



AGENDA

Projects and Procurement Committee Meeting

Tuesday, 14 July 2026

Date Tuesday, 14 July 2026

Time 11:30 am

Location Council Chambers
Timaru District Council
King George Place
Timaru

File Reference 1854024

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 14 July 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 9 June 2026.....	6
6	Reports	18
6.1	Actions Register Update	18
6.2	Project Fundraising Groups - Verbal Update (If required)	24
6.3	Theatre Royal and Museum Project Update - June 2026	25
6.4	Aorangi Stadium Project Update - June 2026	62
6.5	Migration to Civica Altitude Project Status Report - June 2026	79
6.6	Infrastructure Capital Programme Delivery Update	87
6.7	Claremont Water Treatment Plant Upgrade – Monthly Report	103
7	Consideration of Urgent Business Items.....	116
8	Consideration of Minor Nature Matters.....	116
9	Exclusion of the Public.....	116
10.1	Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 9 June 2026	116
10.2	Contract 2504 - Maintenance of Traffic Signals, Capark Equipment, Parking Meters and School Signs - Extension of Contract	116
10.3	Contract 2663 - Sealed Road Resurfacing Contract Extension	116
10.4	Contract 2686 - Seadown Water Trunk Main Upgrade - Stage 2.....	116
10.5	Contract 2756 Claremont Water Treatment Plant Upgrade – Design and Build – Solar Power Options	116
10	Public Excluded Reports.....	119
11	Readmittance of the Public.....	120

- 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 9 June 2026

Author: Meghan Taylor, Acting Democracy Services Lead

Recommendation

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

Attachments

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



MINUTES

Projects and Procurement Committee Meeting Tuesday, 9 June 2026

Ref: 1854024

**Minutes of Timaru District Council
Projects and Procurement Committee Meeting
Held in the Council Chambers, Timaru District Council, King George Place, Timaru
on Tuesday, 9 June 2026 at 11:30 am**

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

In Attendance: **Councillors:** Philip Harper, Michelle Pye

Community Board Members: John Jackson (Temuka), Anna Lyon (Pleasant Point), Shane Minnear (Geraldine)

Officers: Stephen Doran (Acting Chief Executive/General Manager Corporate), Paul Cooper (General Manager Regulatory, Development and Growth), Suzy Ratahi (General Manager Land Transport), Andrew Dixon (General Manager Assets and Infrastructure), Andrew Lester (General Manager Drainage and Water), Justin Bagust (Chief Information Officer), Selina Kunac (Transport Strategy Advisor), Grant Hall (Water Services Principal), Scott Gaddes (Theatre Manager), Philip Howe (Museum Director), Rachel Leitch (Communications Team Leader), Maddison Gourlay (Marketing and Communications Advisor), Alesia Cahill (Executive Support Manager), Meghan Taylor (Acting Democracy Services Lead)

Public: Paul Haggath (Project Manager, Team Projects Limited)

1 Apologies

No apologies were received.

2 Identification of Items of Urgent Business

No items of urgent business were received.

3 Identification of Matters of a Minor Nature

No matters of a minor nature were raised.

4 Declaration of Conflicts of Interest

No conflicts of interest were declared.

5 Confirmation of Minutes

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

Resolution 2026/34

Moved: Clr Peter Burt

Seconded: Clr Chris Thomas

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

Carried

5.2 Minutes of the Projects and Procurement Committee Meeting held on 12 May 2026

Resolution 2026/35

Moved: Clr Graeme Wilson

Seconded: Clr Owen Jackson

That the Minutes of the Projects and Procurement Committee Meeting held on 12 May 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 (If required)

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

Abbie Ross and Shaun Campbell – Aorangi Stadium Fundraising Group

Abbie Ross noted a recent Business After Five (BA5) Chamber event that was used to launch the promotional campaign, including a fundraising video and social media activity, which generated strong community engagement and a largely positive response. The Committee has continued engagement with service clubs and local businesses, securing nine Gold Partnerships totalling \$450,000. Fundraising commitments have now reached approximately \$950,000, with attention shifting to securing Silver and Bronze level sponsorships. The positive feedback received from the community and the shared vision for the facility was highlighted. Clr Wilson commented on the positive atmosphere and enthusiasm demonstrated at the BA5 event.

Ethan Richardson – Theatre Royal Fundraising Group

Ethan Richardson advised that the fundraising group is not yet ready for a public launch and is focusing on finalising governance arrangements and project timelines. The Friends of the Theatre organisation has established its internal structure, with financial systems currently being implemented. It was advised that the group is working closely with the Theatre Manager and Project Sponsor. The organising committee is primarily made up of representatives from the performing arts community, with further engagement planned with local performance organisations as fundraising plans progress.

Philip Howe - South Canterbury Museum Development Trust

Philip Howe reported that the Museum Development Trust has raised approximately \$1.4 million towards its \$2 million fundraising target. Fundraising efforts are focused on three key areas: securing local and national grants, engaging directly with individuals, businesses and organisations for exhibition sponsorship opportunities, and generating ongoing revenue through programmes,

publications and other activities. The Trust has also relaunched its website with the inclusion of an online donation portal, and remains confident of continuing progress towards its fundraising goal. Cllr Pye queried whether the remaining funding gap could require Council loan funding, with discussion deferred to a later item on the agenda.

Resolution 2026/36

Moved: Cllr Graeme Wilson

Seconded: Cllr Stacey Scott

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

Carried

6.2 Actions Register Update

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

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

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.

Strathallan Corner Project Updates

The Chairperson advised that they had visited the site earlier to view the completed project with the Mayor.

Improved Visibility of Aorangi Stadium / Theatre Royal and Museum Webpages

Improvements that were made to the visibility and accessibility of project webpages were highlighted. The General Manager Corporate advised of a minor issue that had been identified and rectified where the "Stay Up to Date" link on the Aorangi Stadium page redirected users to Theatre Royal content. It was requested that fundraising links be made more prominent on the relevant project webpages.

Resolution 2026/37

Moved: Cllr Graeme Wilson

Seconded: Cllr Stacey Scott

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

Carried

6.3 Aorangi Stadium Project Update - May 2026

The Project Manager spoke to the report to update the Projects and Procurement Committee as to the status of the Aorangi Stadium Project in a public forum and to gather feedback on traffic calming options.

The Project Manager provided an update on health and safety, procurement, shipping, design matters, programme, and budget. It was advised that the majority of procured items are expected to arrive shortly and outlined three matters currently being addressed: proposed traffic calming measures, a request from South Canterbury Basketball to install eight game-filming cameras at its own cost, and the future provision of solar panels. It was noted that structural strengthening for solar installation was excluded from the original scope, although sufficient roof capacity remains available for additional panels in the future. Roof installation is progressing ahead of programme.

Financially, project expenditure to the end of April totalled \$10.9 million, with updated figures to be provided at the next meeting. No significant new variations were reported and an overview of previously approved variations was provided.

At 11:55 am, Clr Chris Thomas left the meeting.

Clarification was sought regarding the Rawlinsons cost reporting regarding consent costs. The Project Manager advised that consent costs had exceeded original estimates despite an allowance being included within the budget. The timing of seating procurement was raised.

At 11:57 am, Clr Chris Thomas returned to the meeting.

The cashflow forecasts contained within the Executive Summary was and whether associated variances were reflected in Council budgets was queried. The General Manager Regulatory Development and Growth (Project Sponsor) advised that the matter related to project phasing and would be reviewed further before reporting back to the Committee. The General Manager Assets and Infrastructure noted that \$2 million of funding had been being sourced from Better Off Funding and advised that the budget variance was not expected to have a significant impact on the project.

The General Manager Land Transport provided an overview of the proposed traffic calming measures outlined in the report. Noting the concept had been developed by Council officers following consideration of existing and future stadium use, balancing pedestrian safety, community access requirements, and emergency service access. The proposal also reflects planned improvements to the Morgans Road roundabout and changes to vehicle entry and exit arrangements. Concern for pedestrian access was acknowledged, noting the crossing would be raised like had been constructed outside the Hospital. It was highlighted that additional mobility parking has been incorporated into the design.

Concerns were raised regarding lighting around the existing stadium and pedestrian access routes. The General Manager Land Transport confirmed that the proposed pedestrian crossing would be well lit. Concerns were also raised regarding the adequacy of lighting within the existing stadium car park, which currently relies in part on adjacent hockey turf lighting. The Committee requested the development of a broader lighting plan for the stadium site to be presented to Council.

Discussion also occurred regarding funding the proposed traffic calming and lighting improvements, with members noting that no budget provision currently exists. The General Manager Land Transport noted that this was unlikely to qualify for New Zealand Transport Agency funding and advised that options, including costs, funding implications, would be investigated and reported back to the Committee.

The Mayor noted that consideration should be given to ensuring the Committee remains focused on strategic matters rather than operational decisions, with funding decisions ultimately requiring Council approval.

Resolution 2026/38

Moved: Cllr Stacey Scott

Seconded: Cllr Peter Burt

That the Projects and Procurement Committee:

1. Receive and note the Aorangi Stadium Project Update – May 2026 report; and
2. Provides feedback on the proposed traffic calming option.

Carried

6.4 Theatre Royal and Museum Project Update - May 2026

The General Manager Regulatory, Development and Growth (Project Sponsor) 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 and to approve the Stafford Street façade colour scheme.

The Project Sponsor introduced the newly appointed Theatre Manager, who outlined his theatre management background and initial priorities in the role.

The Project Manager provided a project update, noting that the redevelopment remains largely on track, with the programme approximately one week behind schedule. The auditorium refurbishment is ahead of programme, while the stage house works remain slightly behind. Updates were provided on utility connections, museum exhibition fit-out tenders, consents, compliance matters minor project variations, key risks and works outside of the project scope such as footpaths etc. It was highlighted that further work was being undertaken with Alpine Energy to align timeframes for the new power supply, with contingency options available if required.

Concern was raised with the timing of Alpine Energy works. Contractor variations outstanding or being debated and precast panel installation damage were raised. The Project Manager advised that remedial works would be completed by the contractor with no impact on the programme.

The underpinning of the stage house was raised, the Project Manager advised that the risk now considered resolved and the preferred methodology is being discussed with relevant parties.

