

AGENDA

Projects and Procurement Committee Meeting

Tuesday, 10 November 2026

Date	**Tuesday, 10 November 2026**
Time	**11:30 am**
Location	**Council Chambers** **Timaru District Council** **King George Place** **Timaru**
File Reference	**1884286**

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 10 November 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

Order Of Business

1 Apologies 5

2 Identification of Items of Urgent Business 5

3 Identification of Matters of a Minor Nature 5

4 Declaration of Conflicts of Interest 5

5 Confirmation of Minutes 6

5.1 Minutes of the Projects and Procurement Committee Meeting held on 8 September 2026 6

6 Reports 17

6.1 Project Fundraising Groups - Verbal Update 17

6.2 Actions Register Update 18

6.3 Theatre Royal and Museum Project Update - October 2026 23

6.4 Aorangi Stadium Project Update - October 2026 51

6.5 Claremont Water Treatment Plant Upgrade - Monthly Report 73

6.6 Migration to Civica Altitude Project Status Report - November 2026 97

6.7 Capital Programme Delivery Update Q1 FY2026-27 105

6.8 Strathallan Corner Project 144

7 Consideration of Urgent Business Items 150

8 Consideration of Minor Nature Matters 150

9 Exclusion of the Public 150

10.1 Strathallan Corner Project Detailed Project Close-Out Report 150

10.2 Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 8 September 2026 150

10.3 Deloitte Procurement Review Update 150

10 Public Excluded Reports 152

11 Readmittance of the Public 153

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 8 September 2026

Author: **Jessica Kavanaugh, Democracy Services Lead**

Recommendation

That the Minutes of the Projects and Procurement Committee Meeting held on 8 September 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 8 September 2026



MINUTES

Projects and Procurement Committee Meeting

Tuesday, 8 September 2026

Ref: 1884286

Minutes of Timaru District Council
Projects and Procurement Committee Meeting
Held in the Council Chambers, Timaru District Council, King George Place, Timaru
on Tuesday, 8 September 2026 at 11:30 am

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

In Attendance: **Councillor:** Philip Harper

Community Boards: Geraldine Community Board Member Andy McKay, Pleasant Point Community Board Member Anna Lyon, Temuka Community Board Member Charles Scarsbrook

Officers: Nigel Trainor (Chief Executive), Andrew Lester (General Manager Drainage and Water), Stephen Doran (General Manager Corporate), Suzy Ratahi (General Manager Land Transport and Acting Park and Recreation), Sam Esterhuyse (Continuous Improvement Business Partner), Grant Hall (Water Services Principal), Scott Geddes (Theatre Manager), Rosie Oliver (Programme Office Lead), Rachel Leitch (Communications Team leader), Nigel Howarth (Procurement lead- Finance), Laura Rich (Water Planner- Water and Drainage), Aaron Hakaart (Planning Manager), Jake Esterhuyse (Water Service Project Manager), Maddison Gourlay (Marketing and Communications Advisor), Jessica Kavanaugh (Democracy Services Lead), Alesia Cahill (Executive Support Manager), Glencarol Kruger (Executive Assistant Assets & Infrastructure and Land Transport), Amanda Taylor (Executive Assistant Water Services).

Public: Paul Haggath (Project Director, Team Projects Limited), Drew Williamson (Project Manager, Alta Consulting), Abbie Ross (Co-Chair, Aorangi Stadium Fundraising Group) and Shaun Campbell (Co-Chair, Aorangi Stadium Fundraising Group), Vicki McKnight (Centre Manager, Netball South Canterbury)

1 Apologies

1.1 Apologies Received

Resolution 2026/69

Moved: Clr Stacey Scott
Seconded: Clr Graeme Wilson

That the apology of Mayor Nigel Bowen be received and accepted.

Carried

2 Identification of Items of Urgent Business

No items of urgent business were received.

3 Identification of Matters of a Minor Nature

The Chairperson identified two matters arising from the Audit and Risk Committee meeting held the 07 September 2026: The Deloitte report and the Project Management Office and Procurement actions.

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 11 August 2026

Resolution 2026/70

Moved: Clr Stacey Scott
Seconded: Clr Peter Burt

That the Minutes of the Projects and Procurement Committee Meeting held on 11 August 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 Project Fundraising Groups - Verbal Update

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.

Abbie Ross and Shaun Campbell – Aorangi Stadium Fundraising Group

It was advised that $1.53 million has now been raised, with a further significant grant to be announced in the coming weeks. Over $1 million of the total has come from the business community, which was noted as particularly heartening given current trading conditions. Applications are live with Pub Charity and a Lottery submission is being prepared. The schools' challenge continues, with Highfield School having recently raised $1,900 and making a community festival of the event, and two further community events are planned.

The Committee was told of a 14-year-old who referees for South Canterbury Basketball and chose to donate $250 of her own refereeing reimbursement to the community wall, and who has since inspired other referees to do the same. The group thanked the projects team and the Council, noting the pace of the project and the community's confidence that it will deliver what was promised.

Discussion included the significance of $1.53 million having been raised in around seven months and the approximately $900,000 still to be raised. It was noted the total has not come from a single

large donation but from the community as a whole, local families, service clubs, trades and professional firms, farmers, manufacturers, sports groups and trusts. Further discussion included the district's identity and the strength of sport, facilities and events in South Canterbury, and the level of community backing for the project. The Stadium Hard Park event, organised by a user group not previously involved in the consultation, was noted as taking place on the South Canterbury Anniversary weekend.

The Chairperson advised that the South Canterbury Museum Development Trust was not present, and that the Friends of the Theatre Royal Subcommittee will provide an update in October as the group is preparing for its launch. It was noted the Chairperson and Mayor are working with the fundraising group on grants and on alignment between the group and Council officers.

Resolution 2026/71

Moved: Clr Stu Piddington
Seconded: Clr Graeme Wilson

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

Carried

6.2 Actions Register Update

The Chairperson spoke to the report to provide the Projects and Procurement Committee with an update on the status of the action requests raised by Councillors at previous Committee meetings, and noted her disappointment that the register had not been updated.

On the divestment options for the Criterion Hotel and Chinese Garden buildings, the Chief Executive advised that market appraisals are awaited before the paper can be completed, and that it will consider whether the site is placed on the market, turned into green space or put to another use, the decision being the Council's. The Chief Executive confirmed the report will come to the Council meeting on 29 September, or in October if the market information is not available in time.

On the Strathallan Corner project, it was advised the closeout report is being finalised along with costings for the remaining elements proposed, including the shade sails. Due to competing priorities, it was not completed in time for the September meeting, and work is well underway for October.

On Aorangi lighting, it was advised the wider lighting requirements across Aorangi Park and the car park are proposed to be considered through the long term plan process alongside other capital priorities. Lighting across the front of the building will proceed and will resolve the issue between the hockey turf and the stadium; the paths connecting through from Mountain View Road remain to be worked on.

Resolution 2026/72

Moved: Clr Chris Thomas
Seconded: Clr Peter Burt

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

Carried

6.3 Theatre Royal and Museum Project Update - August 2026

The Project Director 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.

It was advised the power on date has been brought forward from the end of October to 20 September, and Alpine Energy was acknowledged for accelerating that work.

Clarification was sought on the specialist joinery, for which no tenders were received. It was advised the package relates to the museum fit out and covers feature walls, laser cutting and the reconstruction of the Strathallan ship's deck, and that the package was likely too large. It has been split into three to give opportunities to three companies. Discussions are underway, no appointment has been made, and the matter is not critical.

Clarification was sought on the programme, given the report refers to the project being one and two weeks behind. It was advised that delays are measured against the critical path, which changes according to what carries the highest priority at the time, and that the Project Director's assessment is approximately three weeks behind the contractual programme, two weeks of which is the asbestos delay. The overlap with the three month specialist fit out means the completion date of 31 March 2027 is not in jeopardy.

The Theatre Manager advised the intention is to use April to bed in processes and hold soft openings, with the official opening in May. Approximately 20 bookings have been confirmed, with more in prospect for 2028, comprising a combination of professional shows, community-based events and business events.

Clarification was sought on whether the current variations to the main contract are met from contingency. It was confirmed that an allowance for construction changes was made within the original budget, and that the asbestos was met from contingency as an unknown.

The Chief Executive advised staffing is anticipated at approximately six Full Time Equivalent (FTE) comparable to the Ashburton facility. Discussion included when the operational plan will be presented to the Council, the make-up and timing of the FTE appointments relative to the opening date, and the recruitment of a marketing and programming manager some seven months ahead of opening. Concern was expressed at expenditure being incurred against no income and at the Committee not having seen the business plan. The Chief Executive advised the plan is the one previously provided to the Council, that expenditure is within the budget for this financial year, that marketing is necessary to secure bookings, and that a paper will be brought to the Council.

Clarification was sought on the timing of the design work to the precast panels at the lounge extensions. It was advised this is done by sandblasting once the concrete panels are made good, and is one of the last elements of the work; the right company and price are still being secured.

It was requested that the opportunity for a site tour be reinstated. The Chairperson confirmed this is in the pipeline and is being worked on.

Resolution 2026/73

Moved: Clr Stacey Scott
Seconded: Clr Owen Jackson

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

Carried

6.4 Aorangi Stadium Project Update - August 2026

The Project Director spoke to the report to update the Projects and Procurement Committee as to the status of the Aorangi Stadium Project in a public forum and to seek direction on the change request raised by Netball South Canterbury.

The Centre Manager, Netball South Canterbury, presented to the Committee in support of change request CR009 and the purchase of eight Perennial portable adjustable netball goals.

The Chairperson noted that the functionality of the goals for junior players and for wheelchair users had not been highlighted in the change request and was an important consideration.

Clarification was sought on whether the upgrade could be met from contingency; the Project Director advised this was not a decision for him. Discussion included whether Netball South Canterbury could contribute, and it was advised the organisation is willing to seek grant funding. It was noted Netball South Canterbury has already come on board as a silver supporter at $30,000 through the fundraising committee, that grant funders are largely committed at present, and that the sum is modest in the context of the overall investment.

Discussion included safety padding. It was advised the padding carries an additional cost, understood to be around $250, and that Netball South Canterbury would be willing to contribute towards it, although it does not form part of the change request. It was suggested the padding could be sponsored, and noted that pads are already held for the permanent and adjustable posts. It was clarified that the socketed adjustable posts being provided lower to approximately 1.8 to 1.9 metres rather than 1.5 metres, and that eight goals are sought rather than eight sets. It was also clarified that the motion was not contingent on grant funding being obtained.

Resolution 2026/74

Moved: Clr Peter Burt
Seconded: Clr Graeme Wilson

That the Projects and Procurement Committee approves option 3 for the change request CR009 upgrade of portable adjustable netball hoops to Perennial Hoops.

Carried

Resolution 2026/75

Moved: Clr Stacey Scott
Seconded: Clr Owen Jackson

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

Carried

Attachments

1 Netball South Canterbury Presentation to the Timaru District Council September 2026

6.5 Migration to Civica Altitude Project Status Report - August 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.

It was advised that the Element Time pilot group had completed two pay periods of testing as at the previous day, with the next group scheduled to be onboarded.

Clarification was sought on the training and workshops recorded against the Altitude upgrade, which showed no progress. It was confirmed the workshops commence at the end of this week and training is scheduled from the end of September through October. Clarification was sought on the Citizen Portal build and integration; it was confirmed workshops are running this week and next. Clarification was also sought on the Element Time build and integration and empowerment phases, whose dates had passed without being shown as complete; it was confirmed this reflects the timing of the report, which was prepared before 31 August, and that those targets have been met. The purpose of this report is to provide the Committee with a Project status report on the migration to Civica Altitude project.

Resolution 2026/76

Moved: Clr Stacey Scott
Seconded: Clr Graeme Wilson

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

Carried

6.6 Claremont Water Treatment Plant Upgrade – Monthly Report

The Project Manager and the 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. The report was taken as read.

It was confirmed that Chorus has advised that the disused duct running along the same alignment as the pipelines can be removed, which resolves the remaining dependency on the alignment, will make the contractor’s work easier and will reduce cost. The pipelines will go out to tender once the consent is confirmed. The last matter to close out is communication with Heritage New Zealand.

Clarification was sought on the report’s statement that geotechnical information had been lost during the initial testing. It was clarified that the testing was carried out but the data was not there when it was retrieved, and that "lost" was not quite the right wording.

Discussion included the land purchase required for the second reservoir, the risk being assessed as low on the basis of a willing buyer and a willing seller. The designation for the treatment plant must be extended over the new land, which requires sign off from both the landowner and the lessee, and the geotechnical outcome may slightly change the location. It was requested that the Project Manager connect with the planning team on the designation and any district plan provisions required; it was confirmed those discussions have taken place.

Discussion included the solar proposal, where the quotation may be out of date. It was confirmed the supplier has undertaken to come back to the Council but has not yet done so, and that the matter is pending.

Resolution 2026/77

Moved: Clr Stacey Scott
Seconded: Clr Graeme Wilson

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

Deloitte Report

The Chairperson advised that, following the Audit and Risk Committee meeting held on the 07 September 2026, the Chief Executive will bring the Deloitte report to this Committee, most likely in October, for the Committee to receive and note. It was noted that the report concerns procurement and processes.

Project Management Office and Procurement Actions

The Chairperson advised that the internal audit actions closed out by the Audit and Risk Committee relate to procurement and to the project management office. The Chairperson will discuss the tracking of those actions with the Programme Office Lead and the Chief Executive at her monthly meeting to ensure the Committee has visibility of them, which will be reflected when the report is received.

9 Exclusion of the Public

Resolution 2026/78

Moved: Clr Stacey Scott
Seconded: Clr Owen Jackson

That the public be excluded at 12.38pm from the following parts of the proceedings of this meeting, namely**;**

10.1 Contract 2702 - Talbot Street Sewer Main Upgrade

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 - Contract 2702 - Talbot Street Sewer Main Upgrade	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

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 Contract 2702 - Talbot Street Sewer Main Upgrade

Resolution 2026/79

Moved: Clr Peter Burt

Seconded: Clr Chris Thomas

That the Projects and Procurement Committee:

1. Accept the tender from Rooney Earthmoving Limited for the construction of Talbot Street Sewer Main for the sum of $ 1,519,358.03 plus GST; and

2. Authorise the General Manager Drainage and Water to approve variations to contract within approved budget ($1,894,000); and

3. That the successful tender and awarded amount be released to the public; and

4. Delegates authority to the Chief Executive to review the report and recommendations in six months to consider its release to the public.

Carried

11 Readmittance of the Public

Resolution 2026/80

Moved: Clr Stacey Scott
Seconded: Clr Graeme Wilson

That the meeting moves out of Closed Meeting into Open Meeting at 12:47pm.

Carried

The meeting closed at 12.48pm.

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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 four items on the actions register.

5 One item is marked as ongoing.

6 Three items are marked as completed, and are proposed to be marked as removed at the next meeting.

7 No items are marked as removed to 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:**	Complete
Issue Owner	Acting General Manager Assets and Infrastructure	**Completed Date:**	10 November 2026

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 Criterian 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 Council meeting agenda.

September 2026 Update: There is a paper going up to the Sept Council meeting – these buildings are more divestment than project.

October 2026 Update: The Chief Executive exercised the right to refer the paper to the October Council meeting, as the matter relates to asset divestment rather than project delivery. This action can now be closed on the Projects and Procurement Committee's action register.

#1808477

Information Requested	Strathallan Corner Project Updates		
Date Raised:	14 April 2026	**Status:**	Complete
Issue Owner	General Manager Land Transport	**Completed Date:**	10 November 2026

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

September update 2026: The close-out report is being finalised, along with costings for the remaining elements proposed for Strathallan Corner, including shade sails. Due to competing priorities, the report was not completed in time for the September meeting. Work is underway to complete this for the October meeting.

October update 2026: The Strathallan Corner close-out report is included in the Committee's agenda. This action can now be closed on the project and procurement action register.

Information Requested	Aorangi Stadium Lighting Plan		
Date Raised:	09 June 2026	**Status:**	Complete
Issue Owner	General Manager Land Transport	**Completed Date:**	10 November 2026

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 quality for New Zealand Transport Agency funding and advised that options, including costs, funding implications, would be investigated and included in the report.

#1808477

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?

September Update 2026: The wider lighting requirements across Aorangi Park and the car park are proposed to be considered through the Long-Term Plan process. Given the approaching summer period, and the number of competing priorities for available funding, it is considered more appropriate for these improvements to be assessed alongside other capital priorities through the Long-Term Plan process

October update 2026: A line item has been included in the draft capital Long-Term Plan budgets and the lighting requirements are also reflected within the Parks Activity and Asset Management Plans. This action can now be closed, with any future investment to be considered by Council through the Long-Term Plan process.

Information Requested	Communication Strategy for Claremont Water Treatment Plant		
Date Raised:	11 August 2026	**Status:**	In Progress
Issue Owner	General Manager Corporate	**Completed Date:**	

Background: The Chairperson requested that a communication strategy for the Claremont Water Treatment Plant project be considered by the Projects and Procurement Committee.

September 2026 Update: A communications and engagement plan is currently being drafted by the communications team, in consultation with the Claremont Water Treatment Plant Upgrade project team. However, some initial engagement and communications activities have already taken place. These have included engagement with iwi, neighbours to the site, and media re: the sod-turning and blessing ceremony held on 2 September.

November 2026 Update: A communications and engagement plan is in the final stages of draft before being internally reviewed. This is expected to be completed within the next month, and presented to the February Projects and Procurement Committee meeting.

#1808477

#1808477

6.3 Theatre Royal and Museum Project Update - October 2026

Author: **Paul Haggath, Project Director**

Authoriser: **Paul Cooper, General Manager Regulatory Development and Growth**

Recommendation

That the Project and Procurement Committee:

1 Receive and note the *Theatre Royal and Museum Project Update – October 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

3 The project remains on target, both in programme and budget terms. Works are underway on multiple work fronts, including:

3.1 Museum:

- First floor exhibition space on target for handover end October / first week November
- Roof complete
- External joinery and glazing under installation.
- External cladding commenced
- Ground floor exhibition space gib lining commenced.
- Services first fix complete (HVAC, electrical, fire)

3.2 Theatre Stagehouse:

- Roof Removed
- Scaffold erected ready for structural steel erection.
- Prep for steel superstructure and stage wing opening
- Stage wing opening temp steel being installed.

3.3 Theatre Back of House and Plant Room:

- First floor slab complete
- Structural steel commenced
- Plant first fix commenced.

- THEATRE FOH (HOSPITALITY EXTENSIONS)
- Roof purlins commenced
- Internal stud walls progressing
- THEATRE AUDITORIUM
- Repaint of ceiling and features complete.
- Birdcage scaffold dismantled
- Autex acoustic panelling underway
- Prep for chandelier installation
- Prep for floor coverings

3.4 Theatre Specialist Equipment

- AV cable installation continuing alongside electrical works.
- Stage fly-rig is under fabrication at Stagemark's workshop in Ferrymead, Christchurch
- Stage curtain fabrication underway

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

Critical Risks

5 Refer information on the project risk assessment can be found in the Project Director's report (attachment 1) of this report.

6 Critical emerging risks are listed below:

6.1 Other TDC planned work in the vicinity.

6.2 Disruption due to the Middle East conflict – potential fuel rationing

6.3 Disruption due to the Middle East conflict – shipping

Budget

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

Attachments

1. Theatre Royal Project Directors PSG Report #22 end October 2026 ⇩

TIMARU DISTRICT COUNCIL
Te Kaunihera ā-Rohe o Te Tihi o Maru

THEATRE ROYAL & MUSEUM



PROJECT STEERING GROUP REPORT #22.

END OF OCTOBER 2026

PREPARED BY: PAUL HAGGATH

CONTENTS

CONTENTS 2
EXECUTIVE SUMMARY (DASHBOARD REPORT) 3
ATTACHMENT 1 4
PROJECT DIRECTOR'S MONTHLY REPORT - OCTOBER 2026 4
HEALTH, SAFETY & ENVIRONMENT 5
CONTRACT AND PROCUREMENT STATUS 5
DESIGN STATUS REVIEW 6
CONSENTS AND COMPLIANCE 6
PROGRAMME AND PROGRESS 7
COMMUNICATIONS AND MEDIA 9
KEY RISKS 10
PROJECT APPROVALS 11
ATTACHMENT 2 – QUANTITY SURVEYOR COST REPORT SUMMARY 12
ATTACHMENT 3 – ARCHITECT DESIGN REPORT 13
ATTACHMENT 4 – PROCUREMENT STATUS 14
ATTACHMENT 5 – PROGRESS PHOTOGRAPHS 17

EXECUTIVE SUMMARY (DASHBOARD REPORT)

TEAM PROJECTS ADVISORY

TIMARU DISTRICT COUNCIL — **THEATRE ROYAL AND MUSEUM**

MONTHLY REPORT: PERIOD : Oct-26

SUBMITTED BY: Paul Haggath

DATE: 26-Oct-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 musem.

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-Oct-26
Fiscal Period	Q1
Financial Year	2026-2027

1.1 Programme Update Summary — Status AMBER

Key Achievements this period:

1. Stagehouse roof removed in prep for structural steel
2. BoH slab complete and structural steel commenced, FoH steel structure complete
3. Museum structure complete, exteranl cladding commenced
4. Museum first floor exhibition space complete end Oct and handed over for fit out.
5. Auditorium ceiling and Royal Box painting complete, birdcage scaffold removed.

1.2 Health, Safety & Environment: — Status GREEN

2. Suspected movement of stagehouse walls resulted in a temporary cessation of works in this area. Surveys concluded no movement and work was resumed.
3.Safety audits and toolbox talks continuing

	Incidents	LTI (LTIFR)	Medical Treatment	Near Misses	Environmental
Period	1	0	0	2	0
Total	0	0	1	4	0

1.3 Environmental and Heritage — Status GREEN

Key achievements/outcomes

1. Long-term direction still needed re the future of the Criterion Hotel and Chinese Gardens Restaurant remaining buildings - not affecting programme

1.4 Quality — Status GREEN

Key achievements/outcomes

1.No significant quality issues arising this period

1.5 Communications / stakeholder engagement — Status GREEN

Key achievements/outcomes

1. Press visit with ghood media writeup.
2. IPENZ professional engineers visit held, well received

1.6 Procurement — Status GREEN

Key issues/priorities

1. Procurement status of suppliers 98% appointed - Hawkins are being encouraged to make sure local suppliers and contractors are afforded opportunity to tender for work.
2. Museum Exhibition Fit Out - design is progressing - majority of tenders returned and appoinments underway for cabinetry & glass, perpex, AV hardware, AV content.

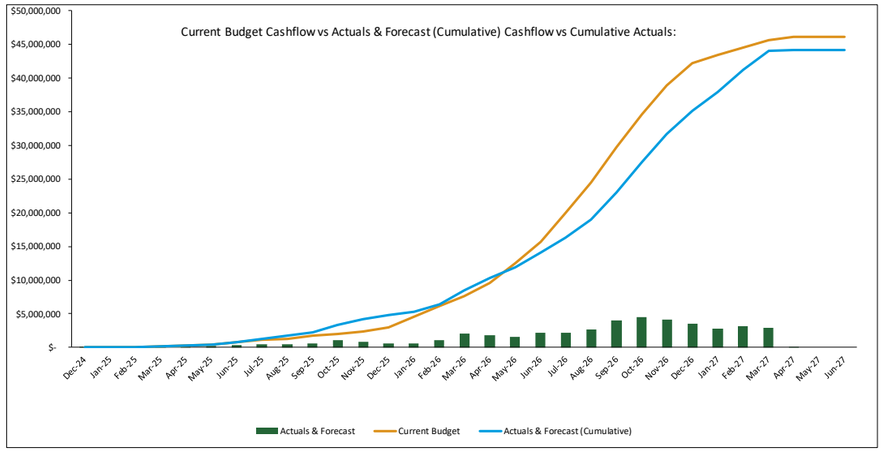
1.9 Key Risks — Status AMBER

- Unknown conditions e.g. unknown asbestos in walls
- The volume of adjacent TDC planned work in the vicinity needs coordinating to avoid potentially abortive work or rework ion the future.
- Date for new Alpine power connection is later than Hawkins programme - parties working to agree a workable solution.
- Programme risk - overall currently 1 week behind progamme. Remainder of project running to schedule.
- Global disruption due to the Middle East conflict is an emerging risk, specifically risks associated with increased fuel prices and potential restrictions.
- A risk emerging from the Middle East conflict is shipping disruptions. The team is reviewing all materials to identify those which will require long distance

1.8 Financial Summary — Status AMBER

1. Project forecast remains on budget - refer finance section of Project Director's Report and QS Cost Report Summary
2. Cumulative expenditure to end Sep 26 shows as $22,978,542
3. Current forecasts show a remaining contingency of $1,995,442

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	$ 30,118,232	$ -	**$ 44,204,558**
Remaining Contingency	$ -			$ -	**$ 1,995,442**
Expenditure to date	$ 784,635	$ 13,301,961	$ 8,891,946		**$ 22,978,542**



1.7 Programme Delivery — Status AMBER

Architect Appointment – finalise engagement	Baseline Finish	Forecast/Actual Finish	% completion	Finish Variance
Stagehouse Underpinning	22/06/2026	3/07/2026	100%	0 days
BoH Precast panels	24/06/2026	19/06/2026	100%	-5 days
BoH	14/01/2027	28/01/2027	60%	14 days
FoH	7/12/2026	27/01/2027	50%	51 days
Stage Dock	8/12/2026	26/01/2027	35%	49 days
Stagehouse	18/12/2026	4/02/2027	35%	48 days
Project Completion	28/03/2027	28/03/2027	0%	0 days

ATTACHMENT 1

PROJECT DIRECTOR'S MONTHLY REPORT - OCTOBER 2026

HEALTH, SAFETY & ENVIRONMENT

INCIDENTS:

No incidents to report this period.

