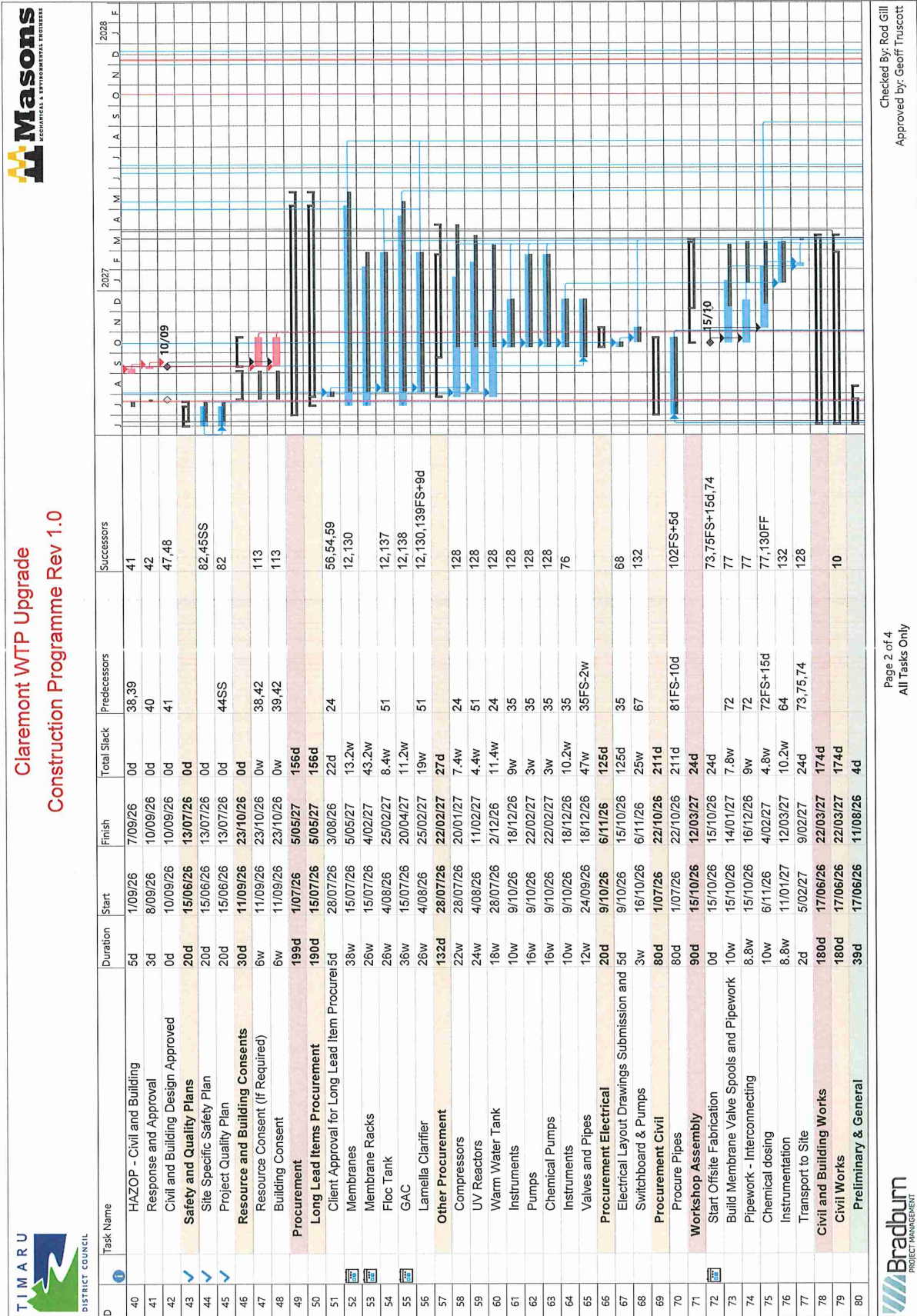
Project Manager

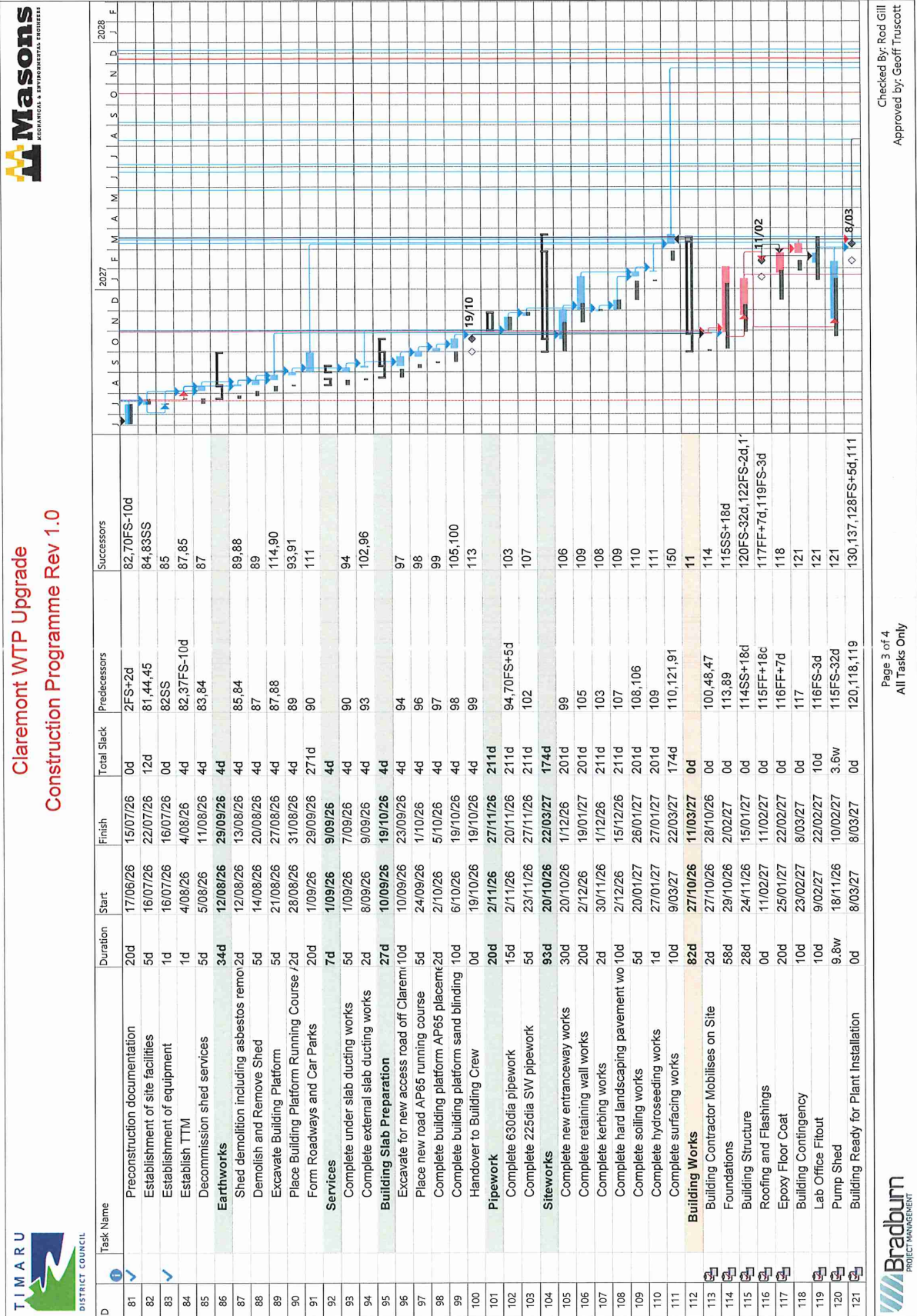
Mason Engineers (NZ) Ltd

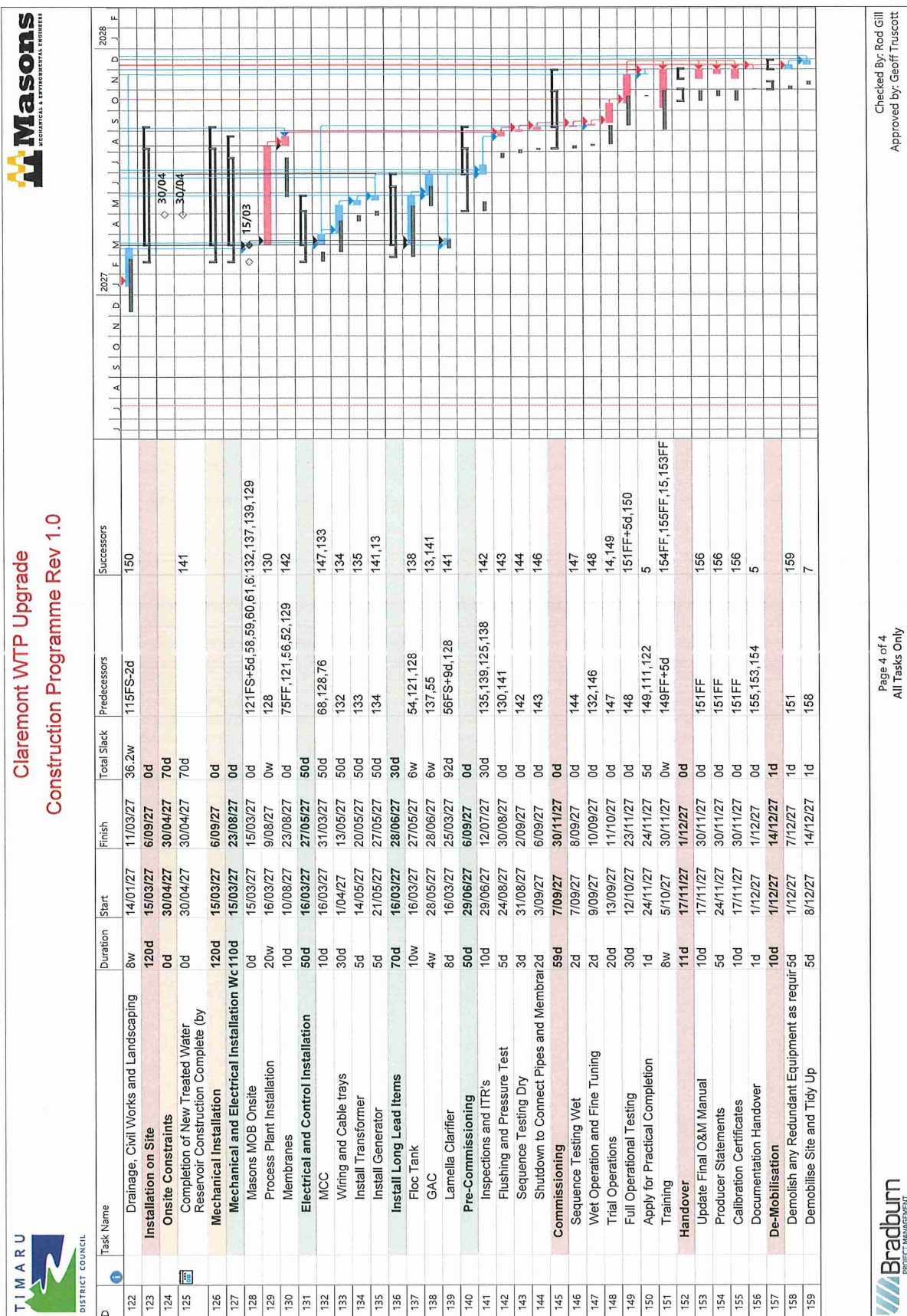
Attachments,

1. Programme
2. Claim no 2 July









7 Consideration of Urgent Business Items**8 Consideration of Minor Nature Matters****9 Exclusion of the Public****Recommendation**

That the public be excluded from—

- *(a)the whole of the proceedings of this meeting; or
- *(b)the following parts of the proceedings of this meeting, namely,—

10.1 Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 14 July 2026

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Plain English Reason