Further discussion included the chandelier refurbishment works, the project manager advised the scope included fixing minor imperfections, cleaning and the upgrade of electrical fittings for compatibility.

Clarification was sought on the remaining \$600,000 museum fundraising shortfall, future fit-out costs, and responsibility for delivering associated works such as utilities, drainage and footpath upgrades. The Project Manager advised the fundraising was for the furniture fixings and equipment for the lower Museum exhibition, spending for this item won't occur until the fitout contract is let. The General Manager Land Transport advised that an integrated plan is currently in development for the associated works raised.

Discussion was had on the proposed Stafford Street façade colour scheme, with the Chairperson acknowledging ideas that the Community had circulated on social media.

The Mayor noted that that façade colours are an operational design matter and shouldn't be a matter considered by the Committee and for that reason was abstaining.

Resolution 2026/39

Moved: Clr Owen Jackson

Seconded: Clr Stu Piddington

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

Carried

Resolution 2026/40

Moved: Clr Stacey Scott

Seconded: Clr Owen Jackson

That the Projects and Procurement Committee Approves Option 2 (Resene Biscotti and Resene Half Biscotti) as the colour scheme for the Stafford Street frontage.

In Favour: Clrs Stacey Scott, Owen Jackson, Peter Burt and Chris Thomas

Against: Clr Stu Piddington

Abstained: Clrs Nigel Bowen and Graeme Wilson

Carried 4/1

6.5 Logo for Te Kura Marumaru South Canterbury Museum

The General Manager Corporate spoke to the report to update the Projects and Procurement Committee on the work being undertaken to create a brand identity and logo for Te Kura Marumaru South Canterbury Museum. An overview of the background information to the logo was provided.

Resolution 2026/41

Moved: Mayor Nigel Bowen

Seconded: Clr Peter Burt

That the Projects and Procurement Committee receives and notes the Logo for Te Kura Marumaru South Canterbury Museum report.

Carried

6.6 Migration to Civica Altitude Project Status Report - May 2026

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

Clarification was sought on the green status, the Continuous Improvement Business Partner advised that it indicated the project is progressing as planned.

Discussion occurred regarding the future implementation of the Citizen Central portal and the transition away from the Snap Send Solve platform. The Continuous Improvement Business Partner

advised that Citizen Central is expected to be available by the end of November and Snap Send Solve would remain available as a non-paid service. The General Manager Corporate advised that Snap Send Solve does not integrate directly with Council systems and that requests submitted through Snap Send Solve would continue to be directed to Customer Services.

The Mayor noted the importance of maintaining effective customer feedback channels and requested a future update or demo on the functionality and user experience of Citizen Central, including a comparison with Snap Send Solve.

Resolution 2026/42

Moved: Clr Stacey Scott

Seconded: Clr Peter Burt

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

Carried

7 Consideration of Urgent Business Items

No items of urgent business were received.

8 Consideration of Minor Nature Matters

No matters of a minor nature were raised.

9 Exclusion of the Public

Resolution 2026/43

Moved: Clr Stacey Scott

Seconded: Clr Owen Jackson

That at 12.47 pm, the public be excluded from the following parts of the proceedings of this meeting, namely,—

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

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

10.3 Landsborough Road Bridge Power Relocation Works

10.4 Extension of Contract 2494 - Road Maintenance and Renewals

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Plain English Reason
10.1 - Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 14 April 2026 Matters dealt with in these minutes: 10.1 - Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 10 March 2026 10.2 - Contract 2756 Claremont Water Treatment Plant - Design and Build 10.3 - Claremont Water Treatment Plant Treated Water Reservoir Registration of Interest	Section 48(1) of the Local Government Official Information and Meetings Act 1987.	The public excluded minutes of the meeting held on 14 April 2026 are considered confidential pursuant to the provisions of the LGOIMA Act of 1987. The specific provisions of the Act that relate to these minutes can be found in the open minutes of the meeting held on 14 April 2026.
10.2 - Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 12 May 2026 Matters dealt with in these minutes: 9.1 - Land Transport Procurement Update	Section 48(1) of the Local Government Official Information and Meetings Act 1987.	The public excluded minutes of the meeting held on 12 May 2026 are considered confidential pursuant to the provisions of the LGOIMA Act of 1987. The specific provisions of the Act that relate to these minutes can be found in the open minutes of the meeting held on 12 May 2026.
10.3 - Landsborough Road Bridge Power Relocation Works	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	To protect commercially sensitive information

10.4 - Extension of Contract 2494 - Road Maintenance and Renewals	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	To protect commercially sensitive information
10.5 - Contract 2756 Claremont Water Treatment Plant – Cost Fluctuations, and Contract 2787 Claremont WTP Treated Water Reservoir Registration of Interest	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 Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 14 April 2026****10.1 Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 10 March 2026****10.2 Contract 2756 Claremont Water Treatment Plant - Design and Build**

- 10.3 Claremont Water Treatment Plant Treated Water Reservoir Registration of Interest**
- 10.2 Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 12 May 2026**
- 9.1 Land Transport Procurement Update**
- 10.3 Landsborough Road Bridge Power Relocation Works**
- 10.4 Extension of Contract 2494 - Road Maintenance and Renewals**
- 10.5 Contract 2756 Claremont Water Treatment Plant – Cost Fluctuations, and Contract 2787 Claremont WTP Treated Water Reservoir Registration of Interest**
- 11 Readmittance of the Public**

Resolution 2026/44

Moved: Clr Stacey Scott

Seconded: Clr Graeme Wilson

That the meeting moves out of Closed Meeting into Open Meeting at 1.29pm.

Carried

The meeting closed at 1.29pm.

.....
Clr Stacey Scott
Chairperson

6 Reports

6.1 Actions Register Update

Author: Meghan Taylor, Acting Democracy Services Lead

Authoriser: Stephen Doran, General Manager Corporate

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 nine items on the actions register.
- 5 Five items are marked as ongoing.
- 6 One item is marked as completed, and proposed to be marked as removed at the next meeting.
- 7 Three items are marked as removed and will be taken off the list at the next meeting.

Attachments

1. **Project and Procurement Committee Actions Required** [↓](#) 

Information Requested from Councillors (Projects and Procurement Committee)

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

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

Information Requested	Strathallan Corner Project Updates		
Date Raised:	14 April 2026	Status:	In Progress
Issue Owner	General Manager Assets and Infrastructure	Completed Date:	
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.			

#1808477

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.

Information Requested	Improved Visibility of Aorangi Stadium / Theatre Royal and Museum Webpages		
Date Raised:	12 May 2026	Status:	Complete
Issue Owner	General Manager Corporate	Completed Date:	09.06.2026
Background: The Committee requested improved prominence of the project webpages on Council's website, including the incorporation of links to each individual fundraising campaigns. June 2026 Update: The home page of the TDC website now contains a scrolling background (behind the popular link buttons) that includes "Project Updates". On clicking the 'read more' button you are taken to a page with the projects listed. Within the specific project pages there are links to the appropriate fundraising groups and a library of images to show project works. This action is complete and can now be removed from the register.			

Information Requested	Theatre Royal Façade Colour Options		
Date Raised:	12 May 2026	Status:	Complete
Issue Owner	General Manager Regulatory, Development and Growth (Project Sponsor)	Completed Date:	03.06.2026
Background: The Committee requested further information on the Theatre Royal façade colour, expressing a preference for options to be returned to the Committee that reflect the internal upgrades June 2026 Update: Theatre Royal Façade colour options have been included in the May Project update report for consideration. This action is complete and can be closed.			

#1808477

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

Information Requested	Aorangi Stadium traffic calming and access arrangement options		
Date Raised:	12 May 2026	Status:	Complete
Issue Owner	General Manager Regulatory, Development and Growth (Project Sponsor) /General Manager Land Transport	Completed Date:	03.06.2026
Background: The Committee requested further work to assess traffic calming and access arrangements for the Aorangi Stadium, with updates to be brought back once improvement options are sufficiently developed. June 2026 Update: Traffic calming and access arrangement improvements have been developed and are presented in the Aorangi Stadium Project Update report for the June 2026 meeting. This action is complete and can now be closed.			

Information Requested	Fundraising Links be placed in a more prominent position on the respective project webpages.		
Date Raised:	09 June 2026	Status:	Complete
Issue Owner	General Manager Corporate	Completed Date:	08.07.2026

#1808477

Background: The Improvements that were made to the visibility and accessibility of project webpages were highlighted. It was requested that fundraising links be made more prominent on the relevant project webpages.

July 2026 Update: An anchor link has been placed at the beginning of the respective pages which directs people who wish to learn more about or contribute to the fundraising. This action is complete and can be removed from the register.

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

Information Requested	Citizen Central Update/Demo with Comparison to Snap Send Solve		
Date Raised:	09 June 2026	Status:	
Issue Owner	Chief Information Officer	Completed Date:	
Background: The Mayor requested a future update or demo on the functionality and user experience of Citizen Central, including a comparison with Snap Send Solve.			

#1808477

July 2026 Update:

#1808477

6.2 Project Fundraising Groups - Verbal Update (If required)**Author:** Meghan Taylor, Acting 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**

6.3 Theatre Royal and Museum Project Update - June 2026**Author:** Paul Haggath, Project Director**Authoriser:** Paul Cooper, General Manager Regulatory Development and Growth**Recommendation**

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

Discussion**Project Status**

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

Museum

- reinforced concrete foundations complete
- lobby and education room underfloor heating
- first floor beams installed, steel superstructure scheduled first week July

Theatre Stagehouse

- Underpinning scheduled to complete first week July
- New concrete stage slab first pour complete
- Off-site fabrication of structural steel

Theatre Back of House (BoH) and plant room

- Precast wall panels installed
- Theatre Front of House (FoH) (Hospitality extensions)
- Foundations underway

Theatre Auditorium

- New floor timber framing complete, ply floor laid
- HVAC commenced below floors
- Roof Replacement 90% complete

Stafford St façade

- Front glazing repairs and refurb underway
- External Painting complete

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 Unknown Conditions within the existing building as work progresses – addressed as and when discovered with rapid responses and solutions.
- 6.2 Other adjacent planned works in Barnard St and Stafford St – to be scheduled in alongside Theatre and Museum Works to maximise opportunity and mitigate potential clashes and overlaps.
- 6.3 Global disruption due to the Middle East conflict is an emerging risk, specifically risks associated with increased fuel prices and potential restrictions to supply and availability. Currently this is not affecting the project, though the construction sector is aware of this as an emerging risk across the industry and (as happened during the COVID crisis) is issuing advice and guidance notices as to how these risks should be addressed.