There was concern during this period that there had been movement in the stagehouse brickwork as a bulge became apparent at mi-height level. Work was immediately ceased in the stagehouse as a precaution and a detailed survey undertaken . The conclusion was that the bulge was historic and nothing has moved – it was not immediately visible during initial surveys. Works resumed after 2 working days.

CONTRACT AND PROCUREMENT STATUS

CIVIL WORKS CONTRACT - complete.

MAIN CONTRACT

Works continue on multiple work fronts, including:

THEATRE STAGEHOUSE

- Roof Removed
- Scaffold erected ready for structural steel erection
- Prep for steel superstructure and stage wing opening
- Stage wing opening temp steel being installed

THEATRE BOH AND PLANT ROOM

- First floor slab complete
- Structural steel commenced
- Plant first fix commenced

THEATRE FOH (HOSPITALITY EXTENSIONS)

- Roof purlins commenced
- Internal stud walls progressing

THEATRE AUDITORIUM

- Repaint of ceiling and features complete
- Birdcage scaffold dismantled
- Autex acoustic panelling underway
- Prep for chandelier installation
- Prep for floor coverings

THEATRE SPECIALIST EQUIPMENT

- AV cable installation continuing alongside electrical works
- Stage fly-rig is under fabrication at Stagemark's workshop in Ferrymead, Christchurch
- Stage curtain fabrication underway

MUSEUM

- First floor exhibition space on target for handover end October / first week November
- Roof complete

- External joinery and glazing under installation
- External cladding commenced
- Ground floor exhibition space gib lining commenced
- Services first fix complete (HVAC, electrical, fire)

UTILITIES

- New power supply and transformers – complete.
- 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 – manufacture underway, delivery due 23 Nov 26
- Perspex – contract confirmed with Nelson Plastics, delivery due N23 Nov 26
- AV Hardware – contract confirmed with Clarity AV, Dunedin
- AV Content – contract confirmed with ClickSuite, Wellington
- Specialist Joinery – John Lloyd (Timaru based) - underway
- Electrical Works – contract confirmed with Aotea Electrical, Timaru
- Graphics and Printing – contract confirmed with Timaru Signs and Graphix.

DESIGN STATUS REVIEW

THEATRE AND MUSEUM

No current issues

LANEWAY

No current issues

MUSEUM EXHIBITION:

No current issues.

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

Overall programme remains approximately 2 weeks behind programme in most areas. Main Contract physical works scheduled to complete 4th February 2027.

Museum First floor exhibition space scheduled for access for exhibition fit out at end Oct 2026.

Museum completion scheduled end Nov 2026.

Hawkins main contract works (theatre and laneway) scheduled for completion 4th February 2027.

Remainder of project I .e specialist fitout scheduled for completion 31 March 2027.

Museum exhibition fitout scheduled for completion 31 March 2027.

KEY MILESTONE DATES ARE SUMMARISED AS BELOW:

Activity	Baseline Finish	Forecast/Actual Finish	% completion	Finish Variance
Stagehouse Underpinning	22 Jun 26	3 July 26	100%	-10 days
Stage slab	6 Jul 26	6 Jul 26	100%	0 days
Auditorium Floor complete	3 Aug 26	14 Aug 26	100%	-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
BoH	14 Jan 2027	28 Jan 2027	70%	-10 days
FoH	7 Dec 2026	27 Jan 2027	60%	-27 days
Stage Dock	8 Dec 2026	26 Jan 2027	60%	-27 days
Stagehouse	18 Dec 2026	26 Jan 2027	60%	-17 days
Auditorium	30 Oct 2026	4 Nov 2026	85%	-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	100%	-5 days
Museum 1F handover	30 Oct 2026	6 Nov 2026	0%	-5 days

Museum complete	27 Nov 2026	27 Nov 2026	0%	0 days
Laneway	22 Dec 2026	29 Jan 2027	0%	-18 days
Theatre Specialist Fitout commenced	6-Jan-27	6-Jan-27	10%	0 days
Project Completion	28-Mar-27	28-Mar-27	0%	0 days

QUALITY

No issues to report.

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 Sep 26, including allowance for asbestos resolution) and forecast final costs. The contingency remains at just under $2.0m.

Budget element	Budgeted figure (Jan 2026)	Expended to date	Final Forecast Cost
Approved Budget	$46,200,000		
Professional fees	$6,000,000	$5,247,263	$5,995,971
Utilities	$350,000		$341,816
Construction Costs	$32,850,000	$16,103,214	$33,617,753
Theatre Specialist Equipment	$2,000,000	$1,239,724	$2,020,333
Museum Fit Out	$1,800,000	$90,668	$1,903,756
Consents, Approvals and Insurances	$350,000	$334,105	$331,815
Furniture, Fittings & Equipment	$150,000		$165,000
Contingency (project unknown / unforeseeable)	$2,700,000		$1,995,391
Forecast Project Total	**$46,200,000**	**$23,014,974**	**$46,200,000**

MBIE FUNDING

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

COMMUNICATIONS AND MEDIA

- Media / video shoot planned with Scott Gaddes and the Mayor early November when auditorium is clear

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	88,000
2	External Works and civil works	140,000
3	Additional structural underpinning and stabilisation (estimate)	100,000
4	Provisional Sums	86,500
5	Specialist Joinery Prov Sum	113,500
6	Design coordination, clarifications, site adjustments etc (under discussion)	464,000
7	Asbestos related	200,000
8	Sandblasting	100,000

The overall status of current variations to the main contract is approximately +$1,100,000 to date (end Sep 2026) including asbestos and approved EoT effects. 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

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 ion 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 16 Rev: 0
September 2026 (August Period)

Rhodes +Associates Quantity Surveyors Cost Consultants

Theatre Royal and Museum Project

Financial Report 16 Rev: 0

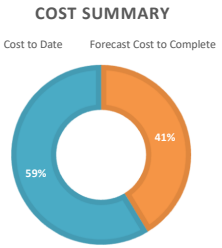
1.1 EXECUTIVE SUMMARY

September 2026 (August Period)

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: August 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 excluding Contingency			**33,033,500.00**
	Current Forecast Final Cost			37,866,618.91
	Provisional Sum Adjustments			-
	Agreed Contract Sum			33,435,717.54
	Approved Variations - Demolition			104,580.94
	Approved Variations - Civils			386,244.06
	Approved Variations - Main Contract			742,619.66
	Uncommitted Costs to date			3,197,456.71
	Client Direct Costs & Professional Fees			6,330,293.33
	Client Scope Change			-
	Project Contingency		7%	2,003,087.76
	Revised Forecast Cost excluding Consultant Fees			**46,200,000.00**
1.3	**CONTRACT SUM STATUS**			
	Current Contract Sum			
	Committed Contract Sum - Paul Smith & Hawkins			33,435,717.54
	Variation Orders to date (Approved)			1,233,444.66
	Revised Contract Sum			**34,669,162.20**
1.4	**DIRECT COSTS STATUS**			
	Current Direct Costs / Professional Fees			
	Committed Contract Sum			4,673,708.45
	Variation Orders to date (Approved)			1,429,321.97
	Uncommitted Costs to date			227,262.91
	Revised Contract Sum			**6,330,293.33**
1.5	**CASHFLOW**			
	Total Payments to date		Cumulative Approved Value	Payment to Date
	Contractor Cost to Date	(Includes August 2026 Payment Claim)	13,682,871.15	13,682,871.15
	Client Direct Cost to Date	(Invoices include up to August 2026)	5,413,849.34	5,413,849.34
	TOTAL COST TO DATE			**19,096,720.49**

1.6 **COST SUMMARY**

Current Forecast Final Cost	46,200,000.00
Forecast Construction Budget Cost to complete	24,183,747.76
Forecast Client Direct Budget Cost to complete	916,443.99
Remaining Contingency Allowance	2,003,087.76
TOTAL FORECAST COST TO COMPLETE	**27,103,279.51**



1.7 **DISCUSSION POINTS**

1. Hawkins are progressing with structural steel, roofing, carpentry, first fix services, plasterboard and painting 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 underpinning and asbestos findings within the Auditorium, costs for this are included at 8 days within this report, plus associated costs for asbestos treatment

Theatre Royal and Museum Project Financial Report 16 Rev: 0

2.1 CONSTRUCTION BUDGET - COST TO COMPLETE September 2026 (August Period)

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	1,322,800.10	12,046.71
1.3 THEATRE REFURBISHMENT	17,747,000.00	35,350,000.00	23,701,208.53	8,518,956.79	15,182,251.74
1.4 MUSEUM	8,787,500.00		10,642,195.65	3,473,908.49	7,168,287.16
1.5 MUSEUM EXHIBITION FITOUT	2,610,000.00	1,800,000.00	1,903,756.62	82,739.47	1,821,017.15
1.6 LANDSCAPING	1,900,025.00		-	-	-
1.7 CONSTRUCTION CONTINGENCY			-	-	-
TOTAL CONSTRUCTION SUM	33,033,500.00	37,150,000.00	37,866,618.91	13,682,871.15	24,183,747.76
2.0 Client Direct Costs & Professional Fees	5,466,500.00	6,350,000.00	6,330,293.33	5,413,849.34	916,443.99
TOTAL CONSTRUCTION COST	38,500,000.00	43,500,000.00	44,196,912.24	19,096,720.49	25,100,191.75
CONTINGENCY					
4.1 Construction Contingencies - Theatre	5,950,000.00	2,700,000.00	727,557.91		727,557.91
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	2,003,087.76	-	2,003,087.76
TOTAL EXCLUDING GST	47,200,000.00	46,200,000.00	46,200,000.00	19,096,720.49	27,103,279.51

ATTACHMENT 3 – ARCHITECT DESIGN REPORT

PSG - PROJECTS & PROCUREMENT COMMITTEE 10

ARCHITECTS REPORT

Project:	Theatre Royal, SC Museum & Laneway	**Project No:**	02140/T167
To:	Timaru District Council - Projects & Procurement Committee - 10		
Attention:	Paul Haggath	**Date:**	29/10/2026
From:	NB/DLA Architects in Association - Joshua Newlove		

Item No.	Description	
1.0	**Executive Summary** Site activity has increased considerably across the Museum and Theatre during October, with significant progress to interior fit-out and increasingly visible changes to the building exteriors. The Museum upper exhibition space is nearing completion and remains on track for the planned handover to the exhibition fit-out team on 2 November. This represents substantial progress since September, when timber framing and roof installation were still underway. Close coordination across the project team has supported this milestone. In the auditorium, painting of the ceiling, proscenium arch and royal boxes is complete. Removal of the birdcage scaffold now allows further wall lining, flooring and services fit-out to proceed. The Stage House roof has been removed, and structural steelwork installation has commenced. Back of House work has advanced to internal framing, with the scene dock roof nearing completion. The Front of House extension steelwork is erected, and the upper and lower floor structures are in place, with roofing now underway. Design coordination is now focused largely on-site queries, fit-out detailing and interfaces with the existing building fabric. Major shop drawing reviews are substantially complete, with remaining minor items being addressed as required. No new formal design approvals are requested from PSG at this stage.	
2.0	**Design Progress, Since last PSG** Documentation / Site Progress - **Museum:** The upper exhibition space is nearing readiness for joinery and exhibition fit-out. Carpet installation and final painting are underway, with handover targeted for 2 November and currently appearing achievable. Electrical switchboards have been installed, and power is being brought online progressively. Lighting and electrical completion are being coordinated for the upper exhibition handover. Most HVAC ductwork is in place, with final grilles and associated	

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	finishing works still to follow. Monkey Toe is onsite installing the roof plant platforms. Installation of the roof-mounted air-handling units will follow completion of these platforms. All membrane roof areas are now installed. Windows and external doors are in place, apart from the main entrance automatic sliding doors. External cladding work has commenced, with battens being fixed in preparation for the Spanlok cladding. **Plant Room:** Fit-out of the shared plant room is underway. The main site switchboard has been installed and HVAC reticulation works are progressing. **Stage House:** The existing Stage House roof has been removed. Structural steelwork installation has commenced to the external walls, together with temporary steelwork supporting formation of the large new opening. An alignment discrepancy in the existing brickwork created an installation challenge, which has now been resolved. Works to form the opening are to follow. A temporary weathertight wall has been installed at the proscenium arch to provide protection during the Stage House roof removal works. **Auditorium:** Painting of the ceiling, proscenium arch and royal boxes has been completed, and the birdcage scaffold has been removed. Autex wall lining installation is underway. HVAC ducting into the roof space is nearing completion, after which the remaining walls and ceilings below the dress circle can be installed. Rimu flooring is being installed to the lower stalls, while preparation of the dress circle floors has commenced. **Back of House:** Upper and lower concrete floor slabs are complete. Internal partitions to the lower level and wall framing to the upper floor are progressing. Fire escape stairs have been installed and roofing to the scene dock is underway, allowing the Back of House spaces and circulation to become more clearly defined. **Front of House / Stafford Street Facade / Roofing:** All structural steelwork for the Front of House extension is erected, with upper and lower bar floor structures installed. Roof installation to the extension has now commenced. Lobby ceilings have been reinstated, enabling stopping and finishing work to proceed. Toilet areas have been partially framed and lined, with further fit-out to continue. **Shop Drawings / Coordination:** The architectural and consultant teams continue to respond to shop drawings and site coordination items as required. Major shop drawing reviews are substantially complete, with a small number of minor items remaining. Prompt responses to RFIs and finishing details remain important as construction transitions into fit-out.	
3.0	**Design Coordination** Design coordination continues between NB/DLA, Hawkins, Team Project Management and the wider consultant team. Current priorities include Museum fit-out and handover interfaces, Stage House existing-building conditions, finishing-work queries and quality monitoring through ongoing site observation and ASVR reporting. The design team continues to review remaining shop drawings and respond to RFIs and site queries to support the construction programme. QA reporting has been managed to date through Architectural Site Visit reports, these have been complied into active and closed out items on a register. We continue to follow up QA items raised and close them out when complete.	

4.0	**Key Issues / Risks** - Programme / Museum handover: The 2 November upper exhibition handover remains a near-term milestone. Completion of finishes, electrical works and final service interfaces requires continued close coordination. - Stage House existing conditions: Work to existing brickwork and structural interfaces continues to present the potential for unforeseen conditions. The recent steelwork alignment issue has been resolved, with ongoing monitoring required as opening works proceed. - South Alley drainage: No further water ingress through the existing footings has been observed following drainage installation, which appears to be operating as intended. Some final finishing works remain. Overall, the remaining risks are typical of this stage of a complex heritage redevelopment and are being managed through site observation, consultant coordination and timely responses to construction queries.	
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. - Support coordination of the Museum upper exhibition handover and remaining finishing and service interfaces. - Continue to receive, review and return shop drawings and RFIs.	
Appendices	**Appendices** - Photo Records for October - 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	Kaiapoi
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	

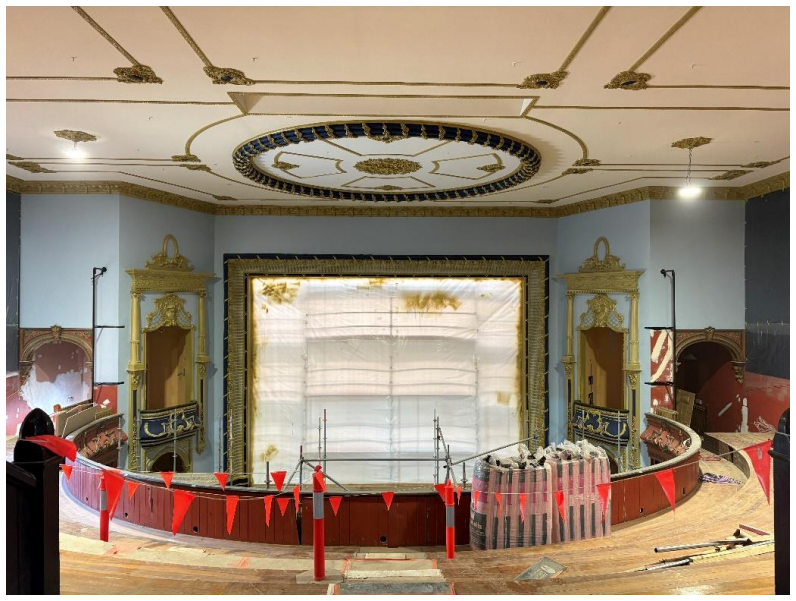
The following contractors, subcontractors and suppliers have been engaged to date in relation to the Museum Fit Out.

Museum Design	Exhibition Design & Build Consultancy	Nelson
Museum Exhibition Display Cases and Cabinetry	The Custom Space	Nelson
Display Case Perspex	Nelson Plastics	Nelson
Electrical	Aotea Electrical, Timaru	Timaru
AV Hardware	Clarity	Dunedin
AV Content	ClickSuite	Wellington
Graphics and Printing	Timaru Signs and Graphix	Timaru