10.1 - Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 14 July 2026 Matters dealt with in these minutes: 10.1 - Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 9 June 2026 10.2 - Contract 2504 - Maintenance of Traffic Signals, Capark Equipment, Parking Meters and School Signs - Extension of Contract 10.3 - Contract 2663 - Sealed Road Resurfacing Contract Extension 10.4 - Contract 2686 - Seadown Water Trunk Main Upgrade - Stage 2	Section 48(1) of the Local Government Official Information and Meetings Act 1987.	The public excluded minutes of the meeting held on 14 July 2026 are considered confidential pursuant to the provisions of the LGOIMA Act of 1987. The specific provisions of the Act that relate to these minutes can be found in the open minutes of the meeting held on 14 July 2026.

10.5 - Contract 2756 Claremont Water Treatment Plant Upgrade – Design and Build – Solar Power Options		
*I also move that [name of person or persons] be permitted to remain at this meeting, after the public has been excluded, because of their knowledge of [specify]. This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter because [specify] . *Delete if inapplicable.		

Note

[Section 48\(4\)](#) of the Local Government Official Information and Meetings Act 1987 provides as follows:

- “(4)Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof)—
 - (a)shall be available to any member of the public who is present; and
 - (b)shall form part of the minutes of the local authority.”

10 Public Excluded Reports

11 Readmittance of the Public