Budget

7 As expected on a project of this nature there have been a number of discoveries in terms of unknown conditions on site, but all are being dealt with expediently and within project allowances.

8 The project remains on budget – refer to detailed Project Director's report (attachment 1) for full details.

Theatre Manager

9 A new theatre manager has been engaged and is now fully engaged with the project team.

Decisions Required

10 There are no items requiring decision at this time.

Attachments

1. **Project Directors Report PSG report combined June 2026** [!\[\]\(4d5671ed09a68966fe2e932f2c5334b2_img.jpg\)](#) 
2. **NB/DLA Architects Report - June 2026** [!\[\]\(9a639d5fb3cec1d6a97a5cccd1addbdc_img.jpg\)](#) 



THEATRE ROYAL & MUSEUM



PROJECT STEERING GROUP REPORT #18.

END OF JUNE 2026

PREPARED BY: PAUL HAGGATH

CONTENTS

CONTENTS	2
EXECUTIVE SUMMARY (DASHBOARD REPORT)	3
ATTACHMENT 1.....	4
PROJECT DIRECTOR'S MONTHLY REPORT - MAY 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	8
BUDGET/FINANCIAL REPORTING	8
Variations	9
Forecast / Budget Over-runs.....	9
KEY RISKS.....	9
PROJECT APPROVALS	10
ATTACHMENT 2 – QUANTITY SURVEYOR COST REPORT SUMMARY.....	11
ATTACHMENT 3 – ARCHITECT DESIGN REPORT	12
ATTACHMENT 4 – PROCUREMENT STATUS	13
ATTACHMENT 5 – PROGRESS PHOTOGRAPHS.....	16
ATTACHMENT 6 COLOUR OPTIONS – STAFFORD STREET FRONTAGE	Error! Bookmark not defined.
.....	Error! Bookmark not defined.

EXECUTIVE SUMMARY (DASHBOARD REPORT)

TEAM

PROJECTS ADVISORY

TIMARU DISTRICT COUNCIL

MONTHLY REPORT: PERIOD :

SUBMITTED BY:

DATE:

THEATRE ROYAL AND MUSEUM

May-26

Paul Haggath

30-Jun-26

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

1.1 Programme Update Summary

Status GREEN

Key Achievements this period:

1. Museum floors and underfloor heating underway

2. Museum first floor beams installed

3. Underpinning of Stagehouse foundations complete, new concrete slab for stage first pour complete

4. Auditorium new floor framing and ply deck complete

5. Stafford St facade refurbishment painting complete, roof replacement complete

6. Theatre Bohl precast walls erected, FOH foundations underway

1.2 Health, Safety & Environment:

Status GREEN

1. No incidents to report this period

2. Site is very busy and congested as excavations are progressed for the museum foundations and the theatre auditorium floor and stage area.

3. Care is being taken to ensure there are no health and safety conflicts between work areas

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

1.3 Environmental and Heritage

Status AMBER

Key achievements/outcomes

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

1.4 Quality

Status GREEN

Key achievements/outcomes

1.No quality issues this period

1.5 Communications / stakeholder engagement

Status GREEN

Key achievements/outcomes

1. Rachel Leitch is managing communications, erection of signboards, press and media releases, and regular website updates. Website is live

1.6 Procurement

Status GREEN

Key issues/priorities

1. Procurement status of suppliers 90% 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 - 70% of packages tendered, tenders returns under evaluation

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 programme. 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				

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)	31-May-26
Fiscal Period	Q4
Financial Year	2026-2027

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 May 26 shows as \$11,856,425

3. Current forecasts show a contingency of \$2,700,000.

4. 11.37m has now been received from MBIE funding

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	\$ 14,499,738	\$ 28,239,021	\$ -	\$ 43,523,125
Remaining Contingency	\$ -	\$ 2,700,000		\$ -	\$ 2,700,000
Expenditure to date	\$ 784,635	\$ 11,071,790			\$ 11,856,425

Current Budget Cashflow vs Actuals & Forecast (Cumulative) Cashflow vs Cumulative Actuals:

1.7 Programme Delivery

Status GREEN

Architect Appointment – finalise engagement	Baseline Finish	Forecast/Actual Finish	% completion	Finish Variance
Building Consent (Main Works) approved	20/12/2025	20/12/2025	100%	0 days
Theatre and Museum Construction Contract Award	13/01/2026	27/01/2026	100%	14 days
Building Consent (Museum) approved	31/01/2026	28/02/2026	100%	28 days
Museum / Laneway Construction Contract Award	13/01/2026	27/01/2026	100%	14 days
Theatre Specialist Fitout commenced	6/01/2027	6/01/2027	0%	0 days
Museum Exhibition Fit out commenced	1/10/2026	1/10/2026	0%	0 days
Project Completion	28/03/2027	28/03/2027	0%	0 days

Item 6.3 - Attachment 1

Page 29

ATTACHMENT 1

PROJECT DIRECTOR'S MONTHLY REPORT - JUNE 2026

HEALTH, SAFETY & ENVIRONMENT

There have been no reportable near misses or incidents over the past period:

Daily start-up meetings and regular toolbox talks are working well.

CONTRACT AND PROCUREMENT STATUS

CIVIL WORKS CONTRACT - complete.

MAIN CONTRACT

Works are underway on multiple work fronts, including:

Museum

- reinforced concrete foundations complete
- lobby and education room underfloor heating
- first floor beams installed, steel superstructure scheduled first week July

Theatre Stagehouse

- Underpinning scheduled to complete first week July
- New concrete stage slab first pour complete
- Off-site fabrication of structural steel

Theatre BoH and plant room

- Precast wall panels installed

Theatre FoH (Hospitality extensions)

- Foundations underway

Theatre Auditorium

- New floor timber framing complete, ply floor laid
- HVAC commenced below floors
- Roof Replacement 90% complete

Stafford St façade

- Front glazing repairs and refurb underway
- External Painting complete

THEATRE SPECIALIST EQUIPMENT

Audio-Visual cable installation underway beneath auditorium floor

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

Order placed with John Herber of Kaiapoi for stage curtains

Chandelier Refurbishment scope and cost agreed – underway through July.

UTILITIES

New power supply and transformers – easement signed and works scheduled to commence 1st July.

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 – preferred supplier identified – The Custom Space, Nelson
- Perspex – under pricing
- AV Hardware – tenders returned Fri 3rd July, under evaluation
- AV Content - tenders returned Fri 3rd July, under evaluation
- Specialist Joinery - tenders schedule for return Wed 8th July
- Electrical Works Specialist Joinery - tenders schedule for return Wed 8th July
- Graphics and Printing – tenders scheduled for release 6 July, with return at end July

THEATRE MANAGER

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

DESIGN STATUS REVIEW**THEATRE AND MUSEUM**

No current issues

LANEWAY

No current issues

MUSEUM EXHIBITION:

Museum Exhibition Fit Out – detailed designs for the floor layout and individual exhibit areas have been substantially completed.

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

CONSENTS AND COMPLIANCE

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

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

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

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

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

PROGRAMME AND PROGRESS

The museum construction is running approximately 1 week behind programme.

The internal theatre refurbishment is running to schedule, with the auditorium and new floor construction 1-2 weeks ahead of programme.

The theatre stagehouse works are approximately 1.5 – 2 weeks behind schedule, however the first slab pour to the stage has been rescheduled and cast on time to mitigate the delay. Underpinning works are due to complete by 3rd July, including additional mass concrete underpinning found to be necessary under the west wall to stabilise it.

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

KEY MILESTONE DATES ARE SUMMARISED AS BELOW:

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

COMMUNICATIONS AND MEDIA

- Rachel Leitch is managing communications, erection of signboards, press and media releases, and regular website updates. Website is live .

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 May 26) and forecast final costs.

Budget element	Budgeted figure (Jan 2026)	Expended to date	Final Forecast Cost
Approved Budget	\$46,200,000		
Professional fees	\$6,000,000	\$4,476,167	\$6,000,000
Utilities	\$350,000		\$350,000
Construction Costs	\$33,000,000	\$6,010,590	\$33,000,000
Theatre Specialist Equipment	\$2,000,000	\$973,633	\$2,000,000
Museum Fit Out	\$1,800,000	\$67,665	\$1,800,000
Consents, Approvals and Insurances	\$350,000	\$334,105	\$350,000
Contingency (project unknown / unforeseeable)	\$2,700,000		\$2,700,000
Forecast Project Total	\$46,200,000	\$11,862,160	\$46,200,000

MBIE FUNDING

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

VARIATIONS

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

		Estimated cost impact (\$)
1	Change all lifts to Schindler, due to changes to previous supplier availability	75,000
2	Rationalisation of CCTV and electrical works	(45,000)
3	Hard Landscaping value engineering	(53,000)
4	Equitone Cladding Prov Sum	45,000
5	Specialist Joinery Prov Sum	90,000
6	Tender vs Construction issue drawings (adjustment)	110,000
7	Minor variations, clarifications, site adjustments etc (under discussion)	127,000

The overall status of current variations is approximately +\$349,000 to date (end May 2026) but remains within the construction budget allowances. Full variation status register has been provided to the PAPC Chair.