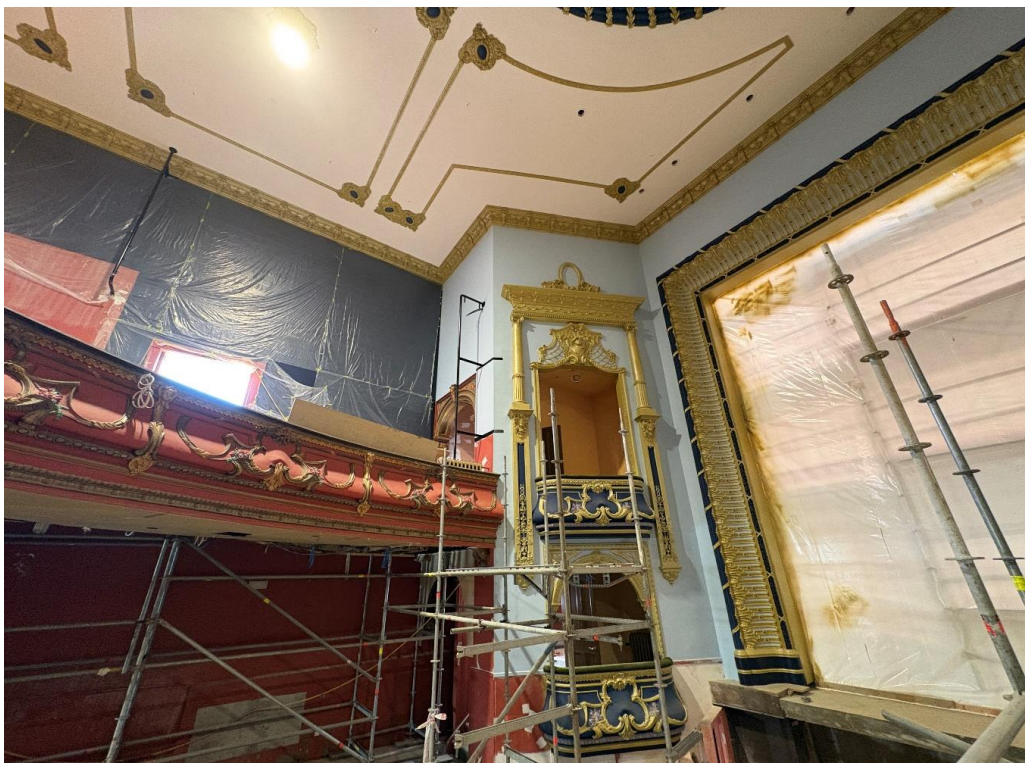
ATTACHMENT 5 – PROGRESS PHOTOGRAPHS

THEATRE





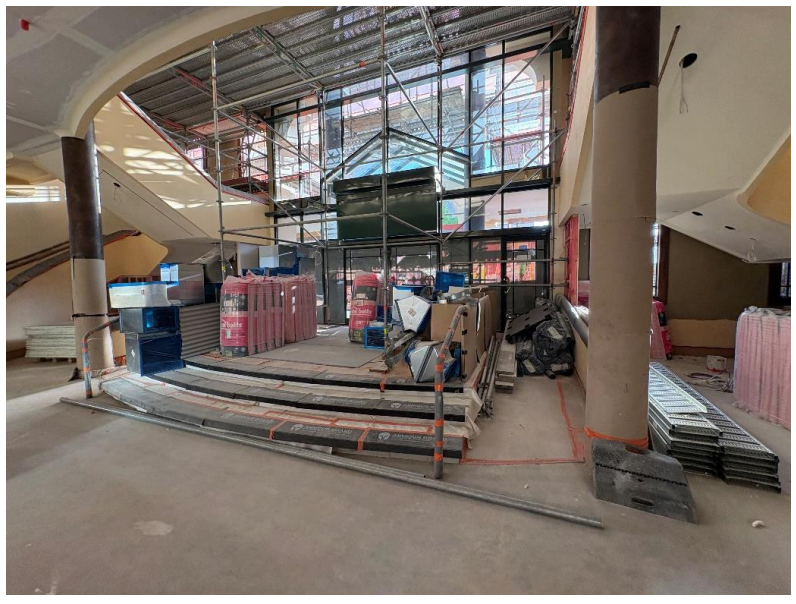


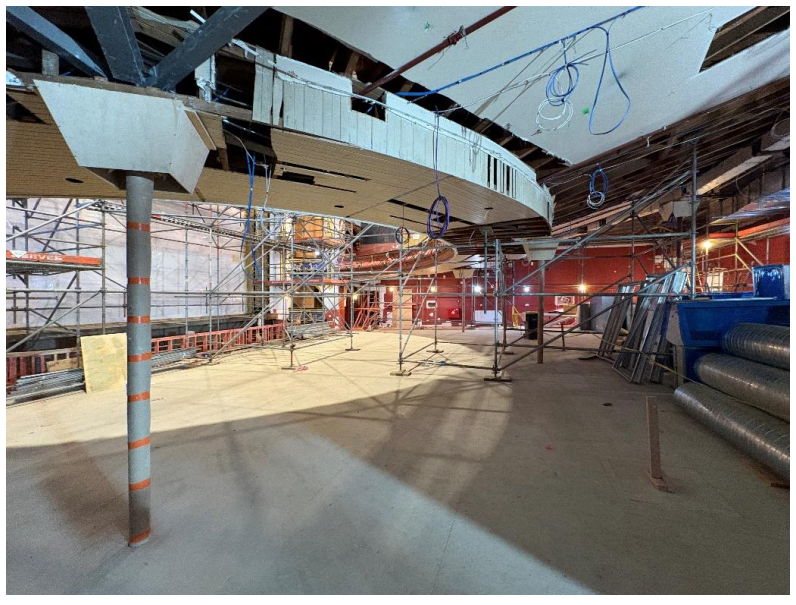


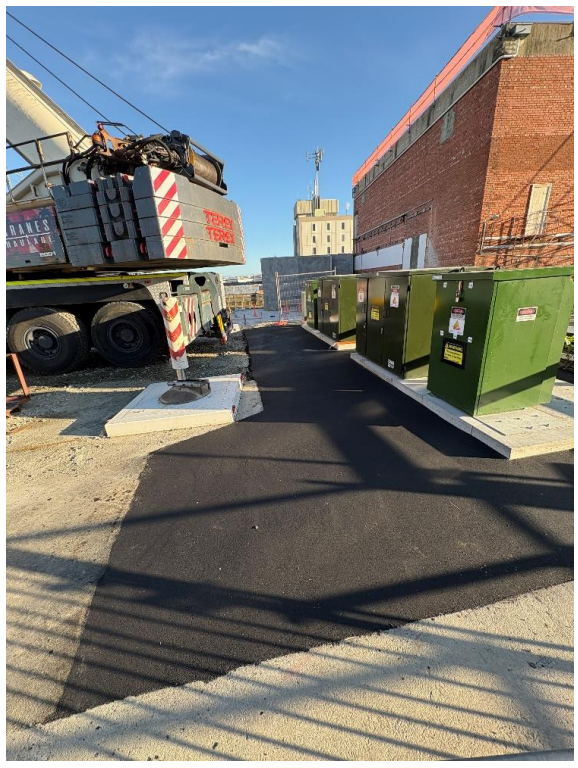
Criterion Building













Criterion Building

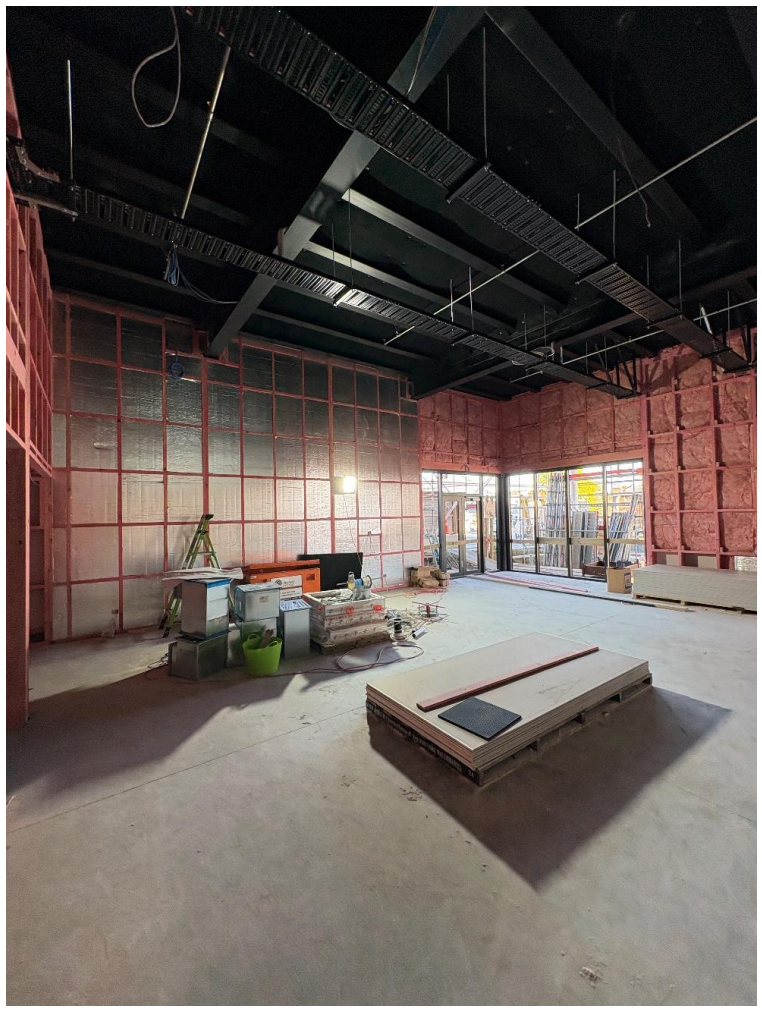




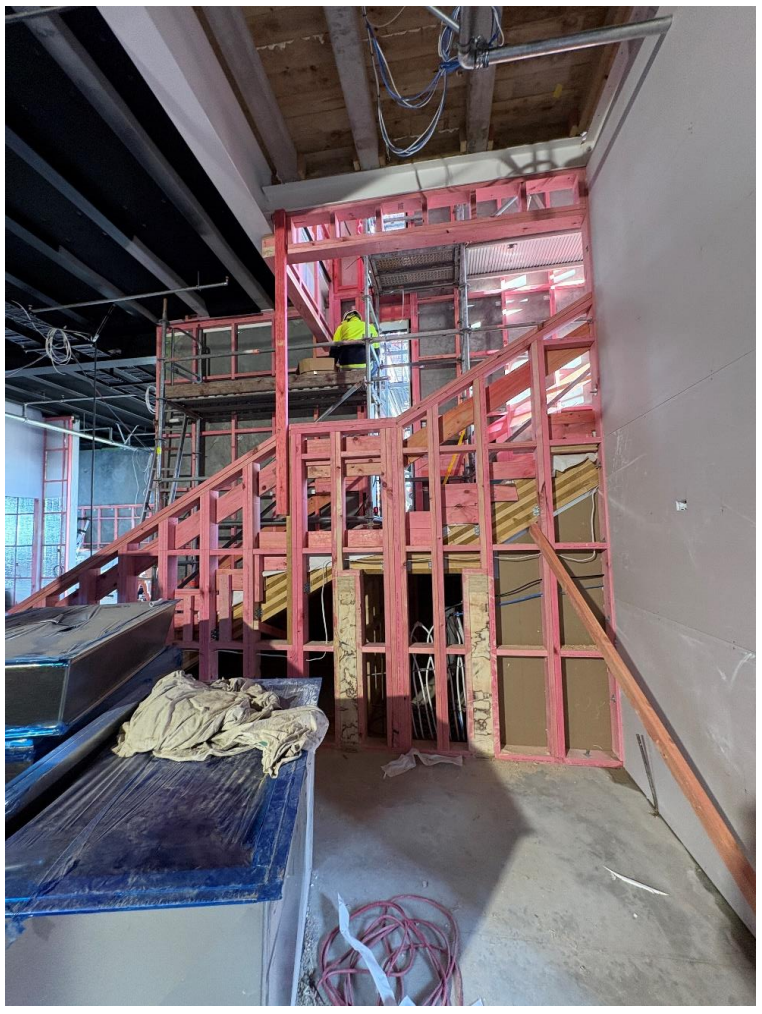
MUSEUM







Ground Floor Exhibition Space



Ground Floor Exhibition Space

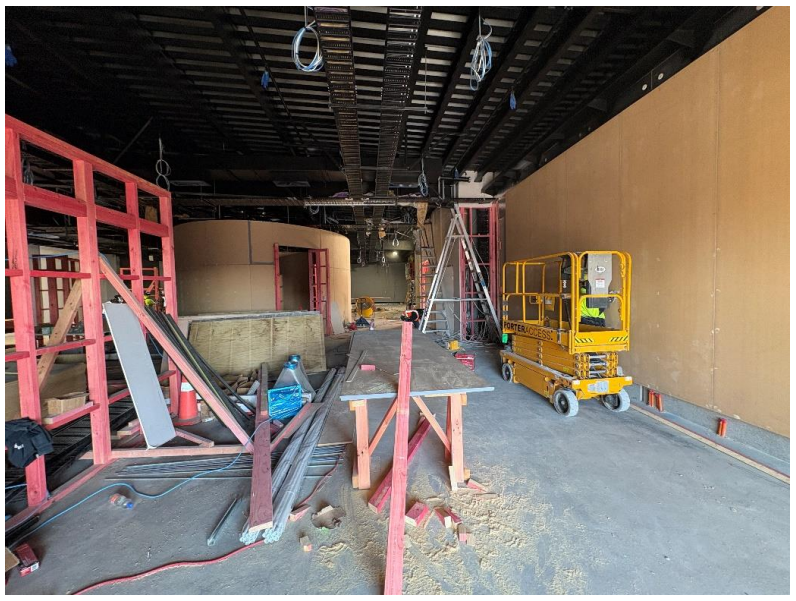
















6.4 Aorangi Stadium Project Update - October 2026

Author: **Paul Haggath, Project Director**
Authoriser: **Paul Cooper, General Manager Regulatory Development and Growth**

Recommendation

That the Projects and Procurement Committee:

1 Receive and note the *Aorangi Stadium Project Update – October 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:

5.1 Main Stadium:

- Steelwork for scoreboards and basketball hoops installed.
- Glazing / joinery installed.
- Store lined and weathertight.
- HVAC units installed to roof
- Plywood banding underway for sponsorship boards and wall protection.
- Prep for installation of drop-down curtains and sports floor mid Nov 2026

5.2 Link Building:

- Gib fixing and gib stopping complete.
- Painting complete to changing areas and function suite
- Second-fix services underway
- Entry lobby glazing installed, canopy and soffits complete.

5.3 Procurement:

- All long-lead items including drop curtains and scoreboards / shot-clocks have now arrived and are in storage in TEL workshops.
- Retractable seats order has been placed – expected delivery time pre-Christmas.
- Liaising with Mike Wrigley re FF&E equipment including gymnasium equipment.

Critical Risks

6 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 Disruption due to the Middle East conflict – potential fuel rationing.

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 Project Directors PSG Report #22 - end October 2026

TIMARU DISTRICT COUNCIL
Te Kaunihera ā-Rohe o Te Tihi o Maru

AORANGI STADIUM REDEVELOPMENT



PROJECT STEERING GROUP

REPORT #22

END OF OCTOBER 2026

PREPARED BY PAUL HAGGATH – TEAM PROJECTS ADVISORY

CONTENTS

EXECUTIVE SUMMARY 3
ATTACHMENT 1 4
PROJECT DIRECTOR'S MONTHLY REPORT – OCTOBER 26 4
1. HEALTH, SAFETY & ENVIRONMENT 5
2. CONTRACTS AND PROCUREMENT STATUS 5
3. CONSENTS & COMPLIANCE 5
4. DESIGN ISSUES 6
5. PROGRAMME & CONSTRUCTION 6
6. BUDGET / FINANCIAL REPORTING 6
7. COMMUNICATIONS AND MEDIA 8
8. KEY RISKS 8
9. PROJECT APPROVALS REQUIRED 8
ATTACHMENT 2 : QUANTITY SURVEYOR'S COST REPORT 9
ATTACHMENT 3: PROGRESS PHOTOGRAPHS 10

EXECUTIVE SUMMARY

TEAM PROJECTS ADVISORY

PROJECT: AORANGI STADIUM REDEVELOPMENT
MONTHLY REPORT: PERIOD: Oct-26
SUBMITTED BY: Paul Haggath
DATE: 26-Oct-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

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-Oct-26
Fiscal Period	Q1
Financial Year	2026-2027

1.1 Programme Update Summary — Status GREEN

Key achievements/outcomes since the previous report
1. Main stadium weathertight
2. Link building structure complete, gib lining completed, painting underway
4. First fix services complete

1.2 Health, Safety & Environment: — Status GREEN

1. No incidents this period

	Incidents	LTI (LTIFR)	Medical Treatment	Near Misses	Environmental
Period	0	0	1	0	0
Total	4	0	4	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
3. Resoure consent conditionsa being checked re external signage

1.4 Progress / Design Statius — Status GREEN

1. Main Stadium prep underway for sports floor installation
2. Ply band for sponsorship backboard installed
3. Traffic calming and external works enhancement instructed. LTU / Parks to confirm funding source for these works
4. Link building gib lining and painting underway

1.5 Communications / stakeholder engagement — Status GREEN

1. Rachel Leitch of Comms team leading project comms and media releases
2.Next media opportunity commencement of sports floor mid Nov 26

1.6 Procurement — Status GREEN

1. All long lead items are now in NZ
2. Retractable Seating - order placed
3. Replacement Gym equipment will be purchased through existing Capex funding - orders to be placed over next quarter by M Wrigley

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%	-60 days
New Stadium site prep and groundworks	31 March 2026	30 January 2026	100%	19 days
New Stadium construction	31 March 2027	19 April 2027	75%	19 days
Link Building	31 March 2027	4 March 2027	75%	-27 days
Fit Out	31 March 2027	19 April 2027	0%	19 days
Project Completion	31 March 2027	19 April 2027	0%	19 days

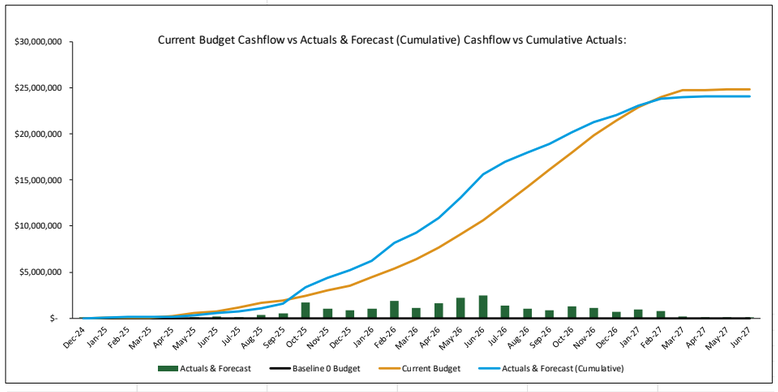
1.8 Financial Summary — Status GREEN

1. Project remains on budget - Refer to Rawlinsons Cost Report Summary
2. Overall contingency remains stable and robust at $675,977

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	$ 8,498,611	$ -	**$ 24,091,360**
Remaining Contingency					$ (675,977)

Planned Expenditure to Date (Baseline)	Actual Expenditure to Date (Cashflow)	Variance
$ 19,929,819	$ 18,878,845	**$ (1,050,974)**
Planned Expenditure (Period)	**Actual Expenditure (period)**	**Variance**
$ 1,275,500	$ 888,994	**$ (386,507)**



1.9 Programme Completion — Status GREEN

Late Milestones	Baseline Finish	Forecast/Actual Finish	Variance
Up Next	**Baseline Finish**	**Forecast/Actual Finish**	**Variance**
New Stadium construction	31-Mar-27	19-Apr-27	19 days
Link Building	31-Mar-27	4-Mar-27	-27 days

ATTACHMENT 1

PROJECT DIRECTOR'S MONTHLY REPORT – OCTOBER 26

1. HEALTH, SAFETY & ENVIRONMENT

No incidents to report this period.

Overall health and safety, and site tidiness remain very good.

2. CONTRACTS AND PROCUREMENT STATUS

Main Stadium:

- Steelwork for scoreboards and basketball hoops installed
- Glazing / joinery installed
- Store lined and weathertight
- HVAC units installed to roof
- Plywood banding underway for sponsorship boards and wall protection
- Prep for installation of drop-down curtains and sports floor mid Nov 2026

Link Building:

- Gib fixing and gib stopping complete
- Painting complete to changing areas and function suite
- Second-fix services underway
- Entry lobby glazing installed, canopy and soffits complete

Procurement:

- All long-lead items including drop curtains and scoreboards / shot-clocks have now arrived and are in storage in TEL workshops.
- Retractable seats order has been placed – expected delivery time pre-Christmas.
- Liaising with Mike Wrigley re FF&E equipment including gymnasium equipment

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.

Resource consent and planning conditions being reviewed to confirm any restrictions on external and naming signage.

4. DESIGN ISSUES

Current design issues and considerations are as outlined below:

1. Traffic calming and external works enhancement instructed. LTU / Parks to confirm funding source for these works.
2. Re-asphalt of car park in front of stadium agreed with Fulton Hogan as part of sponsorship
3. LTU are separately progressing additional lighting to car parks and a reconfiguration of the Morgan Street southern entrance. Timing and funding tbc.

5. PROGRAMME & CONSTRUCTION

Completion of the Link Building is anticipated to be 4th March 2027.

Contractual Completion of all works is scheduled to be 19th April 2027, which reflects the weather-related extension of time granted to date, however it remains the target of the project team to pull this forward to the original completion date of 2nd April 2027.

Key dates are as below:

Phase	Baseline Finish	Forecast/Actual Finish	% completion	Finish Variance
Revised Concept Design and Price	4/04/2025	30/04/2025	100%	26 days
Contract Agreed and fully executed	30/04/2025	6/05/2025	100%	6 days
Hockey Clubrooms strengthening	31/05/2025	30/09/2025	100%	122 days
Detailed Design	31/07/2025	18/10/2025	100%	79 days
Building Consent 1- Existing Stadium	31/08/2025	30/09/2025	100%	30 days
Building Consent 2 - Civil Works	31/08/2025	30/09/2025	100%	30 days
Building Consent 3 - New Stadium and Link	31/10/2025	31/10/2025	100%	0 days
Civil / Advance Works	31/08/2025	7/08/2025	100%	-24 days
Construction				0 days
Existing stadium seismic strengthening & upgrade	19/12/2025	9/01/2026	100%	21 days
New Stadium site prep and groundworks	31/03/2026	30/01/2026	100%	-60 days
New Stadium construction	31/03/2027	19/04/2027	75%	19 days
Link Building	31/03/2027	4/03/2027	75%	-27 days
Fit Out	31/03/2027	19/04/2027	0%	19 days
Project Completion	31/03/2027	19/04/2027	0%	19 days
				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 Sep 26) and forecast final costs.

Budget remains healthy with contingency remaining $676,298, including and assuming reimbursement of costs for traffic calming from Parks, and Glory League cameras from South Canterbury Basketball.

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	$422,004	$641,407	($87,038)
Insurance, Consents and internal TDC consent processing costs	$50,000	$140,525	$155,525	$90,525
Construction Costs	$22,694,337	$18,071,055	$23,032,347	$388,010
Advance works and Utilities	$319,555	$250,563	$350,570	$31,015
3rd party reimbursements for additional requested work			-$88,487	-$88,487
Contingency (project unknown / unforeseeable)	$975,322		$676,298	
Forecast Project Total	**$24,767,659**	**$18,884,148**	**$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
Plywood band for sponsor signs and wall protection	$68,183
Sponsorship framed backboard in Reception	$10,370
Upgraded portable netball hoops	$8,500
Traffic Calming and external works upgrade (funded through parks)	$71,065

Data cable upgrades for Glory League cameras (funded by Glory League / South Canterbury Basketball)	$17,422

PENDING VARIATIONS

Nil at this time

7. COMMUNICATIONS AND MEDIA

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

Next major media opportunity will be commencement of sports floor in mid November 2026.

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	
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.
Scope Creep - Requested changes from users	Requested changes from users will become more difficult and expensive to accommodate as time progresses. Change Request process is in place for any requested changes
Long-term pedestrian and user safety	Traffic calming and additional pedestrian crossings in front of stadium. Additionally, improvements to Morgans Road roundabout are being considered.
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.

9. PROJECT APPROVALS REQUIRED

Confirmation required of stadium name for external signage.

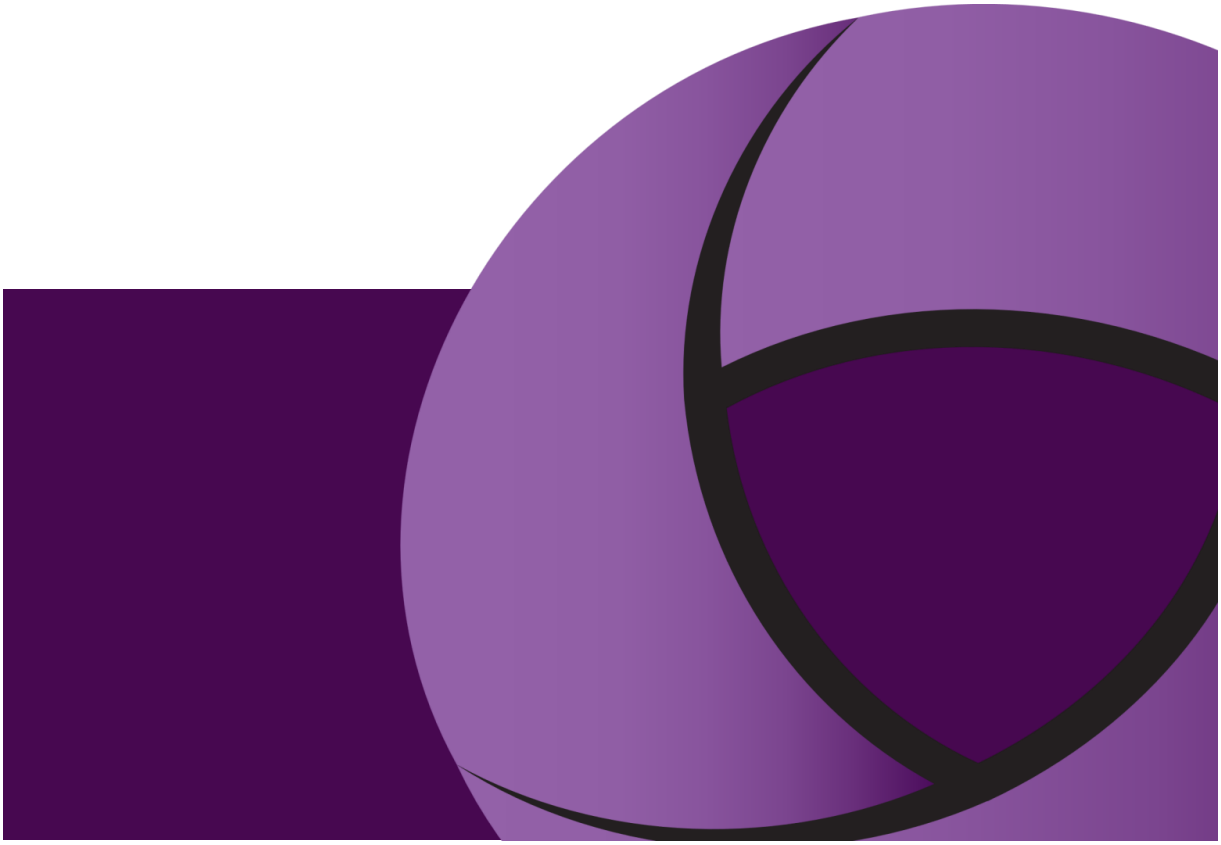
ATTACHMENT 2 : QUANTITY SURVEYOR'S COST REPORT

Aorangi Stadium Redevelopment

Rawlinsons
Guardianship in Construction

Financial Report

25/09/2026



Financial Report 17	Document Control	25 September 2026

Rev	Date	Details	Author	Approved by
0	25/09/2026	Financial Report 17	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 17 — Executive Summary — 25 September 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).

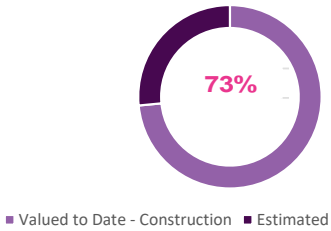
Discussion Points

Movement:
Construction Variations:
- CI#97 - Traffic calming - $76,604.95 (submitted)
- CI#102 - Additional Data Points (x4) - estimated $2,000
- CI#103 - Internal hoarding - $68,183.37 (agreed)
- NTE#101 - Link building foyer signage - $10,370.09 (agreed)
- NTE#102 - Paint eastern facade of existing building - $22,297.50 (agreed)

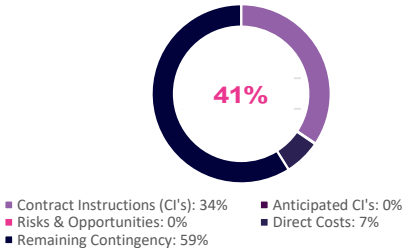
Budget	Current Report	Previous Report	=	Movement
Construction Contract Price [a]	22,694,337	22,694,337		-
Client Direct Costs [b]	1,073,000	1,073,000		-
Project Contingency [c]	1,000,322	1,000,322		-
Client Approved Budget	**24,767,659**	**24,767,659**		**-**
Construction and Direct Costs				
Construction and Direct Costs [a+b]	23,767,337	23,767,337		-
Variations & Risk Items				
Variance to Contract Price (Variations)	343,550	165,294		178,256
Risks & Opportunities	-	-		-
Variance to Direct Costs	66,188	66,188		-
Contingency				
Projected Remaining Contingency (59%)	590,584	768,840		(178,256)
Estimated Final Cost [d]	**24,767,659**	**24,767,659**		**-**
Projected Variance to Contract Price	-	-		-
Programme				
Valued to Date - Construction	17,401,185	16,392,711		1,008,473
Valued to Date - Direct Costs	798,750	774,472		24,278
Subtotal [e]	18,199,934	17,167,184		1,032,751
Estimated Cost to Complete [d-e]	**6,567,725**	**7,600,475**		**(1,032,751)**

All values are NZD & exclude GST

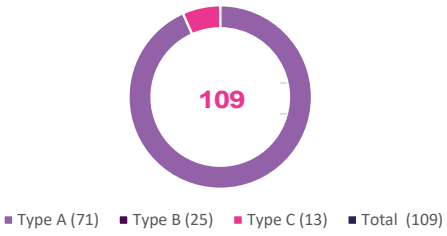
Project Costs



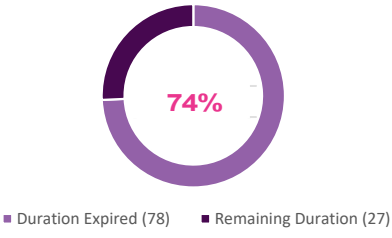
Contingency Commitment Status



CI's Issued



Project Programme Status (Weeks)



Rawlinsons

Financial Report 17 — Detailed Cost Summary — 25 September 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	343,550.09	23,037,887.09	17,401,184.56	5,636,702.54
2	Construction Contract - Provisional Sums	-	-	-	-	-
	Subtotal - Construction Costs - (Excl Contingencies)	**22,694,337.00**	**343,550.09**	**23,037,887.09**	**17,401,184.56**	**5,636,702.54**
	Combined Direct Costs					
3	Professional Consultants	483,000.00	-	483,000.00	341,115.06	141,884.94
4	Direct Costs	590,000.00	66,188.30	656,188.30	457,634.62	198,553.68
	Subtotal - Combined Direct Costs	**1,073,000.00**	**66,188.30**	**1,139,188.30**	**798,749.68**	**340,438.62**
	Risks & Opportunities					
5	Additions	-	-	-		-
6	Omissions	-	-	-		-
	Subtotal - Risks & Opportunities	**-**	**-**	**-**	**-**	**-**
	Subtotal - Construction Works	**$ 23,767,337.00**	**$ 409,738.39**	**$ 24,177,075.39**	**$ 18,199,934.24**	**$ 5,977,141.16**
	Contingencies					
7	Project Contingency	1,000,000.00	(409,738.39)	590,261.61	-	590,261.61
8	Adjustment to bring to funding cap	322.00	-	322.00	-	322.00
		-	-	-	-	-
	Subtotal - Contingencies	**1,000,322.00**	**(409,738.39)**	**590,583.61**	**-**	**590,583.61**
	Project Total	**$ 24,767,659.00**	**$ 0.00**	**$ 24,767,659.00**	**$ 18,199,934.24**	**$ 6,567,724.77**

Rawlinsons

Financial Report 17	Cashflow - Analysis	25 September 2026



Rawlinsons

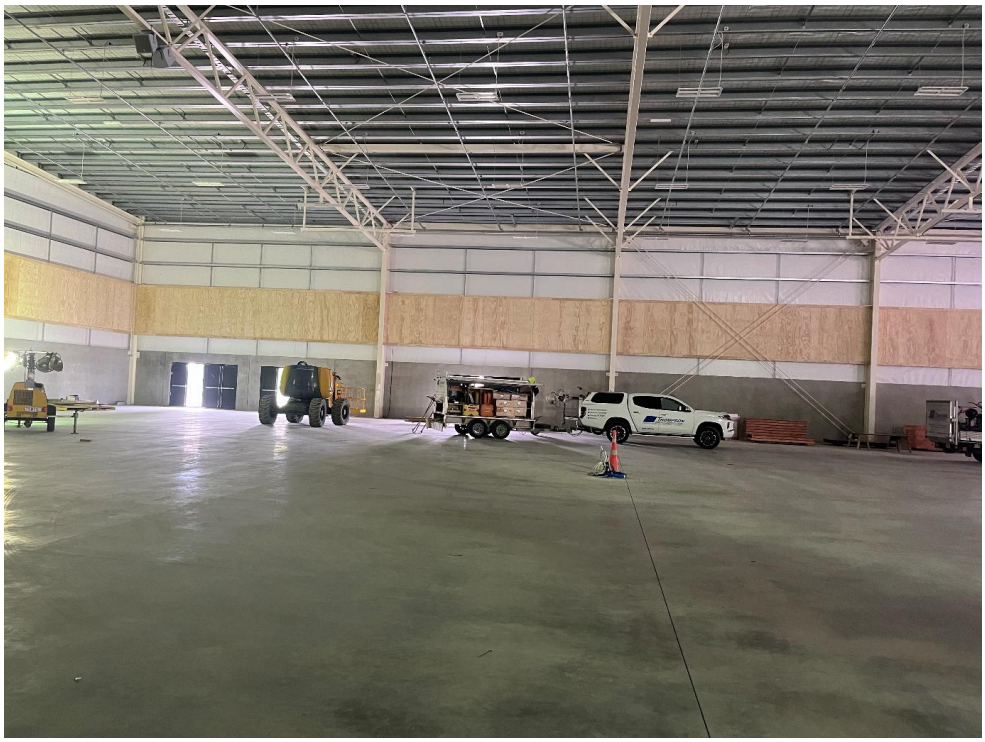
ATTACHMENT 3: PROGRESS PHOTOGRAPHS

























6.5 Claremont Water Treatment Plant Upgrade - 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 reports (Attachments 2 and 3) to this report.