FORECAST / BUDGET OVER-RUNS

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

KEY RISKS

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

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

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

PROJECT APPROVALS

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

- None at this time

ATTACHMENT 2 – QUANTITY SURVEYOR COST REPORT SUMMARY



Theatre Royal and Museum Project
Financial Report 13 Rev: 0
31 May 2026





Theatre Royal and Museum Project
FINANCIAL EXECUTIVE SUMMARY

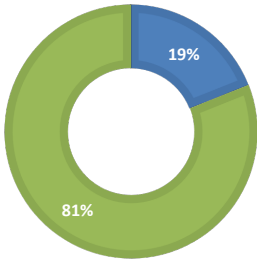
Financial Report 13 Rev: 0
31 May 2026

Ref	Description	Total excluding GST		
		Current Report	Previous Report	Movement
1.1	CONSTRUCTION	37,127,787.50	37,150,000.00 -	22,212.50
1.2	CLIENT DIRECT COSTS / PROFESSIONAL FEES	6,372,212.50	6,350,000.00	22,212.50
1.3	PROJECT CONTINGENCY	2,700,000.00	2,700,000.00	-
1.4	CLIENT APPROVED BUDGET TOTAL	46,200,000.00	46,200,000.00	-

All Values are NZD & Exclude GST

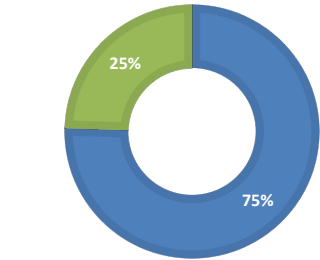
CONSTRUCTION COST

■ Cost to Date ■ Forecast Cost to Complete



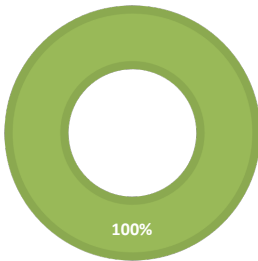
CLIENT DIRECT COSTS / PROFESSIONAL FEES

■ Cost to Date ■ Forecast Cost to Complete



CONTINGENCY STATUS

■ Cost to Date ■ Forecast Cost to Complete



Ref	Description	Total excluding GST
1.1	EXECUTIVE SUMMARY The report has been produced to record the financial status of Timaru Theatre Royal and Museum project as at the month end of: May 2026 And to identify any items of risk that may become apparent during the reporting process, which may affect the Forecast Completion Cost.	
1.2	FINANCIAL STATEMENT Approved Construction Budget <u>excluding Contingency</u>33,033,500.00 Current Forecast Final Cost37,127,787.50 Provisional Sum Adjustments- Agreed Contract Sum33,620,313.54 Approved Variations - Demolition104,580.94 Approved Variations - Civils386,244.06 Approved Variations - Main Contract199,345.36 Uncommitted Costs to date2,817,303.60 Client Direct Costs & Professional Fees6,372,212.50 Client Scope Change- Project Contingency8%2,700,000.00 Revised Forecast Cost <u>excluding Consultant Fees</u>46,200,000.00	
1.3	CONTRACT SUM STATUS Current Contract Sum Committed Contract Sum - Paul Smith & Hawkins33,620,313.54 Variation Orders to date (Approved)690,170.36 Revised Contract Sum34,310,483.90	
1.4	DIRECT COSTS STATUS Current Direct Costs / Professional Fees Committed Contract Sum4,673,490.95 Variation Orders to date (Approved)1,421,571.97 Uncommitted Costs to date277,149.58 Revised Contract Sum6,372,212.50	
1.5	CASHFLOW Total Payments to dateCumulative Approved ValuePayment to Date Contractor Cost to Date(Includes May 2026 Payment Claim)7,051,889.117,051,889.11 Client Direct Cost to Date(Invoices include up to May 2026)4,810,622.234,810,622.23 TOTAL COST TO DATE11,862,511.34	
1.6	COST SUMMARY Current Forecast Final Cost46,200,000.00 Forecast Construction Budget Cost to complete30,075,898.39 Forecast Client Direct Budget Cost to complete1,561,590.27 Remaining Contingency Allowance2,700,000.00 TOTAL FORECAST COST TO COMPLETE34,337,488.66	
1.7	DISCUSSION POINTS 1. Hawkins are progressing with foundations, precast panels, structural steel and carpentry works to Theatre and Museum 2. RA are continuing to assess Variation & Provisional Sum pricing, the majority of the large Provisional Sums have now been agreed and are included within this report	

COST SUMMARY

Cost to DateForecast Cost to Complete

Cost to Date	26%
Forecast Cost to Complete	74%

Theatre Royal and Museum Project

Financial Report 13 Rev: 0

2.1 CONSTRUCTION BUDGET - COST TO COMPLETE

31 May 2026

Description	Original Budget	Revised Budget January 2026	Forecast Final Cost	Paid to Date	Cost to Complete
CONSTRUCTION BUDGET - OPTION 1(b)					
1.1 DEMOLITION	583,000.00		284,611.31	284,466.31	145.00
1.2 CIVILS	1,405,975.00		1,334,846.81	1,289,168.75	45,678.06
1.3 THEATRE REFURBISHMENT	17,747,000.00	35,350,000.00	22,916,030.03	3,307,261.58	19,608,768.45
1.4 MUSEUM	8,787,500.00		10,623,345.67	2,103,326.97	8,520,018.70
1.5 MUSEUM EXHIBITION FITOUT	2,610,000.00	1,800,000.00	1,784,596.00	67,665.50	1,716,930.50
1.6 LANDSCAPING	1,900,025.00		-	-	-
1.7 CONSTRUCTION CONTINGENCY			184,357.69	-	184,357.69
TOTAL CONSTRUCTION SUM	33,033,500.00	37,150,000.00	37,127,787.50	7,051,889.11	30,075,898.39
2.0 Client Direct Costs & Professional Fees	5,466,500.00	6,350,000.00	6,372,212.50	4,810,622.23	1,561,590.27
TOTAL CONSTRUCTION COST	38,500,000.00	43,500,000.00	43,500,000.00	11,862,511.34	31,637,488.66
CONTINGENCY					
4.1 Construction Contingencies - Theatre	5,950,000.00	2,700,000.00	1,424,470.15		1,424,470.15
4.2 Construction Contingencies - Museum	2,750,000.00		1,275,529.85		1,275,529.85
TOTAL CONTINGENCY	8,700,000.00	2,700,000.00	2,700,000.00	-	2,700,000.00
TOTAL EXCLUDING GST	47,200,000.00	46,200,000.00	46,200,000.00	11,862,511.34	34,337,488.66

ATTACHMENT 3 – ARCHITECT DESIGN REPORT

ATTACHMENT 4 – PROCUREMENT STATUS

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

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

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

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

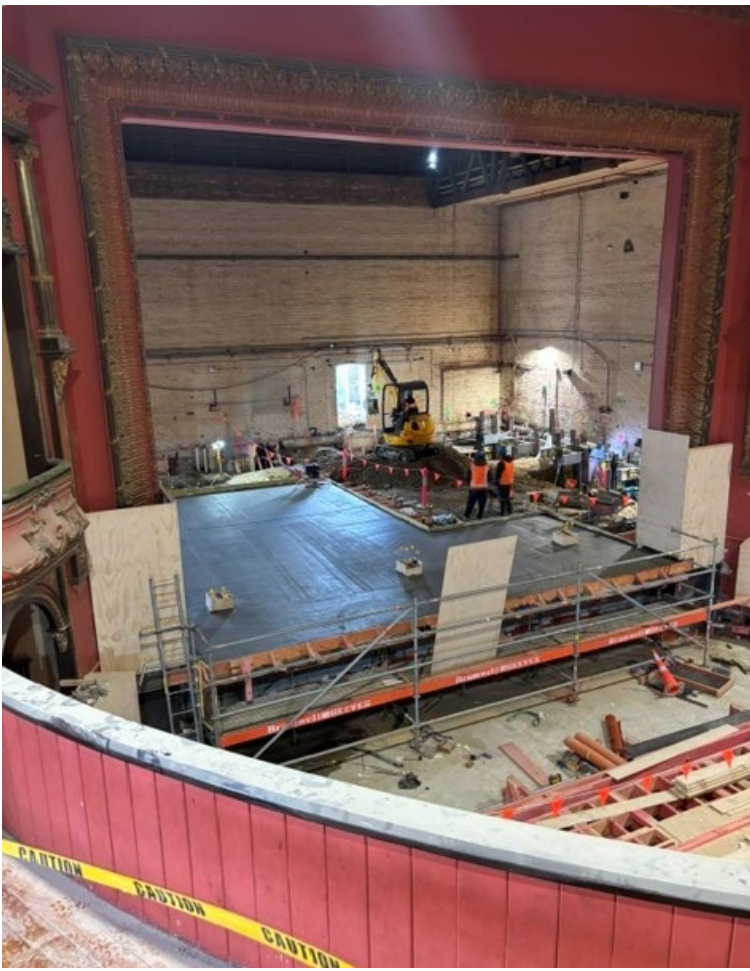
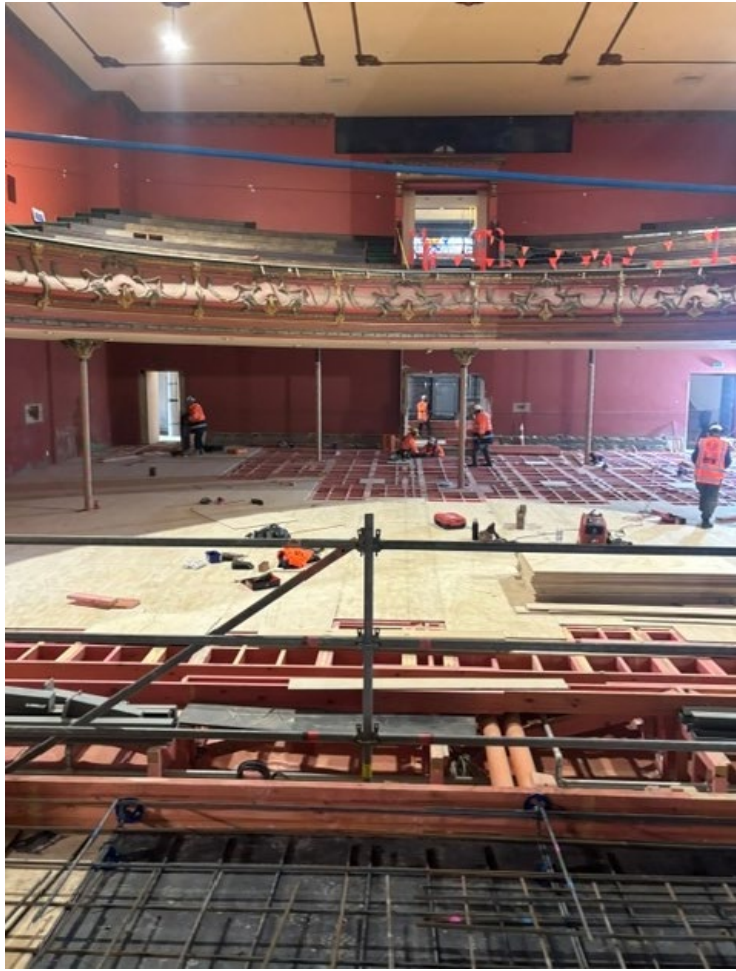
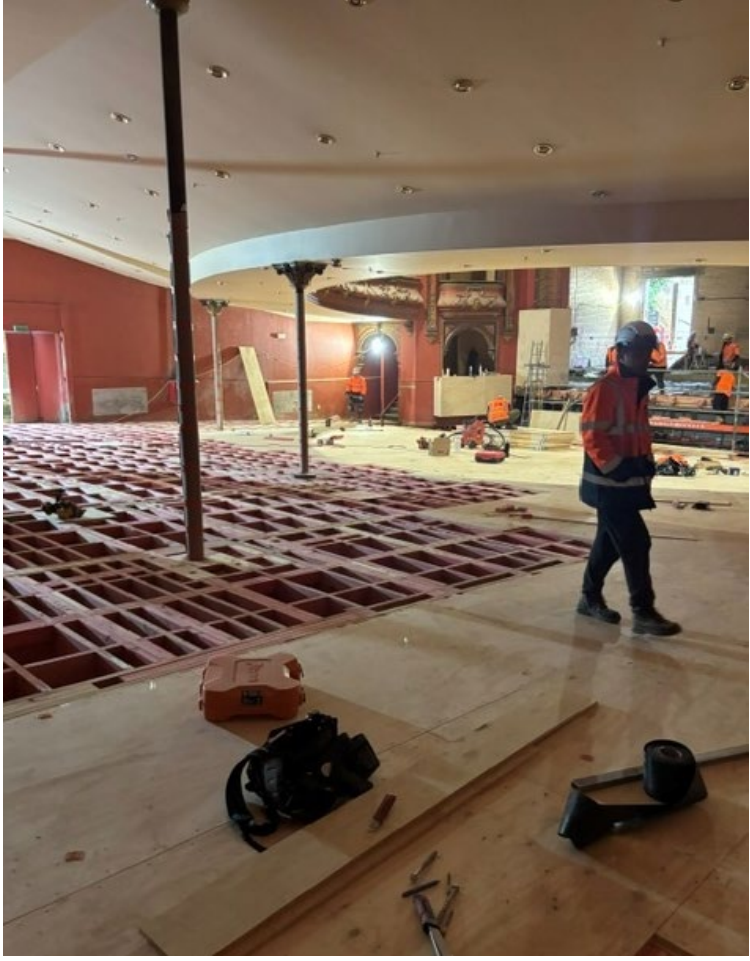
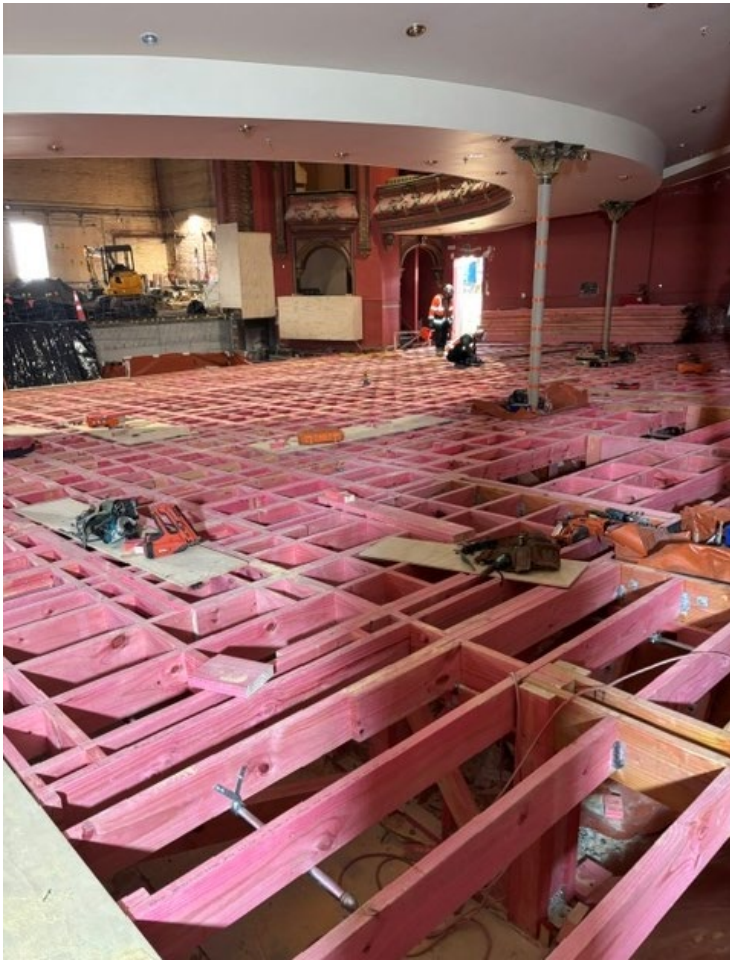
Misc Plant Hire	Hirepool	Timaru
Misc Materials	Mitre 10 / Placemakers	Timaru
Misc Fixings	Blacks / Konnect	Timaru
Water Proof Membrane	H2Off	
Concrete - Reinforcing	Reofab	
Concrete - Precast Panels and stairs	Lanyon & Lecompte	
Concrete - Sealants & Drypacking (steel)	Consol	
Structural steel Work	VIP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

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

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

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

ATTACHMENT 5 – PROGRESS PHOTOGRAPHS



Auditorium floor and stage construction

THEATRE AUDITORIUM



External "Biscotti" repaint



Auditorium roof replacement

MUSEUM



Underfloor heating installation to museum lobby / entry



Museum structure, Theatre BoH and shared plantroom



Museum GF Exhibition space and first floor Exhibition Hall beams

PSG - PROJECTS & PROCUREMENT
COMMITTEE

ARCHITECTS REPORT

Project:	Theatre Royal, SC Museum & Laneway	Project No:	02140/T167
To:	Timaru District Council - Projects & Procurement Committee - 06		
Attention:	Paul Haggath	Date:	01/07/2026
From:	NB/DLA Architects in Association - Joshua Newlove		

Item No.	Description	
1.0	Executive Summary Project progress continues to move well onsite, with substantial progress made across the Museum, Theatre, Stage House, Auditorium and Front of House areas during the month. Museum works have progressed from foundation and slab preparation through to slab pours, underfloor heating pipework installation and first floor structure works commencing. Stahlton ribs have been installed over the rear portion of the museum first floor, with ongoing coordination required around panel starter locations, and service penetrations. As of the beginning of the week structural steel is being constructed. Theatre works continue to progress, with Back of House precast panel installation advancing significantly and stage house underpinning continuing. Auditorium floor framing has progressed well, with plywood flooring installation underway and the orchestra pit slab now poured. Sprinkler pipework has also been installed below the auditorium floor. Front of House and Stafford Street facade works have progressed, with facade preparation and painting underway. Roofing and gutter works to the existing theatre roof have also progressed, including new corrugate roofing, internal gutter works and ongoing coordination around custom scuppers, parapet capping and existing roof conditions. Design coordination remains active, particularly around Back of House precast panel detailing, roof and guttering interfaces, existing structure conditions, south alley drainage. These items are being managed through ongoing coordination with Hawkins, Team Project Management and the consultant team. No critical issues affecting overall delivery have been identified at this stage, however several construction coordination items require continued monitoring and close-out.	
2.0	Design Progress, Since last PSG Documentation / Site Progress - Museum: Museum works have continued to progress well. Early in the month, backfilling behind precast panels was underway and footing steel was being tied in preparation for further footing and slab pours. Exhibition 1 slab preparation progressed, with part slab pours completed and remaining foundation beam and floor slab preparation continuing. Underfloor heating pipework has now been installed, and this slab was poured the last weekend of June. Coordination items have been identified around existing sprinkler and stormwater services	

NB Architects limited
e: admin@nbsarchitects.co.nz
w: nbsarchitects.co.nz t: +64 3 684 7918
22 chapel street, timaru 7910

DLA Architects limited
e: admin@dla.co.nz
w: dla.co.nz t: +64 3 683 1300
49 george street, po box 313, timaru 7910

	at the laneway footing line. The stormwater line has been removed to make way for footing works and is to be reinstated. The existing 180mm sprinkler main sits close to the footing line and will need to be sleeved through the perpendicular footing. Stahlton ribs to the first floor of the museum have been installed over the rear third of the floor, marking good progress into the museum first floor structure. With steel work now being erected the rest of the first floor will be laid and poured in the coming weeks Stage House: Stage House underpinning works have continued, with underpins progressively cast and stripped. By the middle of the reporting period, approximately 60% of underpinning beneath the stage house north and west walls had progressed. At most recent site visit the last of the underpins were being cast. Preparation works for the stage house floor slab (partial) has been moved forward with this slab mostly poured except around where underpinning is underway. Further structural coordination is required around new door openings through existing brickwork and concrete elements. This is to be confirmed with the structural engineer. Auditorium: Auditorium floor framing has progressed significantly this month, increasing from approximately 40% complete to around 70% complete, with plywood installation now underway and nearing completion. The orchestra pit slab has been poured. Sprinkler pipework has also been installed beneath the auditorium floor. Coordination has been undertaken onsite regarding cable duct routes, fabric duct clearances and future floor box locations. Access hatches are to be cut and framed to allow future access to HVAC flexible ducts. Further confirmation is required to ensure access hatch positions align with the duct locations. Water ingress has continued to be observed. This is from drainage issues from the south alley. Completion of the south alley drainage and water protection works to the existing foundations remains important to close this item out. Back of House: Back of House precast panel installation has progressed well, with panels erected and installed through the Month. Waterproofing and filter cloth protection has been placed to the BOH panels. Some precast coordination issues have been identified. A BOH panel appear to have rebates on the incorrect side. This will be rectified. Hawkins is to check remaining panel casting against the required details. Lifting eyes and internal corner steel angles have also been noted on the wrong side of some panels and should not be visible at completion. An alternative detail will be issued out. A panel abutting the stage house required cutting back of existing surface concrete to fit into place. Coordination with Structex has been undertaken onsite regarding preparation of the existing dirt face below the stage house foundation where waterproofing is required. Front of House / Stafford Street Facade / Roofing: Front of House facade preparation and painting works have progressed. With the façade now mostly painted in its new colour scheme. Roofing works have progressed, including installation of new corrugate roofing to auditorium, internal gutter works and temporary protection to manage rain and reduce damage to the existing structure on the existing extension. Existing scupper openings have been found to differ from the new details, and custom scuppers are to be made to suit. The gutter falls have been reviewed against the existing scupper outlet, and the design team has confirmed that the pipe can be rerouted to utilise the existing outlet, subject to confirmation of the final pipe route. Rusted roof purlins have been observed and will require replacement. This is of minor nature considering the extent of rusting to the roof edges. Front of House slab demolition has commenced to allow new plumbing installation. Existing internal guttering has been removed as part of the ongoing Front of House demolition works. South Alley / Drainage: The South Alley has been excavated and drainage works are progressing. Understanding is the foul line that overflows will be discontinued. This should eliminate water build up in this	
--	---	--