4 This is the fourth update report, with progress over this initial period of the project continuing to move from contract establishment into active pre-construction.

5 The site layout, vehicle parking, roading design and associated ground improvements and stormwater drainage are important components of the project which have now largely been finalised.

6 A Building Consent application was lodged on 24 September (after the initial exempt status was changed due to the presence of a fire protection system), with a Request for Information made on 23 October. This has caused a delay in construction.

7 The Outline Plan application was lodged on 14 October, and is being processed.

8 The Request for Tender for Contract 2778 Claremont Road Water Main and Wastewater Pipeline Construction was advertised on GETS on 22 October, with tenders closing on 18 November.

9 The Archaeological Authority for Contract 2778 was received on 19 October. The resource consent application for Contract 2778 was lodged on 1 October.

10 The Principal's Requirements for the tender for the Treated Water Reservoirs Design and Construct have been received for final review before being advertised on GETS in the next month.

Critical Risks

11 Refer to information on the project risk assessment in the Project Lead and Project Manager's report (Attachment 1).

12 Critical risks are largely unchanged from the previous month:

12.1 Reservoir embankment interaction – The Principal's Requirements for the Design and Construct of the Treated Water Reservoirs has specified the reservoir must not affect the existing dam embankment footprint, settlement, slope stability or displacement.

12.2 Programme integration - The interdependent workstreams require coordinated sequencing and interface management.

12.3 Design clarification and scope interfaces – Some design clarifications remain open, although many are now closed.

12.4 Consents and designation – The Building Consent process will take 6 to 8 weeks which has delayed the commencement of construction of reinforced concrete panels. Applications for a Resource Consent for the pipelines and a change to the WTP designation have been lodged. The Archaeological Authority has been issued by Heritage NZ for the pipelines installation.

12.5 Property Purchase – Determination of the best location for Treated Water Reservoir #2 is still to be finalised and therefore agreement to purchase land is still to be negotiated.

12.6 Ground conditions – A practical ground improvement approach, revised access and stormwater details have been agreed. Contractual entitlement, quantities and valuation to be resolved.

Budget

13 The project remains on budget.

Attachments

1. **Claremont Water Treatment Plant Upgrade Monthly Report - October 2026** ⇩
2. **Mason Engineers Monthly Report October 2026** ⇩
3. **Mason Engineers Monthly Report September 2026** ⇩

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



Prepared By: Drew Williamson

Contents

1 PURPOSE 1
2 INCIDENTS 1
3 PROGRESS 1
3.1 Water Treatment Plant Upgrade - (Masons) 1
3.2 Reservoirs 2
3.3 Pipelines 2
4 PROGRAMME 3
5 CRITICAL RISKS 3
6 FINANCIALS 5
APPENDIX I – MASONS MONTHLY REPORT 7

Prepared By: Drew Williamson

1 PURPOSE

The purpose of this report is to update the Projects and Procurement Committee on the status of the Claremont Water Treatment Plant Upgrade project in a public forum. This October 2026 report reflects information available to 27 October 2026.

2 INCIDENTS

Masons reports no significant health and safety incidents and no environmental incidents during October.

Following the electrical isolation incident on 9 September, coordination of work affecting the live plant remains a priority. Contract Instruction 10 required strengthened subcontractor controls and prior authorisation of work affecting plant operations. The operations team also reviewed its processes.

October discussions reinforced the requirement for service identification, potholing, an agreed work methodology and coordination with plant operations before service relocations, tie-ins or shutdowns proceed. Completion of these arrangements remains a prerequisite to the affected work.

3 PROGRESS

3.1 Water Treatment Plant Upgrade - (Masons)

During October, Masons progressed civil and building design coordination, off-site electrical fabrication, procurement and service investigations. Masons reports the project as Green overall, with programme and construction both Orange. An eight-week extension of time, without cost, has been accepted under CI-012 in response to NTE-011.

Progress during the period included:

- Connection of temporary site facilities and establishment of the site supervisor.
- Acceptance of the updated civil layout and ground-improvement approach, with associated variation values still being assessed.
- Further coordination of access roads, slip lanes, stormwater drainage and permanent operational parking.
- Potholing of existing services in preparation for relocations and tie-ins near the WTP building platform.
- Continued structural coordination and peer review, including retaining-panel and connection details.
- Commencement of precast-panel detailing and structural-steel modelling.
- Continued switchboard and control-panel fabrication and procurement of long-lead equipment.
- An acoustic assessment site visit on 23 October, with recommendations expected during the week commencing 26 October.

The WTP building consent application was lodged on 24 September and remains in processing. Council has raised an RFI which is being worked though by the project team.

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Civil design development includes engineered fill, revised access and drainage arrangements, and reuse of suitable excavated material within the site.

Investigation of the unknown existing drainage at the Claremont Road low point remains ongoing.

Electrical fabrication continues, with switchboard metalwork and busbars, control-panel metalwork, and general power and lighting drawings each reported at approximately 80% complete. Outstanding dependencies include the main and generator circuit breakers, control-panel components, and the final input/output list and PLC hardware confirmation. The electrical contractor requires a further six to eight weeks to complete drawings after receiving the full input/output list.

November priorities are to resolve the building-consent queries, close out civil pricing and drawings, agree service-relocation and isolation sequencing, and progress bulk earthworks and preparation of the WTP building platform. These activities remain subject to the necessary approvals and coordinated construction arrangements.

3.2 Reservoirs – (Contractor TBC)

The reservoir workstream remains decoupled from initial WTP commissioning. The existing treated-water reservoir will remain in service until the new reservoirs are completed.

The Reservoir 1 earthworks assessment identified that excavated material is unsuitable for reuse, with approximately one metre of material expected to require removal and replacement with engineered fill.

The Reservoir 2 geotechnical report has been issued. There are no geotechnical constraints on locating the reservoir within the investigated area. Final positioning remains dependent contractor optimization of the reservoir base levels, landowner agreement and the required land footprint, rather than receipt of the geotechnical report.

During October, WSP progressed the Principal's Requirements, contract documents and specimen drawings. Final drawing amendments are required to keep the existing ring road open for operational deliveries, manage the Reservoir 1 embankment interface and provide access to Reservoir 2 while minimising the extent of neighbouring land required.

The tender package is being structured as two separable portions. Reservoir 1 can proceed on Council-owned land. Reservoir 2 remains dependent on land and designation matters, with site possession proposed to occur 30 working days after written notification from the Principal. A specific cost-fluctuation provision has been developed for delayed commencement of Reservoir 2. The intended approach is a single adjustment where the notification triggering site possession occurs more than six months after initial award, rather than ongoing monthly adjustments. A provisional sum has been incorporated into the draft schedule to make this allowance visible at tender.

The Revisor tender pack has been supplied by WSP and is being reviewed by the team. This is expected to be issued to existing respondence to the original Expressions of Interest (EOI)

ALTA

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Te Kaunihera ā-Rohe o Te Tihi o Maru

3.3 Pipelines – (Contractor TBC)

The pipeline tender was issued on Thursday 22 October, closes on 18 November and uses a lowest-price conforming evaluation method. Tender has been issued to TDC infrastructure approved contractors.

The pipeline contractor is to supply the pipes and associated materials, with Chorus supplying the microduct. Coordination with Chorus remains necessary for installation requirements and delivery interfaces.

The archaeological authority has been granted, and the nominated archaeologist has received Section 45 approval. The authority applies across the project and includes notification and archaeological attendance requirements. The agreed Temporary Protection Plan for works near the Gleniti heritage buildings remains part of the construction requirements.

The pipeline resource-consent application has been submitted and remains in processing by Council. Procurement is progressing in parallel with consenting. Contract award and commencement remain subject to the necessary approvals and applicable conditions. Pipeline completion remains critical to commissioning the upgraded WTP.

4 PROGRAMME

The overall programme remains Orange. Masons has received an eight-week extension of time without cost under CI-012. The revised completion milestone and the effect on the integrated programme require confirmation against the updated contractor programme.

The immediate WTP constraints are building-consent processing, final civil design and variation close-out, preparation of the building platform, service-relocation sequencing and completion of electrical design inputs. Masons continues to indicate process-equipment installation commencing in late February or March 2027.

Site Possession for the pipeline is currently programmed for January 2027 and has a 120-day contract duration. Resource-consent approval and implementation of archaeological and heritage requirements remain key dependencies.

The reservoirs remain decoupled from initial WTP commissioning. Their immediate priorities are tender-document issue in November, preservation of operational access, confirmation of Reservoir 2 land and construction access, and progression of the designation extension.

5 CRITICAL RISKS

Risk	Description	Current/implemented Mitigation Actions	Implications	Status
Reservoir embankment interaction	Reservoir 1 works must not affect the existing dam embankment footprint, settlement behaviour or slope	The Dam Safety Engineer previously confirmed that the proposed solution does not affect embankment safety. Final specimen	The previous resolution remains dependent on maintaining the assessed design basis. Changes may	**Resolved for the assessed solution; design**

Risk	Description	Current/implemented Mitigation Actions	Implications	Status
	stability. Revised layouts must also preserve the operational ring road.	drawings are being coordinated to preserve access and the agreed design constraints.	require further review and affect access, cost or programme.	**constraint remains**
Programme integration	The WTP, reservoirs and pipelines require coordinated delivery, tie-ins and commissioning arrangements. The accepted WTP extension and pipeline procurement dates need to be reflected consistently.	Maintain the integrated programme and coordinate service-relocation methodologies, operational approvals and shutdown sequencing. Confirm the scope of the Gleniti works in Masons' November look-ahead against the separate pipeline contract.	Misaligned interfaces may delay commissioning, cause rework or create operational disruption.	**Ongoing**
Design clarification and scope interfaces	Civil pricing, stormwater details, operational parking, service connections and electrical inputs remain open.	Assess additions and omissions against the contract; update the drawings and variation records; confirm the final input/output list and PLC requirements.	Delayed decisions may affect fabrication, construction sequencing and final cost.	**Ongoing**
Consents and statutory approvals	WTP building consent and pipeline resource consent remain in processing. The existing-site outline plan has been submitted, while the Reservoir 2 designation extension depends on the land footprint.	Archaeological authority and Section 45 approval have been received. Confirm building-consent RFI status, resource-consent fee payment and processing status, and implement approval conditions before affected works.	Outstanding approvals may delay building work, pipeline award or commencement, and reservoir delivery.	**Ongoing**
Property purchase and Reservoir 2 access	The land and access required for Reservoir 2 remain unresolved.	Progress landowner engagement, confirm the footprint and construction route, and retain a separately triggered contract portion with a defined notification period for site possession.	Delay may affect the designation extension and Reservoir 2 commencement, with potential cost-fluctuation exposure.	**Ongoing**

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TIMARU DISTRICT COUNCIL
Te Kaunihera ā-Rohe o Te Tihi o Maru

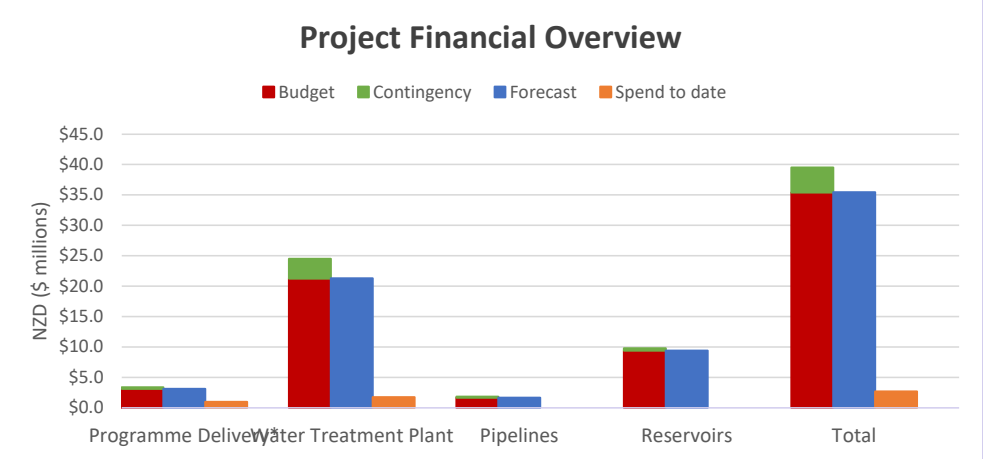
Risk	Description	Current/implemented Mitigation Actions	Implications	Status
Ground conditions and civil scope optimisation	Ground improvement, revised access and stormwater arrangements have generated additional scope and unresolved valuation matters.	A practical ground-improvement approach has been agreed. Review the tender-to-current civil comparison, confirm contractual entitlement, account for omissions and resolve the Claremont Road drainage investigation.	Additional cost and delay remain possible until scope, quantities and valuation are agreed.	**Ongoing**

6 FINANCIALS

Financial reporting is based on costs recorded to 30 September 2026, providing sufficient time for actual project expenditure to be captured and reconciled. The project remains within the approved funding provision and is reporting **Green** from a financial perspective.

	Budget	Contingency	Total	Spend to date	Forecast
Programme Delivery*	$ 3,100,000	$ 250,000	$ 3,350,000	$ 838,263.27	$ 3,100,000
Water Treatment Plant	$21,260,000	$ 3,240,000	$24,500,000	$1,235,498.55	$21,537,833
Pipelines	$ 1,650,000	$ 200,000	$ 1,850,000	$ -	$ 1,650,000
Reservoirs	$ 9,400,000	$ 400,000	$ 9,800,000	$ -	$ 9,400,000
Total	**$35,410,000**	**$ 4,090,000**	**$39,500,000**	**$2,073,761.82**	**$35,687,833**
*Programme Delivery consists of: Historic Costs, Design, Consent, Investigations, Property & Management					

The graph below shows the distribution of the approved budget and current forecast across the major project workstreams. The graph demonstrates that the overall forecast remains below the approved budget.



The value of the proposed solar panel variation remains outstanding. Once pricing has been received and reviewed, the proposal will be presented to the Projects and Procurement Committee for a decision on whether to proceed with the solar panels.

APPENDIX I – MASONS MONTHLY REPORT

APPENDIX II – CLAREMONT PROGRAMME

Masons
MECHANICAL & ENVIRONMENTAL ENGINEERS
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: October2026
Report Date: 25 October 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

Building Consent application lodged on 24th September following a pre-planning meeting with the TDC Building Consent team on the 15th September. This meeting scheduled to understand why the exception process was removed and therefore triggering a formal application process.

Civil Package – working through the design changes to the access points, roading layout and amendments to the stormwater network. Change management underway for the associated variations and subsequent approval process.

Potholing underway for the tie-in activities.

Overall project status: Project timeline being impacted by the variations to the project which we are working hard to ensure we minimize any time extensions.

TDC acceptance of NTE-011 for an 8-week Extension of Time (without cost) acknowledged under CI-012 as mitigation of delays to date.

2. Progress This Period Traffic Light GREEN

The following activities were undertaken during the reporting period:

- Acceptance of the updated civil package including roading layout and associated engineered ground improvement solution, stormwater drainage, access points into site – slip road and additional changes – permanent carpark.
- Ongoing procurement.
- Responding to requests for information pertaining to the building consent application for the WTP and pump station buildings.
- Temporary site facilities secure and connection made.

3. Programme Status Traffic Light ORANGE

Phase	Status
Design	Mechanical – Finalised pumps and process equipment Process – tagging updated and finalised reports submitted. Civil – Layouts and levels Building - submission for consent Electrical – Design progressing SCADA – design progressing
Procurement	Long lead items orders placed and further order underway
Construction	Commence roadway, access & site establishment.
Commissioning	Future phase

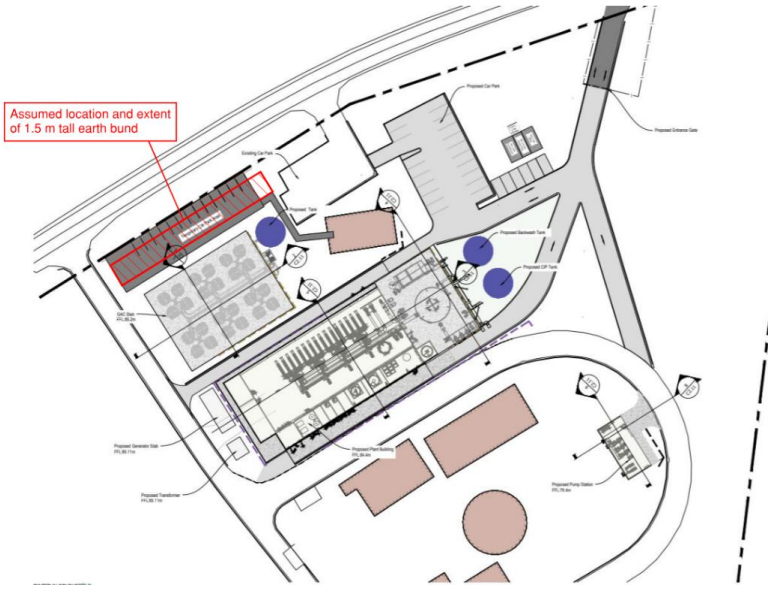
4. Design Traffic Light GREEN

Civils,

TDC acceptance of the final civils package with associated cost in discussion.

Potholing of the existing infrastructure near complete this period with a sequencing workshop required to plan the onsite activities.

Requirement for an acoustic barrier / bund to be constructed inside the site boundary – temporary carpark next to the western gate (shown below) to minimise noise to the adjacent neighboring properties. Suitable excavated material agreed to be utilised onsite for the acoustic bund and reprofiling of the open area inside the eastern boundary.



The requirement of a slip road either side of the new access point in Claremont Road added to the projects scope. Details being developed for construction in next period.

Building,

Minor structural mark-ups and design commentary continued to be received from both the Structural Engineer and the independent structural peer reviewer during the reporting period. The mark-ups primarily relate to minor connection details, including those arising from the ongoing peer review process. Collaboration between the design team, Structural Engineer, and peer reviewer remained ongoing progressing the design towards completion for fabrication.

Co-ordination and overlay of the civil design prepared by Kotahi Engineers (Civil) commenced early October. As a result of this coordination process, revisions to the retaining panel design and associated connection details are ongoing.

The Structural PS1 was received from the structural engineer on the 23rd of September 2026.

The Fire Engineering Report was received on 21st September 2026. Outstanding items relating to the floor layout plan, exit door locations, means of escape requirements, and fire alarm system design were resolved, allowing the report to be issued in its final form.

The Building Consent application for the Water Treatment Facility was lodged with Timaru District Council on 24th September 2026. At the time of reporting, no Requests for Further Information (RFIs) had been received from Timaru District Council.

The pump shed design has been detailed and the site position has been confirmed by Kotahi Engineers (Civil) The structural plans have been provided to the structural engineer for review and mark-up.

Acoustic and mechanical assessments for both the Water Treatment Facility and Pump Shed are ongoing. Information continues to be provided to the respective consultants as requested to support the assessment process.

Detailing of precast panel fabrication drawings has commenced, with detailing progressing in parallel with the ongoing design coordination process. Structural steel modelling has also commenced, with fabrication drawings and material take-off lists currently in development to support procurement and fabrication. Coordination between the detailing team and structural design is ongoing ensuring the fabrication drawings reflect the design requirements.

Process,
Still working through the final design with review and comment yet to be received.

Electrical,

Switchboard:
- Metal work and busbar system 80% completed. Waiting on small accessories to complete neutral and earth bar arrangements.
- Still waiting on the main / generator air circuit breakers
- Auto transfer switch controls to be installed this week and continue into next week
- Prewiring for tariff metering and PQM metering to commence this week and continue into next week

Control Panel:
- Metal works 80% complete. Waiting on doors and gear trays to be delivered.

- Waiting on final IO list to be completed and PLC Hardware to be confirmed and issued by Chris Connor for Kinetic to finalise design and installation

Solar System:

- Waiting on feedback from solar provider on my last email requesting more info
- Requires variation to modify switchboard to accommodate solar system.

Electrical Drawings:

- Single line general power and lighting 80% done. Internal review in process
- Pump wiring macro template done and waiting on final IO List from Chris before we can proceed with drawings
- Full IO list required to proceed with drawings. Chris said he'll have a draft ready by the end of this week. We need 6-8 weeks to complete drawings once IO list is received.

Noise,
Marshall Day Ltd visited site Friday 23rd October with recommendations to be provided w/b 26th October.

Overall: Require confirmation from TDC regarding the exterior design / insignia for the concrete panels.

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. We note that the installation is due to commence in late February /March.

The following is our current procurement list.

Index	Order Person	Type of Equipment	Supplier
1	Mahesh	Membranes	DuPont
2	Mahesh	6 x GAC480 units	Grundfos Italy
3	Mahesh	Civil Engineering Design	Kotahi
4	Mahesh	UV Reactors	Trojan
5	Mahesh	Piping Modifications	Grundfos Italy
6	Mahesh	Pumps	Grundfos Pumps
7	Yash	Valve Skid Valves	Burkert
8	Mahesh	Amiad Filters	WSP
9	Mahesh	Floc Tank	Reliant
10	Mahesh	Solar Panels	Sunergy Solar

6. Construction Traffic Light ORANGE

Site facilities connected to services.

Potholing underway in advance of formalizing the tie-in activities and isolation of existing services adjacent to the WTP building pad.

Dewatering of existing roading

Pao Manuel – Masons Site Supervisor onsite.

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

10. NTE, CI and RFI (this month) Traffic Light GREEN

CI012 – approved in response to NTE011 – Extension of Time

11. Variations Traffic Light GREEN

The following design changes that are likely to require a variation include,

1. Increasing the Pump shed footprint installing post Hypo dosing, Final water instruments, various ducts and power supplies.
2. Power and comms for the new reservoir.

Variations issued / accepted this month:

VAR-001 – Temporary Car Park - accepted

VAR-002 – Service Connections to Access Gate - accepted

VAR-003 – Construction of a Slip Lane – pending

VAR-004 – Lean-to shelter over sodium hypochlorite bund – accepted

12. Look Ahead (Next Period) Traffic Light GREEN

Planned activities for November include:

- Civil package physical works underway with bulk earthworks and formation of access points into / from site.
- Building Consent application awarded.
- Preparation of WTP pad and Thompsons mobilise to site
- Gleniti pipeline installation

13. Financial Traffic Light GREEN

Claim no 5 is submitted for October.

General Information.

Please note I have a number of activities scheduled through October but will respond to emails ASAP and Simon will step in where I am unavailable.

On the following dates I will be away from the office;

27th to 30th Trade Show Asia

Prepared by:
Geoff Truscott
Project Manager
Mason Engineers (NZ) Ltd

Site image – dated 23rd October:



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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: September2026
Report Date: 25 September 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

Confirmation of the requirement for a formal building consent application process triggering some additional activities.

Development of final civils design and submission in support of the building consent has been a key item for civils progress this month.

Process Design was also submitted for review at the start of the month.

Overall project status: Project timeline have been impacted by the changes and additions and we are working hard to ensure we minimize any time extensions. Noting however this can be impacted by the requirement for the building consent process.

2. Progress This Period Traffic Light GREEN

The following activities were undertaken during the reporting period:

- Finalised access, roading and overall civil design
- Formation of access from Claremont Road, carpark and links.
- Temporary car park completed and easter gate power reinstated.
- Relocated infrastructure including gate connection sewer tank etc
- Development of strategy for dealing with poor ground and fill.
- Ongoing procurement
- Re-Tagging of equipment to match client design
- Submission of building consent application for the WTP and pump station buildings.