	area during storm events. Shop Drawings / Coordination: Architectural and consultant teams continue to review and respond to shop drawings and site coordination items.	
3.0	Design Coordination Design coordination remains ongoing between NB/DLA, Hawkins, Team Project Management and the wider consultant team. Key coordination items for the period include the Back of House precast panel rebate issue, waterproofing interfaces to existing foundations, auditorium floor services and access hatches, roof scupper detailing, pipe route confirmation, existing roof structure condition and water ingress to the orchestra pit. The design team continues to respond to RFIs, shop drawings and site queries as required to support the construction programme. Museum fitout and base build coordination continues alongside ongoing structural works.	
4.0	Key Issues / Risks - Programme: Continued reliance on timely shop drawing review, consultant response and resolution of site coordination items. - Back of House precast panels: A panel has been identified with rebates and fixing elements on the incorrect side. Hawkins is to check remaining panels and an alternative detail is to follow where required. - Water ingress / drainage: South alley. This should be closed out in the coming month. - Roofing and weather protection: Temporary protection is in place, however existing roof conditions, custom scuppers, parapet capping and rusted roof purlins require ongoing monitoring until existing roof replacements are complete. Overall risks remain typical for this stage of the project and are being actively managed through ongoing site observation, consultant coordination and weekly ASVR reporting.	
5.0	Client input / PSG Actions Required No new formal PSG design approvals are requested at this stage.	
6.0	Design Visuals & Updates - Photo appendix issued separately with selected photos from the June ASVRs.	
7.0	Next Steps - Continue with site observation and provide Consultant Advice Notes where necessary. - Continue to receive, review and return shop drawings and RFIs.	
Appendices	Appendices - Photo Records - selected photos for this report, issued as separate appendix.	

PSG - PROJECTS & PROCUREMENT
COMMITTEEARCHITECTS REPORT
PHOTO APPENDIX

Project:	Theatre Royal, SC Museum & Laneway	Project No:	02140/T167
To:	Timaru District Council - Projects & Procurement Committee - 06		
Attention:	Paul Haggath	Date:	01/07/2026
From:	NB/DLA Architects in Association - Joshua Newlove		

Item No.	Description	
Appendices	Photo Records Selected photos from the June ASVRs	

NB Architects limited
e: admin@nbarchitects.co.nz
w: nbarchitects.co.nz t: +64 3 684 7918
22 chapel street, timaru 7910

DLA Architects limited
e: admin@dla.co.nz
w: dla.co.nz t: +64 3 683 1300
49 george street, po box 313, timaru 7910

Photo Records



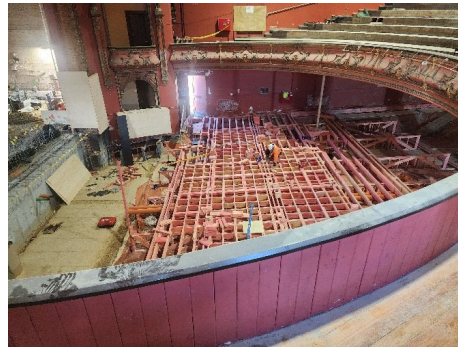
20260609_ASVR12_04 - Exhibition 1 slab preparation



20260609_ASVR12_07 - Stage house excavation and underpinning



20260609_ASVR12_08 - Stage house foundation preparation



20260609_ASVR12_09 - Auditorium framing

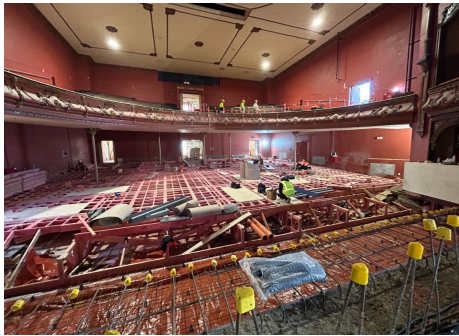
Photo Records



20260616_ASVR13_02 - BOH precast panel and ground works



20260616_ASVR13_04 - Museum precast panel installation

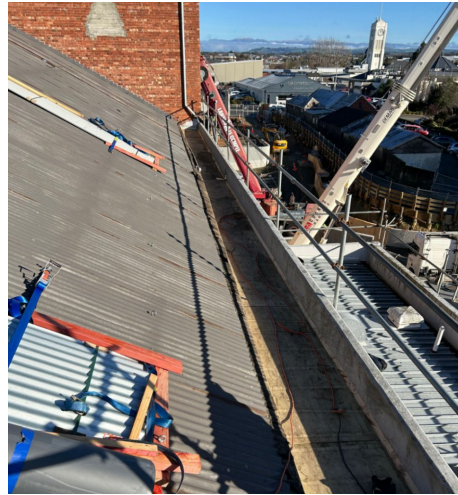


20260616_ASVR13_09 - Auditorium framing progress

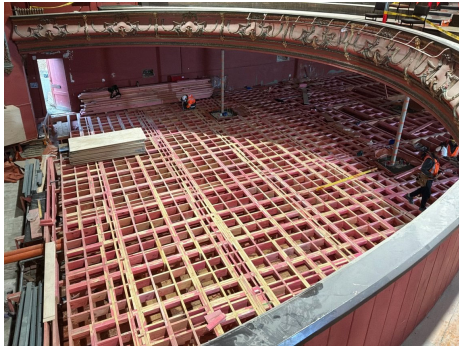


20260616_ASVR13_12 - Auditorium roof replacement works

Photo Records



20260616_ASVR13_15 - Roof scupper and gutter review

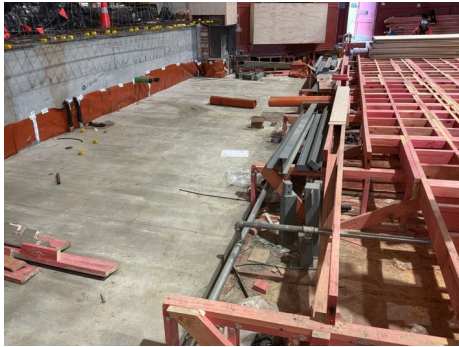


20260619_ASVR14_03 - Auditorium floor framing



20260619_ASVR14_04 - Orchestra pit slab

Photo Records



20260619_ASVR14_09 - Auditorium floor edge framing



20260619_ASVR14_10 - Stafford Street facade preparation



20260619_ASVR14_13 - Parapet and facade making good



20260619_ASVR14_14 - Facade cladding and finish check

Photo Records



20260623_ASVR15_04 - Orchestra pit and auditorium floor



20260623_ASVR15_06 - Auditorium plywood installation



20260623_ASVR15_10 - New corrugate roofing



20260623_ASVR15_11 - BOH precast installation

Photo Records



20260623_ASVR15_16 - Museum first floor structure / Stahlton



20260623_ASVR15_18 - Roof fixing review



20260630_ASVR16_03 - Temporary weather protection



20260630_ASVR16_05 - Existing brick opening / structural review

Photo Records



20260626_112529 - Auditorium floor / ceiling works



20260630_100925 - Museum first floor structure / rib preparation



20260630_101041 - Museum scaffolding / internal works



20260630_101942 – BOH precast

Photo Records



20260630_103608 - Auditorium floor structure works



20260630_111608 - Auditorium floor works

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

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

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 The structure for the main sportshall is completed. Roof installation progressing well.
- 6 Structure for the Link building is complete. Internal works including stud walls, plumbing and first fix services underway. Floor slabs cast and floor grinding / polishing commenced. Foundation works are complete for the main stadium, with steel frames erection underway (6 of 8 bays complete). Roofing installation progressing well to main stadium.

Critical Risks

- 7 Refer information on the project risk assessment can be found in the Project Director's report (attachment 1) of this report.
- 8 Critical emerging risks are listed below:
 - 8.1 Weather delays during the winter period – particularly high winds that could disrupt roof installation, though has not been an issue to date.
 - 8.2 Global disruption due to the Middle East conflict is an emerging risk, specifically risks associated with increased fuel prices and potential restrictions to supply and availability. Currently this is not affecting the project.