3. Programme Status Traffic Light GREEN

Phase	Status
Design	Mechanical – Finalised pumps and process equipment Process – tagging updated and finalised reports submitted. Civil – Layouts and levels Building - submission for consent Electrical – Design underway, SCADA – design underway
Procurement	Long lead items orders placed and further order underway
Construction	Commence roadway, access & site establishment.
Commissioning	Future phase

4. Design Traffic Light GREEN

Civils,

Final civil design layouts including stormwater are expected to be completed by the end of the month for submission as part of the building consent process. Excavations and potholing identify a large amount of unsuitable material has been encountered much more than that originally provided for. Changes to accessway provisions and development of further ground design improvements have been discussed and a way forward has been agreed but this has effectively slowed the process. Stormwater design is currently being finalised for submission with the building consent.

Suitable excavated material agreed to be utilised onsite with the reprofiling of the open area inside the eastern boundary.

The requirement of a slip road either side of the new access point in Claremont Road added to the projects scope. Details being developed for construction in next period.

Building,

Ongoing structural mark-ups and design commentary have continued through the month. These are being incorporated into the structural design, including development of various penetrations and connection details. Foundation design details have been completed; however, confirmation of the final floor falls has been completed.

In parallel, the independent structural peer review process has continued, with the reviewer assessing the design as it progresses toward completion. Collaboration between the design team, structural engineer, and peer reviewer has continued throughout the reporting period, with completion of the peer review anticipated by the end of September 2026.

The Structural PS1 was originally programmed for issue by the end of August 2026, ongoing coordination and design development activities have extended this timeframe. The PS1 is now being issued 21st of September 2026.

The Fire Engineering Report is expected to be issued 18th September 2026. The revised timeframe reflects ongoing design development, including confirmation of floor layout plans, exit door locations, means of escape requirements, and the fire alarm system design. These matters have now largely been resolved, allowing the report to progress toward final issue.

As an outcome of the meeting held with the Timaru District Council on 15th of September 2026, it was confirmed that the project will proceed through the formal Building Consent process. The Building Consent submission date to Timaru District Council is programmed for Monday the 21st September 2026, which we are on track to meet.

Process,
Design is essentially complete and has been submitted earlier this month for review and comment. Small details around bracketing and pipe supports continue to be added to the detailed construction drawings.

Noting that a change to the P&ID tagging has been received and this has now been completed and submitted to the ShareFile.

Electrical,

Progress update on the Claremont WTP switchboard build:

- Switchboard Metalwork - Most of the switchboard metalwork has now been delivered.
- Control Section - Approximately 80% of the Control Section has been assembled. We are currently awaiting the remaining gear plates to continue with the internal fit-out.
- Main Switchboard - We have completed a stocktake of the Main Switchboard metalwork delivery and plan to commence assembly early next week.
- Switchgear - All confirmed equipment that is not subject to variation approval has been ordered. We have received approximately 70% of the switchgear to date.
- Mains/Generator Changeover - Current ETA for the ACB switchgear is approximately 6–8 weeks.

In terms of Electrical Design - We are finalising the typical wiring schematics and will liaise with Chris to finalize his I/O list around our electrical and control requirements.

Photos below showing the current progress and equipment in store for this project.









QPower have been engaged to provide a suitably sized generator with integrated fuel tank.

Noise,

Marshall Day Ltd have been engaged to provide a noise report based on the design information provided. This is a precautionary measure to ensure our design will meet the Principals Requirements in this regard.

Overall Require confirmation from TDC regarding the exterior design / insignia for the concrete panels in Aug.

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. We note that the installation is due to commence in late February /March so we are only some 6 months away.

The following is our current procurement list.

Index	Order Person	Type of Equipment	Supplier
1	Mahesh	Membranes	DuPont
2	Mahesh	6 x GAC480 units	Grundfos Italy
3	Mahesh	Civil Engineering Design	Kotahi
4	Mahesh	UV Reactors	Trojan
5	Mahesh	Piping Modifications	Grundfos Italy
6	Mahesh	Pumps	Grundfos Pumps
7	Yash	Valve Skid Valves	Burkert
8	Mahesh	Amiad Filters	WSP
9	Mahesh	Floc Tank	Reliant
10	Mahesh	Solar Panels	Sunergy Solar

6. Construction Traffic Light ORANGE

Site has been established with office and facilities now in place.

Our site supervisor will be on site from 12th October.

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 (this month) Traffic Light GREEN

CI009- Unsuitable Ground Conditions, response to NTE#06

CI010 – Non-Compliance – temporary power outage at the WTP

CI011- Updated Road Access Layout

11. Variations Traffic Light GREEN

A further response on VO2 is required from Masons to the Client in regards to changes arising.

The following design changes that are likely to require a variation include,

1. Increasing the Pump shed footprint installing post Hypo dosing, Final water instruments, various ducts and power supplies.
2. Power and comms for the new reservoir.
3. Power and comms including replacing switchboard at old~~Old~~ plant for new simple services
4. Car-park areas and extension of access roadways and slip road.
5. Poor ground conditions

12. Look Ahead (Next Period) Traffic Light GREEN

Planned activities for September/October include:

- Civil design development and package end of September
- Formation of access roads, inground services and bulk earthworks
- Building plans developed final submission 21st September
- Gleniti pipeline installation and develop roadways through October
- Establish Site Supervisor on site with amenities buildings

13. Financial Traffic Light GREEN

Claim no 4 is submitted for September.

General Information.

Please note I have a number of activities scheduled through September but will respond to emails ASAP and Simon will step in where I am unavailable.

The following dates I will be away from the office

5th to 16th Leave (available on email)

21st to 24th New Zealand Water Conference

26th to 1st WEFTEC Conference

Prepared by:
Geoff Truscott
Project Manager
Mason Engineers (NZ) Ltd

Site image – dated 22nd September:



6.6 Migration to Civica Altitude Project Status Report - November 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.

Attachments

1. Projects & Procurement Committee Report - Migration to Civica Altitude Project Status Report October 2026 ⇩

IT Project Report

Project Name	Migration to Civica Altitude	**Reporting Period**	October 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 remains on track, with the Planning and Setup and Build phases completed. Training has been delivered, and user testing has been completed. There are still some tickets outstanding with Civica, the team are working on getting these resolved.
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 have been undertaken, and user Acceptance Testing (UAT) has been successfully completed.
Cost Status	G	A payment milestone plan is in place for the Altitude Upgrade, with payments linked to key project deliverables: Project Initiation (20%), Build Completion (30%), Workshops & Training Completed (30%), and Go Live (20%). The milestone schedule provides for 80% of the total project payment to be completed by October 2026, with the remaining 20% payable upon Go Live.
Schedule Status	G	The project is progressing in line with the overall schedule. The Altitude Upgrade build is complete and remains on track for go-live on 9 November 2026. ElementTime is progressing as planned, with Group 6 being onboarded. Citizen Central configuration is progressing, with go-live scheduled for February 2027.

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	$276,210.82	$0.00	$928,789.18	$1,205,000	$0.00	The programme remains within the approved Capex budget. Spend to date is $276,210.82, with $928,789.18 remaining to complete.
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 13 October 2026 – 9 November 2026

Altitude: Upload Letter and Certificate Templates completed.
Altitude: Accounts Receivable Module Training completed.
Altitude: Process Reviews have been completed.
Altitude: Content Manager setup completed in Altitude.
Altitude: Base infrastructure configuration completed.
Altitude: User Acceptance Testing has been completed.
Altitude: CRM Migrations in Altitude has been completed.
Altitude: Training sessions have been provided to staff.
Citizen Central: eservices admin training completed.

ElementTime: Group 2, 3, 4 and 5 has been onboarded into ElementTime.
ElementTime: Integration has been completed.
Planned activities for this period not achieved
There were no planned activities for this period that were not achieved.
Planned activities for next period
Altitude: Integration testing to be completed.
Altitude: System cutover to be completed on 6 November 2026.
Altitude: Phase one Go-Live Planned for 9 November 2026.
Citizen Central: Configuration to be completed.
Citizen Central: User Acceptance Testing to be completed.
ElementTime: Integration to Altitude to be completed.
ElementTime: Group 7 to be onboarded.
Milestone Progress

No.	Milestone	% Complete	Baseline Finish Date	Actual Finish Date	RAG Status	Comments/Notes/Actions
1	Phase 1 - Altitude Upgrade	75%	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	95%	30/09/2026		A	Provisioning cloud infrastructure, migrating data from Authority to the cloud, and configuring payment gateways, EFTPOS, and receipt printing.
1.3	Training and Workshops	100%	30/09/2026	12/10/2026	G	Training sessions and workshop will be delivered to support staff readiness.

1.4	User Acceptance Testing	90%	6/11/2026		G	Testing business processes in Altitude to ensure they function as expected, with formal sign-off required.
1.5	Go-Live	75%	30/11/2026		G	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	67%	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	100%	30/09/2026	30/09/2026	G	
2.3	Configuration	67%	06/11/2026		G	
2.3	User Acceptance Testing	0%	6/11/2026			
2.4	Go-Live Internally	67%	30/11/2026		G	
2.5	Go-Live to the Community	0%	28/02/2027			The system will be launched to the community.
3	Phase 1 - ElementTime	80%	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	100%	31/08/2026	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	100%	31/08/2026	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	75%	30/11/2026		G	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	75%	30/11/2026		G	The Pilot Group has successfully completed ElementTime training and commenced using the system. Groups 2 to 5 have also completed testing and are now recording their time in the system, with only one remaining group to be onboarded.
3.7	Altitude Integration	25%	30/11/2026		G	
3.8	Go-Live	75%	30/11/2026		G	
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 Civica 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.

5.1	Dashboard Reporting	0%	TBC			
Issues						
No.	**Description**	**Raised**	**Owner**	**Rating (L/M/H)**	**Target Date**	**Comments/Notes/Actions**
1	Accounts Receivable Imbalance	2/5/2026	Finance	L	31/05/2026	Ticket C00228187, this has been resolved.
2	Infringement Imbalance	2/6/2026	Finance	L	31/07/2026	Ticket C00228184 has been logged and is in progress.
3	Creating an Invoice withholding tax	7/6/2026	Finance	L	31/07/2026	Ticket C00224938 has been logged and is in progress.
4	Authority Module Balance Check	7/6/2026	Finance	L	31/07/2026	Ticket C00225444 has been resolved.
5	Accounts Payable Imbalance	7/6/2026	Finance	L	TBC	Ticket C00228186 will be reviewed as part of the Procure to Pay implementation.
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	Status	Comments/Notes/Actions
1	There have been no variations	Civica	$0.00	$0.00		

6.7 Capital Programme Delivery Update Q1 FY2026-27

Author: **Rosie Oliver, Programme Office Lead**

Authoriser: **Nigel Trainor, Chief Executive**

Recommendation

That the Projects and Procurement Committee

1. Receive and note the *Capital Programme Delivery Update Q1 FY2026-27*.

Purpose of Report

1 The purpose of this report is

1.1 to provide a first quarter overview of the FY2026-27 capital programme highlighting project and programme delivery and risk status across all activities,

1.2 to flag upcoming project and programme activities that may be of high community interest in the next quarter,

1.3 to flag those projects or programmes that may require governance decisions in the next quarter, and

1.4 to obtain feedback from elected members around the structure and level of detail desired for programme (non-project) reporting.

Assessment of Significance

2 This matter is considered of low significance in terms of the Timaru District Council Significance and Engagement Policy as it relates to projects and programmes previously approved and funded.

Discussion

3 The attached **Capital Programme Delivery Update Q1 FY2026-27** summarises first quarter delivery and risk status for all capex projects and programmes funded via the Annual Plan 2026-27. As the updates are structured to show status and progress within each quarter, the copy attached remains identical to the version circulated via email on 13 October 2026.

4 However, while the attached report is unchanged early Q2 updates are noted below, and two new sections have also been added to this covering report to capture recent learnings around enhanced alignment with Financial reporting, and an internal opportunity to better support the Communications Team.

5 Project, programme, group manager and wider CE/SLT engagement with the process has again been excellent, and the report format has been updated to reflect the more robust interrogation that has been possible with a fresh data set clearly aligned to the Annual Plan.

6 For example, the capital programme has now been split into projects (unique deliverables with individualised scoping, planning and management approaches) vs programmes (ongoing BAU work that may include a mixture of incremental, reactive and planned elements), with the most relevant delivery insights presented for each.

High Profile Projects

7 A section has been added for High Profile Projects including both those overseen by this Committee and those which may otherwise be of high community interest. The purpose of this section is to ensure a 'no surprises' approach with planned activities clearly signalled prior to commencement of physical works, and clarity around expected activity duration/completion dates.

8 Updates to these projects since 23 September 2026:

8.1 PRJ- 000086 Contract 2767 Reticulation Renewals Package 2.0 and 2.1: This work was scheduled for completion by end of September 2026 and is now expected to be completed by the end of November 2026 due to weather delays.

8.2 PRJ- 000045 North St at Latter St and Victoria Rd – New Roundabout and Pedestrian Refuge Islands/ Heaton St/ Victoria St – Roundabout Upgrade: North Street - Footpath renewal works are underway to fix defects (tentative completion date 13 November). Heaton Street - No major issues. Minor defects have been identified and will be fixed by 13 November. Close out report still pending.

8.3 PRJ-000071 Jonas St Upgrade Construction: Construction complete, practical completion certificate pending. Final claim to include additional costs for a manhole that required more work than the contractor had planned and priced for, with the stormwater team also developing a plan to rectify some identified defects. An independent engineering assessment is expected to be completed by the end of November, which will help to determine the amount payable and support progress towards practical completion.

Projects in the Closing Phase

9 All projects must now identify their Success Criteria as part of early scoping and planning, and this section reports on whether or not these have been met at the time of practical completion/operational handover (criteria will always include achievement of scope, quality, cost and schedule together with any measurable outcomes).

10 For minor (less than $50k, simple/routine) projects practical completion, achievement of success criteria and operational handover are confirmed via updates recorded in the Projects and Programmes Delivery Register without a separate, formal Close Out Report being required.

11 Projects with a value of over $50k complete the formal Close Out Report, and the Programme Management Office (PMO) can request a report for any project if there are specific circumstances that warrant interrogation eg high community interest or conflicted views, known issues with scope, quality, cost or schedule, health and safety or contractor incidents etc to ensure that any issues have been fully understood and lessons learned are captured.

12 The comments in this report section provide a governance level summary of project highlights and lessons learned (if relevant), while the detailed register (together with Close Out Reports completed) is separately collated and maintained by the PMO as a reference tool to support scoping and planning work for future projects.

13 Updates since 23 September 2026:

13.1 PRJ-000168 Strathallan Corner: Close Out Report has been finalised for the Projects and Procurement Committee meeting 10 November 2026 with confirmation of minor works anticipated to facilitate operational handover.

Projects With Upcoming Procurement

14 Updates since 23 September 2026:

14.1 PRJ-000027 Cartwrights-Rosewill Valley-Kellands Hill Resilience Route: Council has approved the award of the roadworks contract 26 October 2026 (details per resolution #TBC once minutes are published).

14.2 PRJ-000052 Landsborough Road Bridge: Council has approved the award of the contract (details per resolution #TBC once minutes are published).

14.3 PRJ-000089 Contract 2794 – Temuka Raw Water Trunk Network Upgrade: Evaluations completed with recommendation to be submitted to Chief Executive for approval and sign off by 15 November 2026.

14.4 PRJ-000088 Contract 2813 - Stafford Street to Barnard street Water Services: Contract awarded, awaiting formalisation with work to commence mid-November.

14.5 PRJ-000099 Contract 2739 – Cleland and Cameron PRVs: Tender closed 29 October 2026. Evaluation underway with report to Chief Executive to follow for approval, and update to go to Downlands Committee.

Projects Requiring Attention/Projects to Watch

15 Also aligned to the 'no surprises' reporting objective, the new report format includes shortlists of Projects Requiring Attention (Red risk status) and Projects to Watch (Amber risk status) where one or more issues have arisen potentially impacting scope, quality, cost, schedule or risk resilience and requiring a strategic management response and in a few cases – eg where additional budget may be required – a future governance decision.

16 Reporting summarises the issue/s, the potential impact/s and the management response/next steps already in hand for each at risk project, together with the timeframes for any governance decision making.

17 It is noted that these Project lists are unusually long in this quarter reflecting the 24 shortlisted Annual Plan FY2026-27 projects identified by the Chief Executive, relevant Group Managers, and the PMO, as requiring retrospective scope clarification and/or business justification work (ie a provisional or 'placeholder' budget allocation had been made pending confirmation of the detailed planning and costing work to come).

18 Updates since 23 September 2026 are as follows:

18.1 PRJ-000145 Te Moana road retaining wall: Geotechnical investigation to be completed in next few weeks with detailed design due December 2026. These will inform the report to come to Council.

18.2 PRJ-000034 Selwyn Street/Douglas Street/Grasmere Street roundabout island *(not previously featured):* This project originally had a scheduling dependency on work programme *PRJ-000050 Programme 329 - WC212 - Sealed Road Resurfacing* being extended from Selwyn St into and under the roundabout/island (coordinated delivery would minimise traffic management cost/disruption from closing the intersection once, not twice). However, the team have since identified that both the roundabout project *and* the resurfacing could be strategically repackaged with the Grasmere St and Selwyn St South island upgrades to be delivered as part of a future joint project (stormwater, pavement and – probably – power projects) in order to achieve additional cost

efficiencies and minimise disruption to the network. Budget and scheduling details are still being confirmed.

18.3 PRJ-000030 Marine Parade Footpath: Initially, this project (footpath trial) was planned to follow the water renewal and carriageway resealing projects. The President of the Penguins First Timaru group has since advised that any major works immediately adjacent to the penguin habitat should be confined to the winter months of June, July and August (this information has been added to the Lessons Learned register to inform future project planning). Budget and scheduling details are still being confirmed but it is currently anticipated that a permanent footpath project and the carriageway reseal may now proceed in the first quarter of FY2027-28 or at another suitable time. Officers are confirming whether or not the water renewal project can still proceed as scheduled with the work required being on the other side of the carriageway to the penguins.

18.4 PRJ-000047 Talbot St Geraldine – New Footpath: project now in execution with clear delivery scope.

18.5 PRJ-000029 State Highway 79/ Pleasant Valley Road/ Tiplady Road intersection safety improvement: This project has been placed on hold for the reasons previously noted.

18.6 PRJ-000064 Domain Avenue Drainage Improvement Design and Construction – Stage 1: Project brief has passed internal review, project manager assimilating feedback and working with Projects Accountant to update cost summary information.

18.7 PRJ-000066 Contract 2793 Athol Place – Rugby/Kitchener Realignment Design: Project brief has passed internal review, project manager assimilating feedback and working with Projects Accountant to update cost summary information.

18.8 PR J-000106 Timaru Stormwater and Wastewater – Beverley Road: Draft brief underway for internal review mid-November, target date 15 December for presentation to Council.

18.9 PRJ-000134 Contract 2762 – Broughs Gully Stormwater ponds: Draft brief underway for internal review mid-November.

18.10 PRJ-000084 Contract 2707 - Opihi Raw Water Trunk Main - Gleniti Tunnel Diversion: Site investigation has now been completed. Receipt of site reports and review of alignment options now expected to be completed by the end of November 2026. The estimated project completion date remains March 2027.

18.11 PRJ-000107 Geraldine Water Resilience Strategy – Design Reservoirs and Second Delivery Trunkmain: Draft brief underway for internal review mid-November.

18.12 PRJ-000074 Contract 2660 – Botanic Gardens Trunk Sewer Upgrade: Draft brief underway for internal review mid-November, presentation date for Council TBC.

Governance Review and Decisions Required

19 Nine of these shortlisted projects still require governance input in the present quarter to confirm direction and scope before project and procurement details can be finalised and delivered, and/or projects taken through more detailed planning. Required decisions and relevant projects are summarised below.

20 Governance will need to approve/confirm scope details (Project Brief) for three projects to progress through implementation in FY2026-27:

20.1 Heaton-Hayes railway crossing upgrade (Council);

20.2 Timaru Stormwater and Wastewater – Beverley Road (Council);

20.3 Contract 2660 – Botanic Gardens Trunk Sewer Upgrade (Council).

21 Governance will need to confirm business justification and the preferred way forward (PWF) for six projects to progress to detailed scope (Project Brief) and funding/delivery via the Long Term Plan 2027-37:

21.1 Cell 3.9 redevelopment/Waste disposal 2027-30 (may commence in FY2026-27 but requires additional budget/multi-year phasing; dependency on broader analysis of most cost effective and sustainable waste management operating model);

21.2 Sir Basil Arthur Park Yard Sealing (entire rescope – and re-costing – required following building condition report, Options Assessment will present alternative operational or capital solutions and cost estimates);

21.3 New Dog Pound (Options Assessment will present alternative operational or capital solutions and cost estimates);

21.4 Museum Collection Storage upgrade (Options Assessment will compare trade-offs for operational requirements/growth opportunities against alternative operational or property solutions and cost estimates);

21.5 Clyde St Council Housing (Options Assessment will present alternative operational or capital solutions and cost estimates);

21.6 New Cemetery Claremont Road (Options Assessment will present alternative possibilities around scope and staging together with corresponding cost estimates).

22 Pending resolution of risks and dependencies, other projects may also need to come back to governance for confirmation of sufficient budget eg Te Moana road retaining wall, Municipal Office - HVAC Upgrades / Replacement, Timaru Tiles, Geraldine Tiles, Richard Pearse Drain Piping - PP31, and/or Air Discharge Consents Wastewater Treatment Plants.

Programme Delivery Reporting

23 The new Programme reporting section provides insight into the nature of the 'non-project' capital work that Council is investing in, and what is being delivered to the ratepayer in each quarter. Some of this work is routine and incremental in order to maintain Levels of Service (eg renewing and upgrading software and hardware required for business continuity), and some is purely reactive (eg triggered by CRMs, or by accidental or intentional damage to an asset such as a public toilet, footbridge or park bench).

24 Other programme investment is prioritised to asset renewal or upgrade work as forecast in the relevant Asset Management Plans together with incoming condition reports or asset group assessments. In these cases individual work packages are planned and delivery highlights can be reported on completion. It is noted that two activity areas – Parks and Property – are yet to finalise some programme details pending completion of these strategic plans to ensure robust prioritisation.

25 While the PMO does not yet track *expenditure* (due to the financial coding limitation discussed previously and below), in terms of understanding apparent inconsistencies in the programme *delivery* insights provided, it is important to note that some budgets within this programme are therefore usually fully expended – eg those which are assigned to routine or planned renewals or upgrades – while others may under or over-spend as community 'demand'

dictates (eg a spate of vandalism could rapidly exhaust a minor renewals budget which in another year might not be drawn down) or as seasonal work programming requires.

26 Delivery follows these expenditure patterns and some programmes will therefore deliver with consistent intensity in all quarters, some will ebb and flow, others may not deliver in a given year. Where delivery details are planned and tracked by the relevant Manager using an alternative system this has been signposted without duplication of details.

Measuring Programme Delivery and Return on Investment: An Opportunity

27 The strategic performance of the capital programme is at times discussed in terms of % expenditure which is then sometimes conflated with % value delivered. Opal3 summaries and customer satisfaction results provide valuable activity level performance insights for the organisation, but do not interrogate the value received from the investment made in specific programmes. Internally each group does monitor and collect programme level delivery details to some extent, but this is not done to a consistent standard (or format) across the organisation, and operational details collected are not routinely reported at governance level.

28 Processes and templates (pending an online system) are now in place to track project delivery (both % completed and value delivered as measured by the achievement of defined success criteria), however this report highlights an opportunity to develop more meaningful and comparable measures for our capex programmes.

29 For example, it would be possible in future to assess the strategic performance of programmes against the achievement of previously defined programme success criteria (scope and quality (strategic outcomes/LOS), cost, scheduling), offset by any details that justify any portion of $/% not expended/delivered. Quarterly summaries around programme performance could then be leveraged by Group Managers to complete their Opal3 reporting at the Activity level.

Scope and Scale of Programme:Project Investment

30 A quick comparison between the FY2026-27 Annual Plan capital programme and the FY2026-27 PMO Planning and Delivery Register shows that the budget allocation ratio for programmes:projects currently sits at around 1:2.8 or 26:74 respectively. This means that roughly 26% of this year's capital programme budget is allocated to programmes which may not have individually defined and monitored/reviewed projects. These numbers are imperfect as some of the larger programmes do have some project components, but we are unable to extract a more precise budget split due to the coding limitation.

31 The capital programme for year one of the LTP 2027-37 is yet to be confirmed, however by taking the current year's budget as a model, and by removing the two large projects pending completion (Theatre and Stadium) together with all water and waste water line items, the comparative value of programmes:projects in the residual capital programme could increase to around 1:0.87 (56:44) or 56% of all capital spend for FY2027-28.

32 Given the overly simplistic methodology used these ratios are nothing more than indicative. However, they highlight the potential importance of meaningful measures and monitoring around the nature and quality of what is being delivered to ratepayers from Council's investment in non-project capital work programmes.

33 The PMO is currently working through this matter with the Senior Leadership Team as any changes to programme reporting will need to be carefully aligned with existing corporate and financial reporting for operational efficiency. However, a governance perspective would be valuable, ie is the current level of reporting on the capital programme (financial performance)

sufficient, or is there an appetite for reporting – as we are doing for projects – on programme performance and how well these investments are delivering against key success criteria?

Annual Plan Items not yet Allocated

34 There are 2 budget items not yet fully allocated to clearly defined projects. These are the Pleasant Point and Temuka Strategic Plan funding allocations.

35 It is anticipated that final scope and budget allocation details will be confirmed by the Pleasant Point and Temuka Community Boards by the end of the next quarter for delivery in Q3 or Q4.

36 To inform these decisions, scoping work is currently in hand for works to improve infrastructure connections to the Pleasant Point Domain, and work is progressing in parallel to scope up a tiles/footpaths project for Temuka.

Alignment with Financial Reporting (Lessons Learned/Next Steps)

37 Recent reporting and correspondence with the Finance Group re capital programme delivery has also been noted and we are working together to improve alignment (both data collation and reporting) for Q2 in order to streamline administration for General Managers, and to ensure a single source of truth for delivery insights for governance.

38 One:one financial coding for all projects (both for budget forecasts and for expenditure tracking) has been formally included in the Phase 3 scope with Altitude Civica (part of the GL restructure) for Q2 FY2027-28 with details to be confirmed when Phase 3 enters detailed planning. With this timeframe in mind, final resolution of the issue is not anticipated until at least FY2028-29 ie the financial year following implementation of the Phase 3 scope.

39 To address the interim reconciliation challenge, moving forward it will be mandatory for every unique project identified by a General or Project Manager to create a new Work Order (WO) linked back to the relevant (shared, in the case of programmes) finance code (AP or LT).

40 Relying on a proliferation of WOs rather than a complementary project ID has its drawbacks as some projects will need to create multiple unique WOs (eg where roading and parks are working in parallel, or where a roading project draws on multiple activity budgets), but this should over time eliminate reliance on shared WOs and the need to manually verify project spend.

41 It is noted that there will be some complexity around this for projects that are part-NZTA funded however the GM Land Transport/Parks is supportive of this interim approach in principle.

42 The PMO will verify compliance as part of monthly check ins with Project Managers to ensure that (1) WOs have been requested from the Finance Group, (2) forecast budget required has been ringfenced if/where possible and appropriate, and (3) expenditure is being coded to the unique WO and not only to the original (linked) code.

43 This approach will improve discipline around project forecasting and budget reconciliation but will not ensure accurate reconciliation until FY2027-28 unless project spend in Q1 (for those projects that don't already have a unique code) is manually interrogated and journalled retrospectively. There is also still a reliance on project manager coding decisions both for expenses and for record keeping of internal hours.

Alignment with Communications Team (Lessons Learned/Next Steps)

44 Also noting the questions recently posed by elected members around the timing and scope of communication and engagement on various projects, the PMO has now added a data field to our internal PMO Planning and Delivery Register to ensure that monthly check ins with Project Managers also incorporate updates on 'community impact and engagement' for all projects (some will be NA where the work has low visibility and impact). This information will then be shared with the Communications Team each month to facilitate follow up where appropriate.

45 Prompts re community and stakeholder communication and engagement requirements are already featured in project planning templates such as the Project Brief and Project Management Plan, and the Communications Team will continue to participate in the internal Project Control Group to ensure that they have the earliest possible information about upcoming projects, and to input to communication and engagement planning as required on a case by case basis.

46 As with other relevant business areas – eg finance, procurement, health and safety, district and infrastructure planning, corridor management, climate change, IS – key processes and documents (policies, guidelines, manuals, templates etc) from the Communications Team can also be linked (where available) from PMO planning templates.

Attachments

1. FY2026-27 Capex Executive Summary Report September 2026 ⇩

FY2026/27 Infrastructure Capital Expenditure

Executive Summary

Overview

This report summarises insights from the PMO Planning and Delivery Register as of 23 September 2026.

The PMO Register currently holds 195 entries: 131 discrete projects and 64 ongoing programmes. Projects and Programmes are reported in separate sections below, each covering its own status and RAG detail while Annual Plan Reference detail for both is provided in the Appendix.

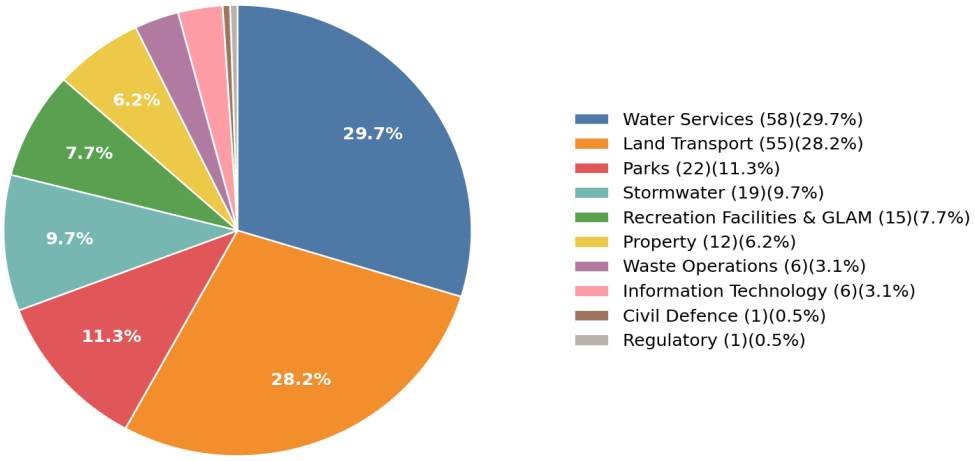
162 entries are Active, 23 Not Started, 3 On Hold and 7 Closed. On overall RAG status, 143 are rated Green, 18 Amber and 9 Red, with the remaining 25 unrated or not applicable. The Red and Amber entries are listed out in the Projects and Programmes sections below with summary risk and response details.

For the 10 entries currently in the Closing phase, this report highlights whether or not success criteria have been met, and whether or not the Close Out Report (featuring lessons learned) has been completed together with any summary comments.

Financial and contracts reporting of budgets, forecasts and actuals is deliberately excluded from PMO reporting as data available in Authority/Altitude does not consistently correlate with delivery data due to the previously discussed coding complexity. The PMO does however track assignation of available capex budgets to confirmed projects/programmes, and notes that $143,080.00 of the approved FY26/27 Annual Plan budget is yet to be assigned (see Annual Plan Items Not Yet Allocated).

Ownership & Delivery Teams

Water Services owns 58 of the 195 registered projects and programmes, the largest share, followed by Land Transport (55), Parks (22) and Stormwater (19). Recreation Facilities & GLAM (15) and Property (12) follow, with Waste Operations and Information Technology (6 each), and Civil Defence and Regulatory (1 each) making up the rest. 11 entries carry a named Supporting Department in addition to their lead department. Of the 195 entries, 131 are classified as discrete "Project" work and 64 as ongoing "Programme" work.



1

Projects

The register includes 131 discrete projects.

Projects — Status at a Glance

Beyond the overall delivery Status (Active/Not Started/On Hold/Closed), each project also carries a separate Project Phase field (Initiation, Scoping, Planning, Execution, Closing, or Execution – Defect Liability Period) describing where it sits in its lifecycle. The table below shows the number of projects in each phase.

Phase	Total
Initiation	**1**
Scoping	**13**
Planning	**74**
Execution	**33**
Execution – Defect Liability Period	**1**
Closing	**9**

Most projects sit in Planning (74 entries, 71 Active) or Execution (33 entries, 30 Active, 2 On Hold and 1 Not Started). 9 projects have reached Closing, and 7 of those are fully Closed.

High Profile Projects

12 projects have been identified as 'high profile' (ie significant and/or high community interest). Updates for these projects are as follows:

Project ID	Name	RAG	Progress and Next Steps
Water Services			
PRJ- 000091/ PRJ- 000095/ PRJ - 000096	Claremont Water Treatment Plant Upgrade (incl Contract 2756; Contract 2778 Sewer and Watermain; Contract 2787 Treated Water Reservoirs Design and Construction)	G	Per Project Manager's current report / Contract 2756 and 2787 finishing 31/12/2027. Contract 2778 finishing 30/04/2027.
PRJ- 000085/ PRJ- 000086/ PRJ- 000104	Seadown incl Contract 2686 Trunk Main Upgrade Stage 2, Contract 2767 Reticulation Renewals Package 2.0 and 2.1; Trunkmain package 3	G	Contract 2686 awarded July 2026, construction started end of September 2026. Est completion date February 2027. Contract 2767 – work nearing completion. Unique as each connection reconfiguration involves direct engagement with each landowner. Completion expected end of September 2026. Trunkmain Package 1.0 is complete, fully operational.
Land Transport			

Project ID	Name	RAG	Progress and Next Steps
PRJ- 000045	North St at Latter St and Victoria Rd – New Roundabout and Pedestrian Refuge Islands/ Heaton St/ Victoria St – Roundabout Upgrade	A	Practical completion will be issued once minor defect works are completed after which the defects liability period begins. **North Street:** Defects have been identified and raised with the contractor. The contractor will confirm timing to commence works with the Project Manager by 16 October. **Heaton Street:** Walkover scheduled Friday 9 October to identify any defects. Close Out Report will outline Lessons Learned, eg awareness of cost/scheduling risks associated with discovery of coal tar. Excavation of the coal tar was required to install new pipes and construct the underlying pavement, and removal/disposal extended the construction programme. Rework was also required to the pavement layer (no additional cost to Council). The presence and location of this material have now been recorded in Council's asset register so future works can be planned accordingly.
PRJ- 000164	Timaru Tiles	A	Per below
Stormwater			
PRJ-000071	Jonas Street Upgrade Construction	A	Jonas Street construction is complete with only minor line-marking work to be completed at the Grasmere/Jonas intersection. Weather has slowed progress however communication with residents has been clear and positive. The work is now nearing completion with the expectation that the defects liability period will commence end of October.
Information Technology			
PRJ- 000142	Altitude Project Implementation	G	Per Project Manager's current report / Completion sched Phase 1 – 30/11/2026 Phase 2 & 3 - TBC
Recreation Facilities & GLAM			
PRJ- 000006	Aorangi Stadium Facility Development	G	Per Project Manager's current report / Completion sched 19/04/2027
PRJ-000005	Theatre Royal and Heritage Facility Development	A	Per Project Manager's current report / Completion sched 28/03/2027 (see pp9 for RAG explanation)

It is anticipated that the next report will include a new growth/demand-led industrial upgrade project under the management of the Land Transport Group.

Projects and Programmes in Closing Phase

10 entries are currently in the Closing phase — either finishing final steps or already fully closed.

Project ID	Name	Type	Status	Success Criteria Met Y/N	Close Out Report Y/N/NA	Comment
Land Transport						
PRJ-000039	Sophia Street (Library) shelter	Project	Closed	Y	NA	Minor work, achieved all success criteria

Project ID	Name	Type	Status	Success Criteria Met Y/N	Close Out Report Y/N/NA	Comment
PRJ-000040	Church Street - Bus stop shelter refresh	Project	Closed	Y	NA	Minor work, achieved all success criteria
PRJ-000045	North Street at Latter Street and Victoria Road - New Roundabout and Pedestrian Refuge Islands / Heaton Street / Victoria Street - Roundabout Upgrade	Project	Active	Y	Draft	Project remains active with minor works under rectification. Practical completion will be issued upon completion of these works, after which the project Close Out Report will be submitted.
Parks						
PRJ-000023	Yesteryear sculpture	Project	Closed	Y	Draft	Sculpture installation completed 20.07.26. Close out report highlights lessons around early and broad stakeholder engagement to reduce iteration of governance decisions.
PRJ-000024	Playgrounds undersurfacing and equipment upgrades)- Leckie St and Cornwall park	Project	Closed	Y	NA	Carry forward programme funding from FY2025-26.
PRJ-000168	Strathallan Corner	Project	Active	Y/N	Draft	Minor works to be completed prior to operational handover eg planting (seasonal timeframes). Full Close Out Report to be circulated to Committee.
Property						
PRJ-000010	Aorangi Pavilion renewal - Heating	Project	Closed	Y	Y	All scope requirements and quality standards achieved.
PRJ-000012	Woodlands Road Roof replacement	Project	Closed	Y	Y	All key deliverables and project objectives achieved.
Water Services						
PRJ-000097	Downlands Network Modelling	Project	Closed	Y	NA	Network model completed, now operational.
Stormwater						
PRJ-000067	Contract 2731- Geraldine Soak Pit Improvements	Project	Active	Y	NA	Project has reached practical completion and is currently in the defects liability period.

Re "Not Applicable" document status: For minor (low $ value ie <$50,000, simple, routine) projects project closure, achievement of success criteria and operational handover are reported to the PMO via updates to key fields in the Projects and Programmes Delivery Register without a separate, formal Close Out Report being required. The PMO can request a formal Close Out Report for *any* project if there are circumstances that warrant a fuller interrogation.

Projects with upcoming procurement

5 projects are or will be in procurement during the next quarter:

Project ID	Name	Procurement timeframes	Approval
Land Transport			
PRJ-000027	Cartwrights-Rosewill Valley-Kellands Hill Resilience Route	Projects and Procurement Committee 13 October 2026. NB supporting options analysis and brief completed	Committee
PRJ-000052	Landsborough Road Bridge	Projects and Procurement Committee 13 October 2026. NB supporting options analysis and brief completed	Committee
Water Services			
PRJ-000089	Contract 2794 – Temuka Raw Water Trunk Network Upgrade	Went out for tender 8 September 2026, closing 6 October 2026. Tender report to CE	CE
PRJ-000088	Contract 2813 - Stafford Street to Barnard street Water Services	Out to tender, closing 1 October 2026. Tender report to CE	CE
PRJ-000099	Contract 2739 – Cleland and Cameron PRVs	Out to tender, closing 20 October 2026. Tender report to CE	CE

Projects Needing Attention

Risk across the wider portfolio of projects may be quantified as follows:

Projects — Overall RAG	Count
Green	97
Amber	18
Red	9
Not rated / N-A	7

Projects Needing Attention (Red RAG)

9 projects have a Red overall rating, and for these the risks/responses are as follows:

Project ID	Name	Issues & Risks	Response & Next Steps
Land Transport			
PRJ-000144	Rocky hundreds road retaining wall	Urgent works required to Rocky Hundreds Road retaining wall following the weather event and resulting drop. Risk of further movement or deterioration if not addressed promptly.	Road shut down and resident informed. Health & Safety review almost complete (ETA mid-October), the team will then assess whether the job can proceed safely or if further controls/actions are required. Pending review outcome construction is tentatively scheduled to start by mid-November.

Project ID	Name	Issues & Risks	Response & Next Steps
PRJ-000145	Te Moana road retaining wall	Urgent works required to Te Moana Road retaining wall following weather event and resulting drop. Risk of further movement or deterioration if not addressed promptly. No existing budget, in process to confirm funding.	As the weather event did not meet NZTA emergency funding criteria the funding is proposed to be reallocated from the Bridge Component Replacement budget. Indicative costs are being prepared. Once the cost information is available, a report will be presented to Council for a funding decision and the next steps for the repairs.
Parks			
PRJ-000016	Sir Basil Arthur park yard Sealing	Complexities with underground infrastructure and recent building condition report have triggered requirement for full project rescope (and budget reforecast) before sealing and site layout can be confirmed.	Options assessment underway (scope now including building and wastewater infrastructure) to identify safe, effective Value for Money (VFM) solution for sufficient and appropriate depot assets to enable parks operations activities. Options report to come to Council in due course for direction on revised project scope/budget.
PRJ-000146	New cemetery Claremont road	Council approval of detailed scope, phasing and budget still required.	Options analysis underway to enable SLT and governance input to preferred scope and project phasing etc to ensure sufficient capacity and cost-effective planning/delivery. Options report to come to Council in due course.
Property			
PRJ-000169	Municipal Office - HVAC Upgrades / Replacement	The original project budget was based on a now outdated quote for like-for-like replacement. It is expected that the new quote (for a design and build solution to upgrade the system, due October) will be higher. The upgrade solution is now required to achieve compliance with updated regulations, to ensure effective system performance and to reduce ongoing maintenance costs.	The Property Team Leader will bring a request for unbudgeted expenditure to Council outlining the reasons for the price increase and demonstrating ongoing VFM for this project.
Recreation Facilities & GLAM			
PRJ-000143	Museum - collection storage upgrade	Detailed project scope and budget are still to be clarified.	Options analysis underway to enable SLT and governance input to preferred location and design scope to unlock cost-effective planning/delivery of the preferred option. An options report will be brought to Council in due course.
Regulatory			

Project ID	Name	Issues & Risks	Response & Next Steps
PRJ-000133	New Dog Pound Site	Immediate capacity and location issues complicated by future amalgamation opportunities. Sunk costs on feasibility studies for original design/location. Alternative locations subsequently proposed may have superseded the original scope.	Broader options analysis now underway to enable SLT and governance input to preferred way forward including facility location and design scope prior to any further investment in a specific brief/direction. An options report will be brought to Council in due course.
Stormwater			
PRJ-000070	Contract 2475 - WIEZ Pond Finalize Design and Construction Contract	Required coordination with ECan on the stock bank relocation and with Alpine energy on a possible powerline relocation. Dependency largely resolved pending next steps as indicated.	Detailed Design is now being finalized to prepare contract documents with the Alpine powerline to be relocated around the west side of WWTP wetland. ECan is programming to go to Tender for the Stopbank Project in November and Council's intention is to piggyback on their tender process. Award of Contract would be in December with works commencing in the new year.
Waste Operations			
PRJ-000002	Cell 3.9 development - design 3.9	Project fully budgeted in LTP. However, due to inflow of Peel Forest waste, Cell 3.5 has filled up faster than projected. Accelerating work to develop Cell 3.9 sooner requires rephasing $500,000 from the next to the current financial year.	Wider context = future of Redruth Landfill. Options assessment and Project Brief for waste disposal 2027-2032 is being developed to support budget request. A report will come to Council in due course.

Projects to Watch (Amber RAG)

17 projects have an Amber overall rating. A further 8 projects are also listed below as they will require updated Project Briefs before delivery. For these projects, the risks/responses are as follows:

Project ID	Name	Issues & Risks	Response & Next Steps
Land Transport			
PRJ-000030	Marine Parade footpath	Dependency identified, watermain renewal work required prior to reseal and footpath trial.	Water team have this in planning and are working on both a cost estimate and a procurement plan for the renewal work (these will require internal sign off at GM/CE level). Following approval – ETA October – the water team will commence work in early November as scheduled. An updated Project Brief is also in preparation.
PRJ-000041	Heaton-Hayes railway crossing upgrade	Awaiting funding from NZTA. We will know if the funding is approved or not in early November. Seeking to negotiate an extended grant date with KiwiRail.	An updated Project Brief is in preparation summarising project implications.

Project ID	Name	Issues & Risks	Response & Next Steps
PRJ-000164	Timaru Tiles	No budget allocation in the present financial year. The scope and scale of the project are still being determined through engagement with utility providers.	Concept design is underway, along with pricing of surface treatment options. Full details will be presented in a November report to council with a requirement to bring budget forward from year 4 if progressed.
PRJ-000165	Geraldine Tiles	Community Board funding is confirmed, but scope details are still being finalised.	Next steps are completion of the design with officers to present this to the Community Board for final scope confirmation. Geraldine community board has indicated a preferred start date in May 2027.
PRJ-000025	Levels Plain Road/Falvey Road/Foley Road intersection improvement	Potential coordinated project with Opuha water therefore subject to third party budgets and potential land acquisition requirements.	Project deferred, delegation for budget reallocation has been provided to CE/Mayor (per previous PX report)
PRJ-000047	Talbot Street, Geraldine - New Footpath	Requires scope finalisation.	Updated Project Brief is in preparation to ensure scope clarity and best VFM.
PRJ-000029	State Highway 79/ Pleasant Valley Road/ Tiplady Road intersection safety improvement	The Pleasant Valley community considers road closure (NZTA preferred option) to be the least preferred option and has raised significant concerns. A formal governance decision is now necessary as alternative options may impact access to NZTA funding ($ may have to be returned).	Updated Options Analysis and Project Brief are in preparation to ensure scope clarity and best VFM.
PRJ-000042	Elm Street Construction	Development agreement to be confirmed.	Updated Project Brief is in preparation to ensure scope clarity and best VFM.
Parks			
PRJ-000195	Temuka yard project	Scope and budget are yet to be confirmed. Options analysis is currently in progress to help define the preferred way forward.	Updated Project Brief is in preparation to ensure scope clarity and best VFM. Potential alignment with PRJ-000016 as both relate to management of parks depot assets to best enable current and future operational service delivery.
Recreation Facilities & GLAM			

Project ID	Name	Issues & Risks	Response & Next Steps
PRJ-000005	Theatre Royal and Heritage Facility Development	Project Manager's report (24.08.26) shows a combination of Amber and Green status across reporting dimensions (Amber status relates to Programme, Financial, Delivery, and Key Risk areas). Details per report.	Per report and as discussed with Projects and Procurement Committee 08.09.2026.
Stormwater			
PRJ-000065	Richard Pearse Drain Piping - PP31	Budget distribution for construction (piping of existing open channel to enable installation of a footpath over the drain) unconfirmed. Has Stormwater budget but no ringfenced Land Transport budget in the current financial year.	The current Stormwater budget is for detailed design, construction documentation development and engineer's estimate, with detailed design informing respective future work/costs for Land Transport and for Stormwater. An updated Project Brief is in preparation and a prioritisation decision will be required on whether this project should proceed in the next financial year or whether it will be more cost effective to continue ongoing maintenance of the open channel.
PRJ-000068	Timaru 5 Year Upgrade Design Package	The project timeline has experienced shifts due to extended internal coordination, consultant feedback cycles, and the overlapping needs of other high-priority initiatives. While the baseline completion target was originally set for June, these combined factors have required a timeline adjustment.	To manage this timeline shift the Stormwater team has reprioritised the delivery schedule. The first three upgrade packages are being delivered in September, with the remaining packages scheduled to arrive before the summer break. Packages of design work relate to construction upgrades scheduled in both this and future financial years.
PRJ-000071	Jonas Street Upgrade Construction	Jonas Street construction complete, minor line-marking work to be completed at Grasmere/ Jonas intersection. Weather delays.	Communication with residents has been clear and positive, and the work is nearing completion. The project is expected to move into the defects liability period by the end of October.
PRJ-000064	Domain Avenue Drainage Improvement Design and Construction – Stage 1	Requires scope review.	Updated Project Brief is in preparation to ensure scope clarity and best VFM.
PRJ-000066	Contract 2793 Athol Place – Rugby/Kitchener Realignment Design	Requires scope review.	Updated Project Brief is in preparation to ensure scope clarity and best VFM.

Project ID	Name	Issues & Risks	Response & Next Steps
PRJ-000106	Timaru Stormwater and Wastewater – Beverley Road	Requires scope review.	Updated Project Brief is in preparation to ensure scope clarity and best VFM. Report to come to Council.
PRJ-000134	Contract 2762 – Broughs Gully Stormwater ponds	Requires scope review.	Updated Project Brief is in preparation to ensure scope clarity and best VFM.
Water Services			
PRJ-000072	Contract 2466 - Broughs Gully Pump Station	Growth response project has been updated to on hold as there are too many scheduling dependencies with private growth and corresponding uncertainty around cost/risk.	Common design engineer for this project and for the private development to ensure alignment. Stormwater Land Purchase agreements to be put in place and budget now required for completion in FY2027-28 will be reforecast.
PRJ-000073	Urban Sewer Network Modelling	Modelling delayed due to failure of a sewer flow meter & refining SCADA data collection requirements.	Flow meter due for replacement on 15/09/26. This will enable work to proceed to revised schedule within this financial year.
PRJ-000076	Contract 2680 - Salt Water Creek Sewermain Renewal - Leckie Street to Cooper's	Potential budget restriction.	Project has been triaged with other projects in the work programme now taking priority. Work will be limited to preparing this project ready to pick up as budgets allow with CSIW in future years.
PRJ-000079	Air Discharge Consents Wastewater Treatment Plants	Cost & timeframe might rise for the final consent sought (Temuka) based on ECan review process to date (for Pleasant Point and Geraldine). ECan likely to engage external resource to review at greater cost (as they did for Geraldine).	While costs anticipated to be higher for the final consent sought (Temuka) than for the other two now granted (Pleasant Point and Geraldine), this should be able to be absorbed by the Wastewater Plant Renewals budget. Costs are difficult to anticipate as ECan fees and on-charging can vary.
PRJ-000084	Contract 2707 - Opihi Raw Water Trunk Main - Gleniti Tunnel Diversion	Original programme from tender acceptance had construction completion May 2026. Delayed due to changes in land access permissions (access to property along current alignment denied).	Redesign (at Council's cost) to accommodate change in alignment (going around via road reserve) is now required with optioneering in progress and results expected by end of September 2026. New approach will involve traffic management plan and traffic management costs, and physical works will cost more as will be a longer route (i.e. more pipe). Work will commence once alignment confirmed with estimated completion March 2027.
PRJ-000087	Pareora River Intake Renewal	Delayed by consenting.	Handover to new project manager pending. Review and finalise design in Q2, construction to be coordinated with Contract 2707 to minimise disruption to supply for Timaru.

Project ID	Name	Issues & Risks	Response & Next Steps
PRJ-000107	Geraldine Water Resilience Strategy – Design Reservoirs and Second Delivery Trunkmain	Requires scope review.	Updated Options Analysis and Project Brief are in preparation to ensure scope clarity and best VFM.
PRJ-000074	Contract 2660 – Botanic Gardens Trunk Sewer Upgrade	Requires scope review.	Updated Project Brief is in preparation to ensure scope clarity and best VFM. Report to come to Council.

It is noted that the number of projects carrying a Red or Amber status is expected to drop considerably in subsequent quarters as reactive scoping is completed for the FY2026-27 capital programme. Scope clarity for each project will facilitate appropriate risk and resource planning and most projects should then move smoothly into execution.