Budget

- 9 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 #18 - end June 2026 combined [↓](#) 



AORANGI STADIUM REDEVELOPMENT



PROJECT STEERING GROUP

REPORT #18

END OF JUNE 2026

PREPARED BY PAUL HAGGATH – TEAM PROJECTS ADVISORY

CONTENTS

EXECUTIVE SUMMARY	4
ATTACHMENT 1	5
PROJECT DIRECTOR'S MONTHLY REPORT – JUNE 26	5
1. HEALTH, SAFETY & ENVIRONMENT	6
2. CONTRACTS AND PROCUREMENT STATUS	6
3. CONSENTS & COMPLIANCE	6
4. DESIGN ISSUES	6
5. PROGRAMME & CONSTRUCTION	7
6. BUDGET / FINANCIAL REPORTING	8
7. COMMUNICATIONS AND MEDIA	9
8. KEY RISKS	9
9. PROJECT APPROVALS REQUIRED	10
ATTACHMENT 2 : QUANTITY SURVEYOR'S COST REPORT	11
ATTACHMENT 3 : PROGRESS PHOTOGRAPHS	12

EXECUTIVE SUMMARY



PROJECT: AORANGI STADIUM REDEVELOPMENT
MONTHLY REPORT: PERIOD: May-26
SUBMITTED BY: Paul Haggath
DATE: 30-Jun-26

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

Status GREEN

Key achievements/outcomes since the previous report

1. Main stadium structure complete
2. Roof installation progressing well
3. Internal fitout, walls, m plumbing and services started, link building.
4. Preparation for main stadium floor slab

Status GREEN

1. 1 incident to report this period:
-Operative hit hand with a hammer- first aid injury

	Incidents	LTI (LTIFR)	Medical Treatment	Near Misses	Environmental
Period	0	0	1	0	0
Total	2	0	3	0	0

Status GREEN

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

Status GREEN

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

Status GREEN

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

Status GREEN

1. Orders placed for overseas equipment and plant to mitigate potential shipping disruptions
2. Retractable Seating - options and design underway for consideration
3. Replacement Gym equipment will be purchased through existinmg Opex funding

Status GREEN

Revised Concept Design and Price	Baseline Finish	Forecast/Actual Finish	% completion	Finish Variance
Revised Concept Design and Price	4 April 2025	30 April 2025	100%	26 days
Contract Agreed and fully executed	30 April 2025	6 May 2025	100%	6 days
Hockey Clubrooms strengthening	31 May 2025	30 September 2025	100%	122 days
Detailed Design	31 July 2025	18 October 2025	100%	79 days
Building Consent 1- Existing Stadium	31 August 2025	30 September 2025	100%	30 days
Building Consent 2 - Civil Works	31 August 2025	30 September 2025	100%	30 days
Building Consent 3 - New Stadium and Link	31 October 2025	31 October 2025	100%	0 days
Civil / Advance Works	31 August 2025	7 August 2025	100%	-24 days
Construction				
Existing stadium seismic strengthening & upgrade	19 December 2025	9 January 2026	100%	0 days
New Stadium site prep and groundworks	31 March 2026	30 January 2026	100%	0 days
New Stadium construction	31 March 2027	31 March 2027	8%	0 days
Link Building	31 March 2027	31 March 2027	15%	0 days
Fit Out	31 March 2027	31 March 2027	0%	0 days
Project Completion	31 March 2027	31 March 2027	0%	0 days

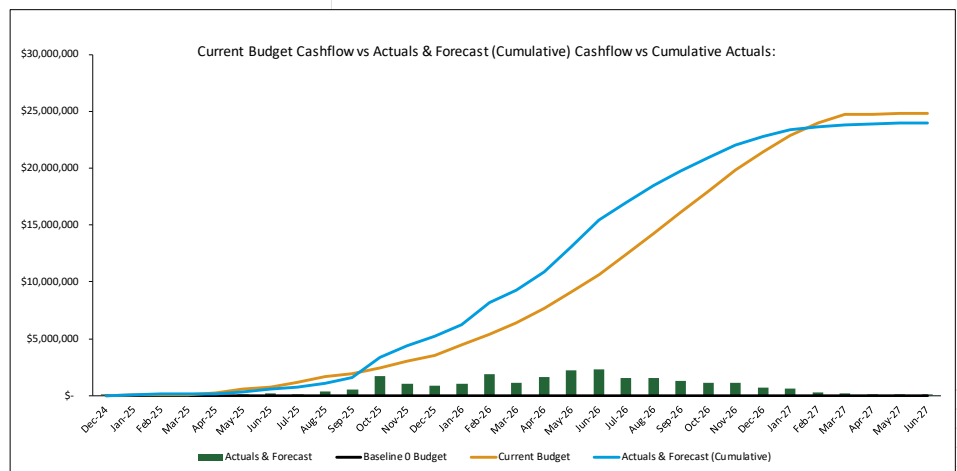
This Reporting Period	October 2025
Project Start Date	1-Dec-24
Portfolio #	Local Authority
Program #	Leisure
Project Name / ID #	Aorngi Stadium Redevelopment
Project Director	Paul Haggath
Project Manager	David Hooke / Casey Campbell
Financial Period End (month prior to Reporting Period)	31-May-26
Fiscal Period	Q4
Financial Year	2026-2027

Status GREEN

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

Cashflow Forecast:

Year	2024/25	2025/26	2026/27	2027/28	Total
Current Budget	\$ 762,654	\$ 9,899,036	\$ 14,105,647	\$ -	\$ 24,767,337
Actuals & Forecast	\$ 554,024	\$ 14,876,100	\$ 8,533,746	\$ -	\$ 23,963,870
Remaining Contingency					\$ (803,467)
Planned Expenditure to Date (Baseline)		Actual Expenditure to Date (Cashflow)		Variance	
\$	13,437,413		13,104,624		(332,789)
Planned Expenditure (Period)		Actual Expenditure (period)		Variance	
\$	2,263,498		2,214,666		(48,832)



Status GREEN

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

ATTACHMENT 1

PROJECT DIRECTOR'S MONTHLY REPORT – JUNE 26

1. HEALTH, SAFETY & ENVIRONMENT

There has been 1 incident to report this period:

1. Operative hit hand with hammer

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

Added vigilance needed to account for winter weather – ice and wet conditions, particularly when working at height.

2. CONTRACTS AND PROCUREMENT STATUS

No change to previous period reporting:

Long-lead items including HVAC units, drop curtains and scoreboards / shot-clocks, which are all coming from overseas, are still in transit.

Discussions ongoing with suppliers for retractable seats to determine most appropriate units and design. Suitable units have been sourced, final details being designed / drawn to customise them for the facility. Currently planned to be 10 units x 51 seats per unit, total of 510 seats.

12-16 weeks lead time required for these seats. Recommendation will be made in next period.

3. CONSENTS & COMPLIANCE

No change from previous reporting period.

Building Consents all fully in place.

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

4. DESIGN ISSUES

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

1. Long term TDC LTU are proposing a reconfiguration of the car park and area in front of the stadium. Agreed in principle at the last PAPC meeting. LTU are finalising the design and a decision will then be taken whether to instruct TEL to undertake these works as a variation, or to procure separately. LTU / Parks to confirm funding source for these works.
2. South Canterbury Basketball have requested the installation of 8 no Glory league cameras, to be funded by them. A formal Change Request has been submitted, and TEL are pricing these works.
3. Following a User Group meeting on 17th June 2026, requests have been received from Sport Canterbury (on behalf of Aoraki Volleyball) and from South Canterbury Netball for additional court markings and equipment as follows:
 - a. Volleyball – Line markings and equipment (nets, posts, floor sockets) have been requested for 2 additional courts (giving 12 in total – currently 6 in existing

stadium and 4 planned for in the new stadium). Estimated cost of this change is \$13,000 – see attached Change request form under assessment.

b. Junior Netball – Line markings for junior netball requested to all 8 new courts in the new stadium. Junior courts are three-quarter length. One new floor socket required per court (utilises one existing socket). No new equipment needed, as the adjustable posts supplied under project's equipment / fit out will be used. Estimated cost of this change is \$17,000 – Change request form under assessment.

Note – first floor slab pour in main stadium hall is scheduled for 21st July 2026, so any additional floor sockets will need to be instructed before then as they require a thickened concrete pad before floor slab is poured.

4. User Group also requested bespoke scorer benches are procured (similar to existing raised, mobile units) – one per court. Project Director will seek a Change Requests for this scope change.

5. PROGRAMME & CONSTRUCTION

The project currently remains approximately 1.0 week behind programme due to adverse weather, but the team is committed to recovering this time. Time risk is reduced now that foundations and in-ground works are almost complete.

Key dates are as below:

Revised Concept Design and Price	Baseline Finish	Forecast/Actual Finish	% completion	Finish Variance
Revised Concept Design and Price	4 April 2025	30 April 2025	100%	26 days
Contract Agreed and fully executed	30 April 2025	6 May 2025	100%	6 days
Hockey Clubrooms strengthening	31 May 2025	30 September 2025	100%	122 days
Detailed Design	31 July 2025	18 October 2025	100%	79 days
Building Consent 1- Existing Stadium	31 August 2025	30 September 2025	100%	30 days
Building Consent 2 - Civil Works	31 August 2025	30 September 2025	100%	30 days
Building Consent 3 - New Stadium and Link	31 October 2025	31 October 2025	100%	0 days
Civil / Advance Works	31 August 2025	7 August 2025	100%	-24 days
Construction				
Existing stadium seismic strengthening & upgrade	19 December 2025	9 January 2026	100%	0 days
New Stadium site prep and groundworks	31 March 2026	30 January 2026	100%	0 days
New Stadium construction	31 March 2027	31 March 2027	8%	0 days
Link Building	31 March 2027	31 March 2027	15%	0 days
Fit Out	31 March 2027	31 March 2027	0%	0 days
Project Completion	31 March 2027	31 March 2027	0%	0 days

6. BUDGET / FINANCIAL REPORTING

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

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

Budget remains healthy with contingency remaining \$803,787.