Work is also currently underway to collate the FY2027-28 Forward Work Programme to encourage completion of project scoping, for year one projects, prior to LTP 2027-37 funding confirmation in June/July 2027.

Programmes

The register includes 64 ongoing programmes.

Programmes — Status at a Glance

As with projects, each programme carries both an overall delivery Status and a separate Project Phase field. The table below shows the number of programmes in each phase.

Phase	Total
Planning	**9**
Execution	**53**
Scoping	**2**

Most programmes sit in Execution (53 entries, 40 Active and 13 Not Started) or Planning (9 entries, 8 Active, 1 Not Started). 2 programmes are in Scoping, and none have reached Closing.

Risk across the portfolio of programmes may be quantified as follows:

Programmes — Overall RAG	Count
Green	46
Amber	0
Red	0
Not rated / N-A	18

Programmes — Progress Updates

Programme ID	Name	# Work Packages Completed	Value Delivered	Scheduled next quarter
Civil Defence				
PRJ-000140	Equipment (new sirens, handsets and bases replacement - Reactive	0	Maintain Level of Service as required	Reactive
Information Technology				
PRJ-000148	LIM Project	Per transaction lists	Reactive procurement to maintain/optimise LOS	Incremental aligned to Activity Management Plan and Forward Work Programme
PRJ-000149	Digital services platform	Per transaction lists	Reactive procurement to maintain/optimise LOS	Incremental aligned to Activity Management Plan and Forward Work Programme
PRJ-000150	IT Services CapEx - Software Purchase & Upgrade	Per transaction lists	Reactive procurement to maintain/optimise LOS	Incremental aligned to Activity Management Plan and Forward Work Programme
PRJ-000152	IT Services Capital Expenditure on Computer Hardware - Assets	Per transaction lists	Reactive procurement to maintain/optimise LOS	Incremental aligned to Activity Management Plan and Forward Work Programme
Land Transport				
PRJ-000048	327 - WC 213 Drainage Renewals - includes kerb and channel	1	Pipe 375M with rock headwall replaced	4 jobs underway (all different sizes) aiming to finish in next quarter. Approx length to be replaced - 48m
PRJ-000049	328 - WC211 - Unsealed Road Rehabilitation	481	245 roads grading in July. / 236 roads grading in Aug.	Reactive
PRJ-000050	329 - WC212 - Sealed Road Resurfacing	10 Chipseal sites completed	4km resealed	60 sites planned in the programme. Divided between urban and rural.
PRJ-000051	Bridge Structures Component Replacement	0	NA- Programme is still being finalised.	Structures Component Replacement programme still being finalised. Programme may need to be adjusted to accommodate urgent retaining wall projects following the recent rain event.

Programme ID	Name	# Work Packages Completed	Value Delivered	Scheduled next quarter
PRJ-000053	Minor Bridge Renewals	0	NA- Programme is still being finalised.	Upcoming Minor Bridge Renewals are: Huirapa Street, Mill Road, Mowat Road, Palmer Road.
PRJ-000054	333 - WC222 Traffic Services Renewal	Incremental	Minor works and maintain LOS	Reactive NB programme budget also leveraged by separately itemised projects including work at Marine Parade, Ranui Avenue, Waipopo Road, Selwyn/Douglas/Grasmere, Talbot St.
PRJ-000055	335 - WC225 Footpath Renewals	1	2607m2	Next scheduled is Morgans Road
PRJ-000056	355 - WC221 Environmental Renewals	Not Started	Not Started	Reactive to stormwater management plan, water quality projects
PRJ-000060	Asphalt programme - District Wide Reseals	1	1 of 4 sites completed. Heaton st roundabout, Kings st-woods st intersection (Temuka), Te Weka st and Wilson St(Geraldine)	Plan to complete remaining 3 sites in next quarter.
PRJ-000126	Parks Vehicles	2	A vehicle for parks (Ute) and a trailer. The utility vehicle is dedicated to Botanic Gardens maintenance, and the trailer is used to transport a lawnmower for the parks department.	Reactive. First robotic mower for trial has been ordered
PRJ-000127	Vehicle Management	2	First electric vehicle and another electric vehicle due this quarter.	Working on supplying drainage & water two new vehicles to update two of their older fleet
PRJ-000141	CCTV Equipment - Reactive NZ Police requests for CCTV	0	Maintain Level of Service as required	Reactive
PRJ-000160	Land Transport Unit - Capital expenditure	2	2 Devices for operations/Networks team	Device to run all of the surveying gear for the LTU Survey Technician
Parks				
PRJ-000013	Cemeteries - Concrete Beams	0	Not yet in execution	Concrete beams scheduled – Sites to be confirmed

Programme ID	Name	# Work Packages Completed	Value Delivered	Scheduled next quarter
PRJ-000014	Replacement of Assets	2	Installation of Irrigation through various areas of Botanic Gardens, Planting Beds and Rose Gardens. Installation of replacement fencing through the Taumatakahu Stream. Approx. 105m	Irrigation to be undertaken in the Ferney at Botanic Gardens / Marchwiel Park Fencing Renewal / Port Loop/Caroline Bay Entranceway refurbishment
PRJ-000020	Bridges	1	Centennial Park 'C' Bridge beams replaced to extend life 10 plus years.	To be determined following engineer inspections scheduled to take place Sept/Oct, condition to be assessed against report undertaken three years ago to determine priorities for the second half of the financial year.
PRJ-000021	Tracks and Trails	1	Track reestablishment following wash out at Taumatakahu Stream	Trail widening at Centennial Park
PRJ-000022	Playground Compliance	2 plus minor	Minor works carried out to ensure user safety, in addition to the separate Leckie St and Cornwall Park projects	Currently scoping for playgrounds at Flemington Street, Dr Hilliker Park, Seadown.
PRJ-000162	Land purchases - Parks	0	Not Started	Reactive
Property				
PRJ-000189	259 – Unit Upgrades Social Housing	Incremental	Details per Budget Management Workbook	Reactive
PRJ-000190	306 – Reroof Clyde St, Cameron Courts Temuka, Huffey St	Incremental	Pending next quarter	Planned per inspections/ Reactive per CRMs
PRJ-000191	305 - Renewals and upgrades for community facilities	0	No delivery in Q1	No delivery in Q1, Q2 delivery is all pending finalisation of the AMP to ensure that highest priority items are progressed first. Should be able to update in next report.
PRJ-000192	298 - Public Toilets Renewals	0	No delivery in Q1	No work in Q1, all work is reactive only if/when renewals become necessary (eg vandalism), this budget is a provision not a target

Programme ID	Name	# Work Packages Completed	Value Delivered	Scheduled next quarter
PRJ-000193	284 - Motor Camps Renewals - General Capex works	0	No delivery in Q1	No Q1 spend. The $ is ringfenced as a possible contribution to upgrade of the wastewater treatment system at Rangitata Huts pending confirmation of community co-funding. Q2 planned will be TBC dependent on community co-funding.
Recreation Facilities & GLAM				
PRJ-000138	Reactive capital work - Cbay	0	Level of Service to be maintained as relevant	Details TBC next report
PRJ-000156	Libraries Renewals - general (Reactive)	Incremental	Reactive procurement to maintain/optimise LOS	Details TBC next report
PRJ-000157	Libraries Furniture - General Renewals	Incremental	Reactive procurement to maintain/optimise LOS	Details TBC next report
PRJ-000158	Purchase Books and Resources	Incremental	Reactive procurement to maintain/optimise LOS	Reactive/ Ongoing book purchases up to the financial year-end.
PRJ-000159	Community facilities - painting, seating, tables,	Incremental	Reactive procurement to maintain/optimise LOS	Details TBC next report
Stormwater				
PRJ-000102	Serpentine Creek Enhancement	Incremental	Responsive to Maintenance	Cox St Improvement Project, reactive
PRJ-000112	Geraldine Stormwater Reactive Renewals	Incremental	Responsive to Maintenance	Reactive
PRJ-000116	Temuka Stormwater Reticulation Reactive Renewals	Incremental	Responsive to Maintenance	Reactive
PRJ-000117	Timaru Stormwater Reticulation Reactive Renewals	Incremental	Responsive to Maintenance	Reactive
PRJ-000147	Monitoring compliance	Iterative	Scoping Equipment and monitoring bore locations	Progress to procurement of goods and services.

15

Programme ID	Name	# Work Packages Completed	Value Delivered	Scheduled next quarter
Waste Operations				
PRJ-000004	Fixed Plant & Equipment Renewals	0	Installation of demister line at Redruth (In progress)	Completion of demister line.
PRJ-000161	Landfill Roading Programme (sealed areas)	0	Not Started	Nothing scheduled. Reactive.
PRJ-000163	Waste Minimisation Capital Works (new/improved asset)	0	Not Started	Reactive
Water Services				
PRJ-000080	Downlands Reservoir Strategy	Options and MCA received	Information to inform next steps	Delivery of preferred options by end of quarter for review by operations management.
PRJ-000081	Seadown Reservoir and Treatment Upgrade - Reactive Work	Incremental	Responsive to Maintenance	Reactive
PRJ-000092	Downlands Treatment Optimisation	Incremental	Responsive to Maintenance	Reactive
PRJ-000093	Network Online Monitoring for Compliance	Iterative	Information in place around what's required for each site.	Plan in place for which sites get upgraded first.
PRJ-000098	Downlands Plant Renewals and Upgrades	Incremental	Responsive to Maintenance	Reactive
PRJ-000110	Beautiful Valley Stockwater Scheme Reactive Maintenance	2	Level of Service maintained	Reactive
PRJ-000111	Downlands Water Supply Reticulation Reactive Renewals	13	Level of Service maintained	Reactive

Programme ID	Name	# Work Packages Completed	Value Delivered	Scheduled next quarter
PRJ-000113	Rangitata Orari Stockwater scheme renewals	0	Maintain Level of Service when required	Reactive
PRJ-000114	Seadown Water Supply Reticulation Reactive Renewals	1	Level of Service maintained	Reactive
PRJ-000115	Te Moana Reticulation Reactive Renewals	3	Level of Service maintained	Reactive
PRJ-000118	Peel Forest Reactive Reticulation Renewals	0	Maintain Level of Service as required	Reactive
PRJ-000119	Geraldine Reactive Reticulation Renewals	2	Level of Service maintained	Reactive
PRJ-000120	Winchester Reactive Reticulation Renewals	2	Level of Service maintained	Reactive
PRJ-000121	Temuka Reactive Reticulation Renewals	2	Level of Service maintained	Reactive
PRJ-000122	Pleasant Point Reactive Reticulation Renewals	5	Level of Service maintained	Reactive
PRJ-000123	Timaru Reactive Reticulation Renewals	26	Level of Service maintained	Reactive
PRJ-000124	Water Supplies Resource Consent Renewals	1	Cost estimates and information to support scoping/planning/procurement for Geraldine water take	Engagement of consultancy services for the Geraldine water take
PRJ-000125	Wastewater Reticulation Reactive Renewals	0	Maintain Level of Service as required	Reactive

17

Programme ID	Name	# Work Packages Completed	Value Delivered	Scheduled next quarter
PRJ-000177	Pump Station Renewals - Reactive	Incremental	Maintain Level of Service as required	Reactive
PRJ-000179	Plant Renewals - Reactive	Incremental	Maintain Level of Service as required	Reactive
PRJ-000185	Treatment process improvements (Treatment plants)	0	Maintain Level of Service as required	Pleasant Point treatment plant - Chlorine Dosing Resilience Upgrade and Geraldine treatment plant in planning/Investigation
PRJ-000186	Urban Plant Reactive	Incremental	Maintain Level of Service as required	Reactive

Programmes Needing Attention (Red RAG)

No programmes currently have a Red overall rating.

Programmes to Watch (Amber RAG)

No programmes currently have an Amber overall rating.

Annual Plan Items Not Yet Allocated

The Annual Plan sheet lists 133 budget items for FY2026/27. 98 of those 133 items already have a matching project or programme in the register. The remaining 35 do not.

Of those 35, 33 have $0 budgeted against them and it is appropriate that they have not been assigned. The other 2 do have FY26/27 budget allocated, totalling $143,080.00 combined without any corresponding projects or programmes set up to track how the money will be spent and/or what will be delivered:

Activity	Annual Plan Item (no project or programme confirmed)	FY26/27 Budget
Road/Street Landscapes	295 - Pleasant Point Strategic Plan	$71,540.00
Road/Street Landscapes	312 - Temuka Strategic Plan	$71,540.00
	Total not yet used (2 items)	**$143,080.00**

It is anticipated that the final scope and budget allocation details for these projects will be confirmed by the Pleasant Point and Temuka Community Boards by the end of the next quarter for delivery in Q3 or Q4.

To inform these decisions, scoping work is currently in hand for improvements to infrastructure connections/campground management in the Pleasant Point Domain, and work is progressing in parallel to scope a tiles/footpaths project for Temuka.

These items will be moved up into the project reporting section above once final scope details are confirmed.

Appendix — Projects/Programmes by Annual Plan Reference

This appendix lists every project and programme in the register against its Annual Plan reference, grouped by reference.

12 entries draw money from more than one Annual Plan line. These are tagged "[Multi-funded]" and shaded below, and each appears once under every Annual Plan line it draws from.

Project ID	Name	Type	Phase	Status
0 - Advance payment done.				
PRJ-000010	Aorangi Pavilion renewal - Heating	Project	Closing	Closed
PRJ-000012	Woodlands Road Roof replacement	Project	Closing	Closed
PRJ-000023	Yesteryear sculpture	Project	Closing	Closed
PRJ-000047	Talbot Street, Geraldine - New Footpath [Multi-funded]	Project	Execution	Active
0 - Unbudgeted				
PRJ-000016	Sir Basil Arthur park yard Sealing	Project	Scoping	Active
PRJ-000145	Te moana road retaining wall	Project	Planning	Active
PRJ-000195	Temuka yard project	Project	Scoping	Active
0- LTP line (not an AP).				
PRJ-000164	Timaru Tiles	Project	Scoping	Not Started
235 - Timaru Cemetery New Site (purchase and development)				
PRJ-000146	New cemetery Claremont road	Project	Planning	Active
236 - Land Transport Unit - Capital expenditure				
PRJ-000160	Land Transport Unit - Capital expenditure	Programme	Execution	Active
239 - Heritage Hub Fit-out				
PRJ-000005	Theatre Royal and Heritage Facility Development [Multi-funded]	Project	Execution	Active
241 - Shared Urban Tracks				
PRJ-000043	Timaru-Temuka Highway, Arowhenua - new shared pathway	Project	Execution	Active
PRJ-000044	Hilton Highway, Washdyke - new shared pathway [Multi-funded]	Project	Execution	Active
243 - CCTV Equipment				
PRJ-000141	CCTV Equipment - Reactive NZ Police requests for CCTV	Programme	Execution	Not Started
246 - Taitarakihi Creek Upgrade - Stormwater Drainage				

Project ID	Name	Type	Phase	Status
PRJ-000174	Te ahi tarakihi Creek degraded state	Project	Scoping	Active
248 - Computer Hardware - Assets				
PRJ-000149	Digital services platform [Multi-funded]	Programme	Execution	Active
PRJ-000152	IT Services Capital Expenditure on Computer Hardware - Assets	Programme	Execution	Active
249 - Software Purchase & Upgrade				
PRJ-000142	Altitude Project Implementation	Project	Execution	Active
PRJ-000148	LIM Project	Programme	Execution	Active
PRJ-000149	Digital services platform [Multi-funded]	Programme	Execution	Active
PRJ-000150	IT Services CapEx -Software Purchase & Upgrade	Programme	Execution	Active
PRJ-000151	Resource consent digital scanning project	Project	Execution	Active
250 - Council Building Capital Expenditure				
PRJ-000009	TDC Planning fit out	Project	Execution	Active
PRJ-000011	Painting of window frames of heritage building - TDC council	Project	Execution	Not Started
251 - Council Building Capital Expenditure				
PRJ-000169	Municipal Office - HVAC Upgrades / Replacement	Project	Scoping	Active
252 - Aorangi Park Master Plan Stage 1 (indoor court extension)				
PRJ-000006	Aorangi Stadium Facility Development [Multi-funded]	Project	Execution	Active
254 - Beautiful Valley Water Supply Capital Work				
PRJ-000110	Beautiful Valley Stockwater Scheme Reactive Maintenance	Programme	Execution	Active
255 - Building Capital Works - general				
PRJ-000007	Installation of Library Heatpumps	Project	Execution	On Hold
256 - CBay Building Capital Works				
PRJ-000138	Reactive capital work - Cbay	Programme	Execution	Not Started
257 - Cemeteries-Concrete Beams, Furniture, Structures				
PRJ-000013	Cemeteries - Concrete Beams	Programme	Execution	Active

Project ID	Name	Type	Phase	Status
258 - Claremont Water Treatment Plant Upgrade				
PRJ-000091	Contract 2756 - Claremont Water Treatment Plant Upgrade	Project	Execution	Active
PRJ-000095	Contract 2778 - Claremont Water Treatment Plant Upgrade Sewer and Watermain project	Project	Planning	Active
PRJ-000096	Contract 2787 -Claremont Water Treatment Plant Treated Water Reservoirs Design and Construction	Project	Planning	Active
259 - Unit upgrades				
PRJ-000189	259 – Unit Upgrades Social Housing	Programme	Execution	Active
260 - Cycleway Implementation				
PRJ-000044	Hilton Highway, Washdyke - new shared pathway [Multi-funded]	Project	Execution	Active
261 - Downlands Water Network Modelling				
PRJ-000097	Downlands Network Modelling	Project	Closing	Closed
262 - Downlands Water Plant Renewals and Upgrade				
PRJ-000092	Downlands Treatment Optimisation	Programme	Execution	Active
PRJ-000098	Downlands Plant Renewals and Upgrades	Programme	Planning	Active
263 - Downlands Water Reticulation Renewals and Upgrade				
PRJ-000099	PRVs Clelands and Camerons	Project	Planning	Active
PRJ-000100	McLeods Road Watermain Renewal	Project	Planning	Active
PRJ-000101	Taiko Road Watermain Renewal	Project	Planning	Active
PRJ-000111	Downlands Water Supply Reticulation Reactive Renewals	Programme	Execution	Active
264 - Equipment (new sirens, handsets and bases replacement				
PRJ-000140	Equipment (new sirens, handsets and bases replacement - Reactive	Programme	Execution	Not Started
266 - Fixed Plant & Equipment Renewals				
PRJ-000004	Fixed Plant & Equipment Renewals	Programme	Execution	Active
267 - General Upgrade Renewals - Grounds and Build				
PRJ-000135	Collection Digitization programme	Project	Execution	On Hold
PRJ-000136	Grounds, parks and landscape renewal	Project	Execution	Active

Project ID	Name	Type	Phase	Status
PRJ-000137	Art Gallery lighting	Project	Planning	Active
268 - Geraldine Sewer Upgrade				
PRJ-000078	Contract 2702 - Talbot Street Sewer Upgrade [Multi-funded]	Project	Execution	Active
269 - Geraldine Stormwater Renewals and Upgrade				
PRJ-000067	Contract 2731- Geraldine Soak Pit Improvements	Project	Execution - Defect Liability Period	Active
PRJ-000102	Serpentine Creek Enhancement	Programme	Planning	Active
PRJ-000112	Geraldine Stormwater Reactive Renewals	Programme	Execution	Active
271 - Geraldine Strategic Plan				
PRJ-000165	Geraldine Tiles [Multi-funded]	Project	Scoping	Not Started
272 - Geraldine Water Resilience Renewal and Upgrade				
PRJ-000107	Geraldine Water Resilience Strategy - Design Reservoirs and Second Delivery Trunkmain	Project	Execution	Active
276 - Land purchases				
PRJ-000162	Land purchases - Parks	Programme	Execution	Not Started
277 - Landfill Cells Development				
PRJ-000001	Landfill reprofiling stage 1	Project	Execution	Active
PRJ-000002	Cell 3.9 development - design 3.9	Project	Scoping	Active
PRJ-000003	Closure 3.5 Cell [Multi-funded]	Project	Planning	Not Started
278 - Landfill gas systems				
PRJ-000003	Closure 3.5 Cell [Multi-funded]	Project	Planning	Not Started
279 - Landfill Roading Programme (sealed areas)				
PRJ-000161	Landfill Roading Programme (sealed areas)	Programme	Execution	Not Started
280 - Libraries Furniture - RFID upgrade, self check machines				
PRJ-000155	RFID security gates replacement.	Project	Scoping	Not Started
281 - Libraries Renewals - general				

Project ID	Name	Type	Phase	Status
PRJ-000156	Libraries Renewals - general (Reactive)	Programme	Execution	Not Started
284 - Motor Camps Renewals - General Capex works				
PRJ-000193	284 - Motor Camps Renewals - General Capex works	Programme	Execution	Not Started
287 - Pareora River Intake Renewal				
PRJ-000087	Pareora River Intake Renewal	Project	Planning	Active
288 - Parks Reseal Programme				
PRJ-000015	Torepe Fields enterance way reseal	Project	Planning	Active
PRJ-000017	Centennial park- car park reseals	Project	Planning	Active
PRJ-000018	Taumatakahu stream walkway reseals	Project	Planning	Active
PRJ-000128	Port Loop caroline bay entrance way redevelopment	Project	Execution	Active
PRJ-000167	Aorangi park car park - Internal saftey improvements	Project	Planning	Active
289 - Parks Vehicles				
PRJ-000126	Parks Vehicles	Programme	Execution	Active
294 - Pleasant Point Stormwater Renewals and Upgrade				
PRJ-000103	Pleasant Point Stormwater Network Modelling	Project	Execution	Active
298 - Public Toilets Renewals				
PRJ-000192	298 - Public Toilets Renewals	Programme	Execution	Not Started
299 - Public Transportation Infrastructure				
PRJ-000039	Sophia Street (Library) shelter	Project	Closing	Closed
PRJ-000040	Church Street - Bus stop shelter refresh	Project	Closing	Closed
PRJ-000170	Selwyn St - Bus stop removal/Replacement Marchwiel Park	Project	Planning	Active
PRJ-000171	Domain Avenue - Bus Stop Removal	Project	Planning	Active
PRJ-000172	Bus Stop Sign/Sign pole Replacements	Project	Planning	Active
300 - Purchase Books and Resources				

Project ID	Name	Type	Phase	Status
PRJ-000158	Purchase Books and Resources	Programme	Execution	Active
301 - Rangitata/Orari Water Supply Capital Work				
PRJ-000113	Rangitata Orari Stockwater scheme renewals	Programme	Execution	Active
303 - South Canterbury Museum - collection storage upgrade				
PRJ-000143	Museum - collection storage upgrade	Project	Scoping	Active
304 - Renewals (Structures, Services, Furniture, Fences)				
PRJ-000014	Replacement of Assets	Programme	Execution	Active
PRJ-000019	Botanic Gardens Rose and Ferney Irrigation	Project	Execution	Active
PRJ-000020	Bridges	Programme	Scoping	Active
PRJ-000021	Tracks and Trails	Programme	Scoping	Active
PRJ-000022	Playground Compliance	Programme	Execution	Active
PRJ-000024	Playgrounds (Undersurfacing and Play equipment upgrades) - Leckie St and Cornwall park	Project	Closing	Closed
PRJ-000129	Sir Basil Arthur Park, Water Services Connections	Project	Execution	Active
PRJ-000130	Caroline Bay and Temuka Domain Irrigation	Project	Planning	Active
PRJ-000131	Caroline Bay Slip Site Remediation Investigation	Project	Planning	Active
PRJ-000132	Paddling Pool Fencing Renewals	Project	Execution	Active
PRJ-000168	Strathallan Corner	Project	Closing	Active
305 - Renewals and upgrades for community facilities				
PRJ-000191	305 - Renewals and upgrades for community facilities	Programme	Execution	Not Started
306 - Reroof Clyde St, Cameron Courts Temuka, Huffey Street				
PRJ-000190	306 – Reroof Clyde St, Cameron Courts Temuka, Huffey St	Programme	Execution	Active
308 - Seadown Water Renewals and Upgrade				
PRJ-000085	Contract 2686 - Seadown Water Trunk Main Upgrade Stage 2	Project	Execution	Active

Project ID	Name	Type	Phase	Status
PRJ-000086	Contract 2767 - Seadown Water Reticulation Renewals - Package 2.0 & 2.1	Project	Execution	Active
PRJ-000104	Seadown Water Trunkmain package 3	Project	Planning	Active
PRJ-000114	Seadown Water Supply Reticulation Reactive Renewals	Programme	Execution	Active
309 - Sewer Reticulation Renewals and Upgrade - Planned				
PRJ-000074	Contract 2660 - Botanic Gardens Trunk Sewer Upgrade	Project	Planning	Active
PRJ-000075	Peel Street Sewermain Renewal	Project	Execution	Active
PRJ-000076	Contract 2680 - Salt Water Creek Sewermain Renewal - Leckie Street to Cooper's	Project	Planning	Active
PRJ-000077	Contract 2769 Evans Street Water and Sewer Mains Renewal [Multi-funded]	Project	Execution	Active
PRJ-000078	Contract 2702 - Talbot Street Sewer Upgrade [Multi-funded]	Project	Execution	Active
309a - Sewer Reticulation Renewals and Upgrade - Reactive				
PRJ-000125	Wastewater Reticulation Reactive Renewals	Programme	Execution	Active
310 - Te Moana Water Renewals and Upgrade				
PRJ-000083	Contract 2742 - Te Moana Pump Station Renewals - Tripp Street	Project	Planning	Active
PRJ-000115	Te Moana Reticulation Reactive Renewals	Programme	Execution	Active
311 - Temuka Stormwater Renewals and Upgrade				
PRJ-000064	Domain Avenue Drainage Improvement Design and Construction - Stage 1	Project	Planning	Active
PRJ-000065	Richard Pearse Drain Piping - PP31	Project	Planning	Active
PRJ-000116	Temuka Stormwater Reticulation Reactive Renewals	Programme	Execution	Active
313 - Temuka Water Source Upgrade				
PRJ-000089	Contract 2794 -Temuka Raw Water Trunk Network Upgrade	Project	Planning	Active
PRJ-000094	Install power supply - Temuka Source	Project	Planning	Active
314 - Theatre Royal and Heritage Facility Development				
PRJ-000005	Theatre Royal and Heritage Facility Development [Multi-funded]	Project	Execution	Active
316 - Timaru Stormwater Plant Renewals and Upgrade				

Project ID	Name	Type	Phase	Status
PRJ-000069	Contract 2741 - Washdyke Pump Station Construction	Project	Planning	Active
317 - Timaru Stormwater Renewals and Upgrade				
PRJ-000066	Contract 2793 Athol Place - Rugby/Kitchener Realignment Design	Project	Planning	Active
PRJ-000068	Timaru 5 Year Upgrade Design Package	Project	Execution	Active
PRJ-000071	Jonas Street Upgrade Construction	Project	Execution	Active
PRJ-000072	Contract 2466 - Broughs Gully Pump Station [Multi-funded]	Project	Planning	On Hold
PRJ-000105	Timaru Stormwater Timaru South Model	Project	Planning	Active
PRJ-000106	Timaru Stormwater and Wastewater - Beverley Road	Project	Planning	Active
PRJ-000117	Timaru Stormwater Reticulation Reactive Renewals	Programme	Execution	Active
PRJ-000173	Timaru city medusa model - Contaminant load model	Project	Execution	Active
321 - Urban Water Reticulation Renewals and Upgrade - Planned				
PRJ-000077	Contract 2769 Evans Street Water and Sewer Mains Renewal [Multi-funded]	Project	Execution	Active
PRJ-000082	Contract 2584 - Caroline Bay Watermain Renewal - Stage One & Stage 2	Project	Execution	Active
PRJ-000084	Contract 2707 - Opihi Raw Water Trunk Main - Gleniti Tunnel Diversion	Project	Execution	Active
PRJ-000108	Marine Parade Watermain Renewal	Project	Scoping	Active
321a - Urban Water Reticulation Renewals and Upgrade - Reactive				
PRJ-000118	Peel Forest Reactive Reticulation Renewals	Programme	Execution	Active
PRJ-000119	Geraldine Reactive Reticulation Renewals	Programme	Execution	Active
PRJ-000120	Winchester Reactive Reticulation Renewals	Programme	Execution	Active
PRJ-000121	Temuka Reactive Reticulation Renewals	Programme	Execution	Active
PRJ-000122	Pleasant Point Reactive Reticulation Renewals	Programme	Execution	Active
PRJ-000123	Timaru Reactive Reticulation Renewals	Programme	Execution	Active

Project ID	Name	Type	Phase	Status
322 - Vehicle Management				
PRJ-000127	Vehicle Management	Programme	Execution	Active
323 - Washdyke/Waitarakao Stormwater Improvements				
PRJ-000070	Contract 2475 - WIEZ Pond Finalize Design and Construction Contract	Project	Planning	Active
PRJ-000134	Contract 2762 - Broughs Gully Stormwater ponds	Project	Planning	Active
324 - Waste Minimisation Capital Works (new/improved asset)				
PRJ-000163	Waste Minimisation Capital Works (new/improved asset)	Programme	Execution	Not Started
325 - Wastewater Plant Renewals and Upgrade				
PRJ-000072	Contract 2466 - Broughs Gully Pump Station [Multi-funded]	Project	Planning	On Hold
PRJ-000079	Air Discharge Consents Wastewater Treatment Plants	Project	Execution	Active
PRJ-000176	Aorangi Road WWTP Roof Access safety upgrade	Project	Planning	Active
PRJ-000177	Pump Station Renewals - Reactive	Programme	Execution	Active
PRJ-000178	Cascade Pl Pump Station Electrical Renewal	Project	Planning	Active
PRJ-000179	Plant Renewals - Reactive	Programme	Execution	Active
PRJ-000180	Walkways - Geraldine, Aorangi Rd Wetland	Project	Planning	Active
PRJ-000181	Sampling Access Points Safety Upgrade	Project	Initiation	Not Started
PRJ-000182	Pump Station Washdown Points - Backflow and Metering	Project	Planning	Active
PRJ-000184	North Mole PS Road Lid	Project	Planning	Active
326 - Water Supplies Resource Consent Renewals				
PRJ-000124	Water Supplies Resource Consent Renewals	Programme	Execution	Active
327 - WC 213 Drainage Renewals - includes kerb and channel				
PRJ-000045	North Street at Latter Street and Victoria Road - New Roundabout and Pedestrian Refuge Islands / Heaton Street / Victoria Street - Roundabout Upgrade [Multi-funded]	Project	Closing	Active

Project ID	Name	Type	Phase	Status
PRJ-000046	Evans Street (SH1) / Waimataitai Street [Multi-funded]	Project	Execution	Active
PRJ-000048	327 - WC 213 Drainage Renewals - includes kerb and channel	Programme	Execution	Active
PRJ-000188	Wallingford Road upgrade	Project	Planning	Active
328 - WC211 - Unsealed Road Rehabilitation				
PRJ-000049	328 - WC211 - Unsealed Road Rehabilitation	Programme	Execution	Active
329 - WC212 - Sealed Road Resurfacing				
PRJ-000050	329 - WC212 - Sealed Road Resurfacing	Programme	Execution	Active
PRJ-000060	Asphalt programme - District Wide Reseals	Programme	Planning	Active
PRJ-000061	Barnard St Asphalt	Project	Planning	Active
PRJ-000062	Stafford St Asphalt	Project	Planning	Active
PRJ-000063	Selwyn St Asphalt	Project	Planning	Active
330 - WC214 Rehabilitations				
PRJ-000045	North Street at Latter Street and Victoria Road - New Roundabout and Pedestrian Refuge Islands / Heaton Street / Victoria Street - Roundabout Upgrade [Multi-funded]	Project	Closing	Active
PRJ-000057	Robinson Road - Road Rehabilitation	Project	Planning	Active
PRJ-000058	Earl Road- Road Rehabilitation	Project	Planning	Active
PRJ-000059	Rockdale Road- Road Rehabilitation	Project	Planning	Active
331 - WC215 - Bridge Structures Component Replacement				
PRJ-000051	Bridge Structures Component Replacement	Programme	Planning	Active
PRJ-000144	Rocky hundreds road retaining wall	Project	Planning	Active
332 - WC216 Bridge & Large Culvert Renewals				
PRJ-000052	Landsborough road bridge	Project	Planning	Active
PRJ-000053	Minor Bridge Renewals	Programme	Planning	Active

Project ID	Name	Type	Phase	Status
333 - WC222 Traffic Services Renewal				
PRJ-000030	Marine Parade footpath	Project	Planning	Active
PRJ-000031	Marine Parade, Timaru Port	Project	Planning	Active
PRJ-000032	Ranui Avenue, Timaru	Project	Planning	Active
PRJ-000033	Waipopo Road at Waipopo Huts	Project	Planning	Active
PRJ-000034	Selwyn Street/Douglas Street/Grasmere Street roundabout island	Project	Planning	Active
PRJ-000047	Talbot Street, Geraldine - New Footpath [Multi-funded]	Project	Execution	Active
PRJ-000054	333 - WC222 Traffic Services Renewal	Programme	Planning	Active
334 - WC224 - Cycle Path Renewals				
PRJ-000035	Fox Street-North Terrace, Temuka	Project	Planning	Active
PRJ-000036	Studholme Street, Temuka cul-de-sac	Project	Planning	Active
PRJ-000037	South Street, Timaru	Project	Planning	Active
PRJ-000038	Peel Forest Road pathway	Project	Planning	Active
335 - WC225 Footpath Renewals				
PRJ-000045	North Street at Latter Street and Victoria Road - New Roundabout and Pedestrian Refuge Islands / Heaton Street / Victoria Street - Roundabout Upgrade [Multi-funded]	Project	Closing	Active
PRJ-000046	Evans Street (SH1) / Waimataitai Street [Multi-funded]	Project	Execution	Active
PRJ-000055	335 - WC225 Footpath Renewals	Programme	Execution	Active
PRJ-000165	Geraldine Tiles [Multi-funded]	Project	Scoping	Not Started
PRJ-000166	Temuka Tiles	Project	Scoping	Active
337 - Libraries Furniture - General Renewals				
PRJ-000157	Libraries Furniture - General Renewals	Programme	Execution	Not Started
344 - New Pound				

Project ID	Name	Type	Phase	Status
PRJ-000133	New Dog Pound Site	Project	Planning	Active
349 - Equipment and Furniture - new stadium placeholder				
PRJ-000006	Aorangi Stadium Facility Development [Multi-funded]	Project	Execution	Active
PRJ-000139	Equipment and Furniture - New stadium	Project	Planning	Active
350 - Soundshell Update including stage				
PRJ-000194	Caroline Bay facilities accessible lift	Project	Scoping	Not Started
351 - Community facilities - painting, seating, tables,				
PRJ-000159	Community facilities - painting, seating, tables,	Programme	Execution	Not Started
352 - Temuka Alpine Energy Stadium - EQ Repairs - Preparedness for EQ grounds				
PRJ-000008	Major maintenance - Temuka Stadium Roof	Project	Execution	Active
355 - WC221 Environmental Renewals				
PRJ-000056	355 - WC221 Environmental Renewals	Programme	Execution	Not Started
357 - Urban Water plant renewals smoothed				
PRJ-000093	Network Online Monitoring for Compliance	Programme	Execution	Active
PRJ-000185	Treatment process improvements (Treatment plants)	Programme	Planning	Active
PRJ-000186	Urban Plant Reactive	Programme	Execution	Active
364 - Temuka Reservoir Refurbishment				
PRJ-000109	Temuka Reservoir Refurbishment	Project	Planning	Not Started
368 - Inland Towns WWTP upgrades				
PRJ-000175	Pleasant Point Screen Upgrade	Project	Planning	Active
369 - Urban Sewer Network Modelling				
PRJ-000073	Urban Sewer Network Modelling	Project	Planning	Active
377 - Te Moana Reticulation Renewals				
PRJ-000090	Contract 2792 -Te Moana Pump Station Renewals - Pleasant Valley and Gapes Valley	Project	Planning	Active
380 - Seadown Reservoir and Treatment Upgrade				
PRJ-000081	Seadown Reservoir and Treatment Upgrade - Reactive Work	Programme	Execution	Active

30

Project ID	Name	Type	Phase	Status
389 - Downlands Reservoir Renewals				
PRJ-000080	Downlands Reservoir Strategy	Programme	Planning	Active
392 - Central Timaru Renewals				
PRJ-000088	Contract 2813 - Stafford Street to Barnard street Water Services	Project	Planning	Active
Cartwrights/Kelland/Rosewill Velley				
PRJ-000027	Cartwrights-Rosewill Valley-Kellands Hill resilience route	Project	Planning	Active
Connoor Road Intersection Improvement associated with Bridge Renewal				
PRJ-000026	Coonoor Road, Timaru - New Kerb & Channel and Shared Pathway	Project	Planning	Active
Domain Ave Kerb and Channel Upgrade				
PRJ-000028	Domain Avenue, Timaru intersection improvements	Project	Planning	Active
Elm Street Construction				
PRJ-000042	Elm Street construction	Project	Planning	Active
Levels Plain Intersection Improvement				
PRJ-000025	Levels Plain Road/Falvey Road/Foley Road intersection improvement	Project	Planning	Active
Misc Minor Network Improvements - long standing community requests - list of over 300 projects				
PRJ-000153	Heaton Street/Craigie Avenue	Project	Planning	Active
PRJ-000154	South Street, Timaru - Installation of new timber bollards	Project	Planning	Active
PRJ-000187	Lazarette Loop-Mountainview Road pathway	Project	Planning	Active
New 26/27 budget requests: Heaton Hayes Southern Port Access Rail Crossing upgrade				
PRJ-000041	Heaton-Hayes railway crossing upgrade	Project	Planning	Active
Pleasant Valley/Craig Road/ Kennedy Street Safety Improvements				
PRJ-000029	State Highway 79/Pleasant Valley Road/Tiplady Road intersection safety improvement	Project	Planning	Active
Stormwater auto sampling				
PRJ-000147	Monitoring compliance	Programme	Planning	Not Started
House EQ Strengthening				
PRJ-000183	Art Gallery HVAC replacement	Project	Scoping	Not Started

6.8 Strathallan Corner Project

Author: **Susannah Ratahi, General Manager Land Transport and Parks**

Authoriser: **Nigel Trainor, Chief Executive**

Recommendation

That the Projects and Procurement Committee:

1 Receives the Strathallan Corner Project Close-Out Report;

2 Notes that the substantive Strathallan Corner redevelopment is practically complete and operational, with final project expenditure of approximately $1.24 million against an approved project budget of $1.6 million;

3 Notes that the project received $300,000 of external funding from the Ministry of Business, Innovation and Employment (MBIE), with delivery timeframes associated with that funding contributing to programme pressures during the project;

4 Notes that the project experienced significant changes in scope, project ownership, procurement approach and project management resource over its delivery period, together with delays in detailed design;

5 Notes the project delivery and governance lessons identified through the project close-out process, including the importance of design readiness, clear project governance and decision-making, continuity of project management resource and alignment between project scope, procurement and stakeholder expectations;

6 Notes that a small number of operational and completion matters remain to be resolved and that these will be progressed within existing funding and delegations where they relate to completion or remediation of the approved project scope and;

7 Notes that any future enhancement or new scope, including significant shade structures or public artwork not included within the final funded project scope, will be subject to separate funding and governance consideration at a future date.

Purpose of Report

1 The purpose of this report is to formally present the close-out of the Strathallan Corner Redevelopment to the Projects and Procurement Committee, provide a summary of overall project performance and financial position, identify remaining operational matters, and record key lessons arising from the project.

2 A detailed close-out report is provided in the public excluded Strathallan Corner Report. It contains the detailed project chronology, supplier and contractual information, financial breakdowns and directly attributable feedback received through the close-out process. Public exclusion is sought for those parts of the report containing commercially sensitive information.

Assessment of Significance

3 This matter is considered of low significance in accordance with Council's Significance and Engagement Policy as the redevelopment has already been substantially completed and is operational. This report does not propose a significant change to the level of service, ownership or strategic purpose of the asset.

4 There has, however, been a high level of community and elected member interest in the project. For this reason, this report provides a public summary of the project history, financial outcome and key lessons identified through close-out.

Background

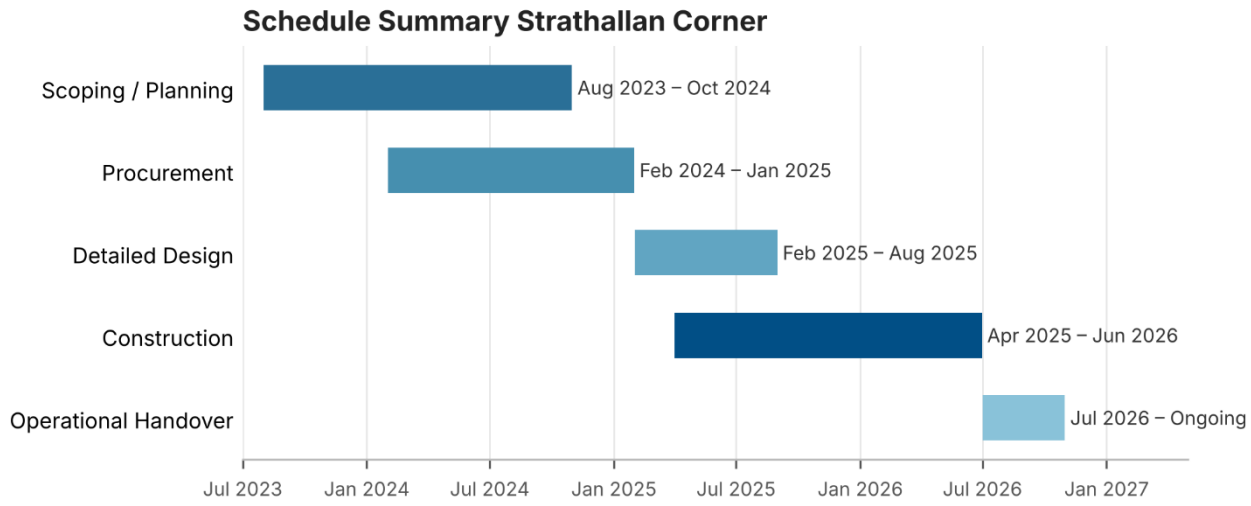
5 The Strathallan Corner Redevelopment originated through the CityTown programme, with initial project development commencing in 2023.

6 The initial focus was replacement of the existing public toilet block with a smaller modern facility to reduce its visual and physical impact on the site and improve the ability to use Strathallan Corner as a public gathering and activity space. The scope subsequently evolved to include redevelopment of the wider site in accordance with the CityTown Masterplan.

7 Council secured $300,000 of external funding from MBIE towards the project. The funding was subject to delivery requirements and timeframes, with a number of extensions subsequently sought as the project progressed. Retaining the external funding and meeting associated delivery milestones was one of the factors influencing the project programme and sequencing of works.

8 Over the life of the project there were a number of changes to project scope, organisational ownership and project management arrangements. The project also underwent multiple procurement processes as scope and design requirements evolved. Some elements included in earlier concept material were subsequently refined or removed through detailed design; for example, shade provision formed part of the endorsed concept intent but was not included in the final detailed design issued to elected members and stakeholders in August 2025.

9 Figure 1 – Schedule Summary



10 In early 2025, detailed design had not been completed within the anticipated programme and was affecting the project's critical path. A decision was made at that time to continue with enabling and site preparation works, including survey and service investigations, removal of

existing assets and demolition, while detailed design was being finalised. This was intended to retain the winter construction period, minimise disruption during busier commercial months and maintain progress against external funding timeframes.

11 Subsequent detailed design and physical investigations, including survey, identified a number of site constraints, including the relationship between the design footprint, existing site levels, underground services and the subterranean chamber beneath part of the site. These required further design iteration and contributed to programme delay.

12 The replacement public toilet facility opened in August 2025. The wider site was progressively completed and partially opened in December 2025, with the full public space subsequently becoming operational.

Discussion

13 The close-out review has considered project scope, programme, financial performance, construction delivery, outstanding operational matters and feedback from those involved in delivery.

14 The review confirms that the substantive redevelopment has been delivered and the site is now operational. The redevelopment provides a smaller and more accessible public toilet facility, improved pedestrian accessibility, upgraded public space, seating, lighting, landscaping and cultural design elements developed with Te Rūnanga o Arowhenua.

15 The project did, however, experience significant programme and project development challenges. These included:

15.1 changes in scope and project direction during the development phase;

15.2 repeated procurement processes arising from changes in project scope, management and governance direction, and design requirements;

15.3 changes in organisational ownership and sponsorship;

15.4 multiple changes in project management resource;

15.5 delays in completion of detailed design;

15.6 physical works progressing while elements of detailed design remained unresolved; and

15.7 site constraints identified during construction that required further design and construction responses.

16 These factors resulted in a significantly longer delivery period than originally anticipated and contributed to changes and iteration during construction.

17 Feedback received through the close-out process indicates that, once construction was underway, contractors, consultants and specialist suppliers generally worked collaboratively to resolve the issues encountered. The key lessons identified are predominantly associated with project initiation, design readiness, governance, procurement, project continuity and stakeholder expectation management rather than the quality of construction delivery itself.

18 The close-out process has identified several lessons relevant to future Council capital projects. In particular:

18.1 Governance approved project scope should be sufficiently resolved before procurement commences;

18.2 detailed design should ordinarily reach an appropriate level of maturity before physical construction begins;

18.3 where enabling works are progressed before final design, the risks and decision to accept those risks should be clearly documented;

18.4 projects should have clear and consistent project ownership, sponsorship and decision-making responsibilities;

18.5 continuity of project management resource should be maintained wherever practicable; and

18.6 public communications should clearly distinguish between early concepts, funded project scope and final approved deliverables.

19 Some minor operational and completion matters remain. These principally relate to reinstating the landscaped planting treatment shown in the final detailed design in place of the grassed area subsequently established on site, extending irrigation to support that planting, remediation of the ramp transition, operational risk reduction associated with the stainless-steel tuna informal play features, installation of seating on the upper platform, and reuse of the purchased strip lighting in an alternative setting. The proposed return to planting reflects both the original detailed design intent and operational concerns associated with maintaining turf around the stainless-steel features and encouraging informal play in that area.

20 These matters are being worked through as part of formal transition of the site into business-as-usual asset management.

21 Other elements previously contemplated through concept development, including shade provision and the illuminated tuna sculpture, did not progress as part of the constructed final design. Any decision to progress these elements would represent further investment and would be subject to separate funding and governance consideration, likely best considered through the Long-Term Plan process and considered against Council's other priorities.

Options and Preferred Option

22 As this is a project close-out report, there are no substantive alternative delivery options requiring consideration by the Committee.

23 The preferred approach is for the Committee to receive the project close-out, note the final financial and delivery position and lessons identified, and allow officers to complete the remaining operational matters within existing budgets and delegations where these form part of completion or remediation of the approved project scope.

24 Any proposed new or enhanced scope would be brought back through the appropriate Long-Term Plan, Annual Plan or other governance process as required.

Consultation

25 Community engagement occurred at several stages during development of the project, including through the wider CityTown Masterplan process, consultation on early design options and subsequent communication of the final design.

26 Te Rūnanga o Arowhenua was engaged to provide cultural and design advice, which informed a number of the cultural and artistic elements incorporated into the completed site.

27 Nearby businesses and property owners were provided with project information during construction, including updates on the anticipated programme and changes to the design.

28 The project has attracted significant community interest and public commentary throughout its development and construction. The close-out review identifies clearer alignment between concept material, funded scope and public communications as an important lesson for future projects.

29 Contractors, consultants and internal stakeholders have also provided feedback as part of the project close-out process. This feedback is summarised in the detailed Close-Out Report.

Relevant Legislation, Council Policy and Plans

30 The project was progressed within the strategic direction established through the CityTown programme and CityTown Masterplan.

31 Project procurement and expenditure were undertaken in accordance with the Council policies, delegations and procurement requirements applying at the relevant stages of the project.

32 The completed works were subject to the relevant building, resource consent, archaeological, accessibility and other statutory requirements.

33 The detailed Close-Out Report will be considered separately with the public excluded due to the inclusion of detailed supplier financial and contractual information and directly attributable project feedback.

Financial and Funding Implications

Amount Requested: $0

Capital Expenditure: $0

Operational Expenditure: $0

Funding Source: Rate Funded ☐ Loan Funded ☒ Grant/Subsidy Funded ☒
Targeted Rate ☐ Fees/Charges ☐

Is the proposed expenditure: Budgeted ☒ or Unbudgeted ☐

Is a budget reallocation required? Yes ☐ No ☒

34 The approved overall project budget was $1,600,000.

35 Final recorded project expenditure is approximately $1,242,179, resulting in approximately $357,821 remaining against the approved project budget.

36 The project received $300,000 of MBIE grant funding, reducing the net Council contribution to the redevelopment.

37 The project experienced changes and additional costs within individual components during delivery, including costs associated with the structural strengthening of the existing subterranean chamber and other site and design matters identified during construction. These costs were able to be accommodated within the overall approved project budget.

38 The project close-out also identifies savings arising from the final delivery approach and from scope elements that were not ultimately progressed to construction.

39 Detailed supplier expenditure, variations and contractual information are contained in the detailed Project Close-Out Report.

40 A limited amount of expenditure remains associated with completion and remediation of existing project scope. This can be accommodated within the remaining approved project budget.

41 Potential future enhancements, including significant shade infrastructure and the proposed illuminated tuna sculpture, are not included as commitments through this report and would require separate consideration and funding approval.

Other Considerations

42 The project has been the subject of considerable public interest. The close-out process has therefore sought to provide a clear and transparent account of the project's overall delivery, including matters that worked well and areas where improvements are required.

43 The close-out considers the project as a whole, including the effects of governance and management decisions, project structures, design development, procurement and delivery. It does not seek to make retrospective performance findings about individual employees, elected members, contractors or consultants.

44 Formal operational handover will be completed once the remaining completion and remediation items have been addressed and the relevant assets have been incorporated into Council's asset management systems.

Attachments

Nil

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 Strathallan Corner Project Detailed Project Close-Out Report

10.2 Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 8 September 2026

10.3 Deloitte Procurement Review Update

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 - Strathallan Corner Project Detailed Project Close-Out Report	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)(h) - The withholding of the information is necessary to enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities	To protect commercially sensitive information To enable Council to carry out commercial activities
10.2 - Public Excluded Minutes of the Projects and Procurement Committee	Section 48(1) of the Local Government Official Information and Meetings Act 1987.	The public excluded minutes of the meeting held on 8 September 2026 are considered

Meeting held on 8 September 2026 **Matters dealt with in these minutes:** 10.1 - Contract 2702 - Talbot Street Sewer Main Upgrade		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 8 September 2026.
10.3 - Deloitte Procurement Review Update	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

*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