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	\$342,757	\$671,407	(57,038)
Insurance, Consents and internal TDC consent processing costs	\$50,000	\$142,675	\$155,525	105,525
Construction Costs	\$22,694,337	\$2,624,495	\$22,822,770	128,433
Advance works and Utilities	\$319,555	\$250,563	\$314,170	(5,385)
Contingency (project unknown / unforeseeable)	\$975,322		\$803,787	
Forecast Project Total	\$24,767,659	\$13,109,927	\$24,767,659	

FORECAST / BUDGET OVER-RUNS

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

VARIATIONS

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

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

PENDING VARIATIONS

Function suite Dividing wall	declined
Wall softening options	pending
Cameras and wiring for Glory League Basketball (externally funded)	Under pricing
Reconfiguration to traffic and traffic calming in front of stadium	pending
Additional 2 courts for volleyball – marking and equipment (posts, nets, sockets)	Change Request raised
8 courts marked for junior netball – marking and floor sockets	Change Request raised

7. COMMUNICATIONS AND MEDIA

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

User Group meeting held 17th June 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	
Steel and concrete panel erection – high risk activities	Detailed safety protocols in place for craneage, lifting and moving large elements, exclusion zones to separate workers from risk areas.
Roof installation – working at height	Detailed safety protocols in place for working at height and from Elevated Work Platforms (EWPs)
Adverse weather	Weather remains a risk, particularly entering winter period with expected rain and frosts increasing the risks of working at height. Processes in place to work to conditions.
Floor installation – large expanse to be laid	Good quality control needed, regular inspection by supplier
Separation of public and facility users	Additional footpath has been installed between north car park and existing stadium to assist pedestrian movement between the two.
Long-term pedestrian and user safety	Traffic calming and additional pedestrian crossings have been designed in concept by TDC Parks, for trafficable route in front of the new stadium connecting the two car parks. Additionally, improvements to Morgans Road roundabout are being considered. Timing of these works will be

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

9. PROJECT APPROVALS REQUIRED

1. Direction regarding requests for additional volleyball and junior netball court markings and equipment.

ATTACHMENT 2 : QUANTITY SURVEYOR'S COST REPORT

Aorangi Stadium Redevelopment



Financial Report

29/06/2026



Financial Report 14

Document Control

29 June 2026

Rev	Date	Details	Author	Approved by
0	29/06/2026	Financial Report 14	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 14

Executive Summary

29 June 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).



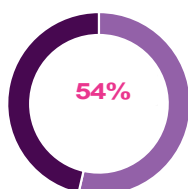
Discussion Points

- Movement:
Construction Variations:
There have been requests for the pricing of the below additional works, these are awaited:-
CI 087 Additional Data points - TBC
CI 090 Increase Volleyball courts - estimated \$15,000

	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)	143,433	128,433			15,000
Risks & Opportunities	-	-			-
Variance to Direct Costs	66,188	66,188			-
 Contingency					
Projected Remaining Contingency (79%)	790,700	805,700			(15,000)
Estimated Final Cost [d]	24,767,659	24,767,659			-
Projected Variance to Contract Price	-	-			-
 Programme					
Valued to Date - Construction	12,573,932	12,573,932			-
Valued to Date - Direct Costs	697,755	697,755			-
Subtotal [e]	13,271,687	13,271,687			-
Estimated Cost to Complete [d-e]	11,495,972	11,495,972			-

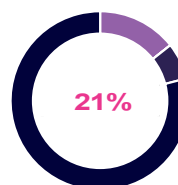
All values are NZD & exclude GST

Project Costs



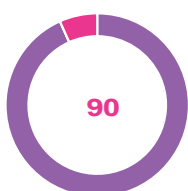
■ Valued to Date - Construction ■ Estimated Cost to Complete

Contingency Commitment Status



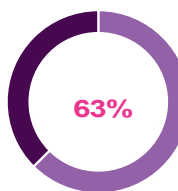
■ Contract Instructions (CI's): 14% ■ Anticipated CI's: 0%
■ Risks & Opportunities: 0% ■ Direct Costs: 7%
■ Remaining Contingency: 79%

CI's Issued



■ Type A (64) ■ Type B (16) ■ Type C (10) ■ Total (90)

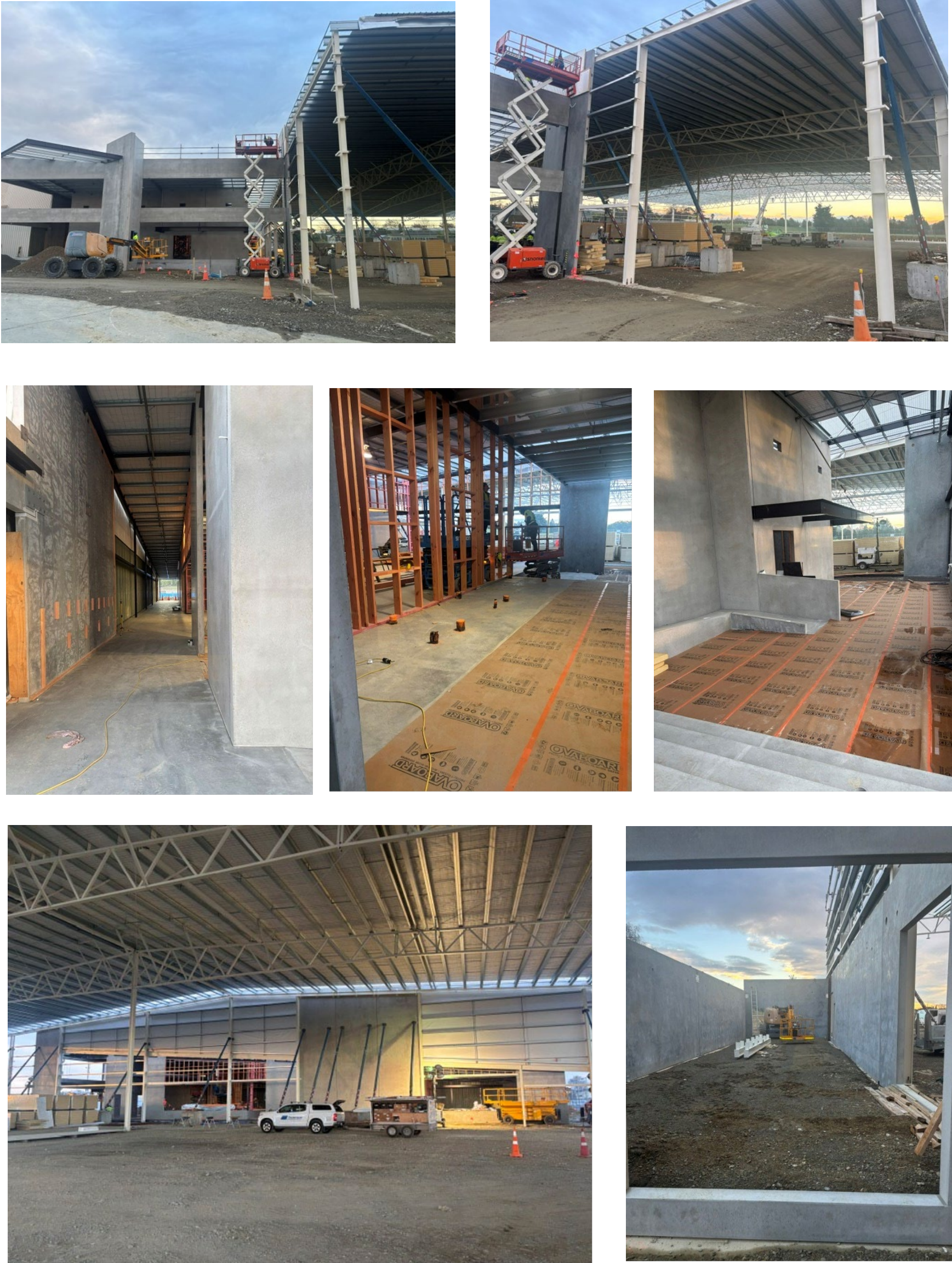
Project Programme Status (Weeks)



■ Duration Expired (65) ■ Remaining Duration (39)

Financial Report 14		Detailed Cost Summary			30 June 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	143,433.35	22,837,770.35	12,573,931.85	10,263,838.51
2	Construction Contract - Provisional Sums	-	-	-	-	-
Subtotal - Construction Costs - (Excl Contingencies)		22,694,337.00	143,433.35	22,837,770.35	12,573,931.85	10,263,838.51
Combined Direct Costs						
3	Professional Consultants	483,000.00	-	483,000.00	259,605.06	223,394.94
4	Direct Costs	590,000.00	66,188.30	656,188.30	438,149.62	218,038.68
Subtotal - Combined Direct Costs		1,073,000.00	66,188.30	1,139,188.30	697,754.68	441,433.62
Risks & Opportunities						
5	Additions	-	-	-	-	-
6	Omissions	-	-	-	-	-
Subtotal - Risks & Opportunities		-	-	-	-	-
Subtotal - Construction Works		\$ 23,767,337.00	\$ 209,621.65	\$ 23,976,958.65	\$ 13,271,686.53	\$ 10,705,272.13
Contingencies						
7	Project Contingency	1,000,000.00	(209,621.65)	790,378.35	-	790,378.35
8	Adjustment to bring to funding cap	322.00	-	322.00	-	322.00
		-	-	-	-	-
Subtotal - Contingencies		1,000,322.00	(209,621.65)	790,700.35	-	790,700.35
Project Total		\$ 24,767,659.00	\$ 0.00	\$ 24,767,659.00	\$ 13,271,686.53	\$ 11,495,972.48

ATTACHMENT 3 : PROGRESS PHOTOGRAPHS



6.5 Migration to Civica Altitude Project Status Report - June 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 and Citizen Central is progressing as scheduled.
- 5 There have been no significant updates, changes, or developments since the previous report; however, minor updates have been made to the report.

Attachments

1. **Projects & Procurement Committee Report - Migration to Civica Altitude Project Status Report June 2026** [↓](#) 

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

Citizen Central	Customer-facing platform or portal that allows users to access services, submit requests, and interact with the organisation online.	May be implemented alongside or ahead of core system changes depending on project timing.				
ElementTime	ElementTime is an online platform for managing timesheets, leave and scheduling.	Used for time recording, rostering and leave management to support payroll processes.				
Go-Live	The point at which the new system becomes fully operational.	Marks the official start of production use.				
Pre-requisite Checklist	A list of conditions or tasks that must be completed before the project/system can progress.	Ensures all necessary preparations are in place for build, testing, and go-live.				
User Acceptance Testing (UAT)	User Acceptance Testing – the phase where end users test the system to confirm it meets business requirements.	Ensures business processes work correctly on the new platform before sign-off.				
General Ledger (GL)	Financial module used to record, classify and summarise all financial transactions.	Will be restructured as part of the project to improve financial reporting, accuracy, and alignment with business needs.				
Cost details						
Budget	Spend to date	Committed	Estimate to Completion	Estimate at Completion	Variance	Comments
Capex - \$1,205,000	\$18,519.20	\$0.00	\$1,186,480.80	\$1,205,000	\$0.00	Project is in early stages with minimal spend to date.
Opex - \$1,795,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Achievements for this period						
Fortnightly meetings are being held with the project core team and Civica.						
Integration activities have begun for ElementTime.						
The first Project Steering Group meeting was held.						
Planned activities for this period not achieved						
There were no planned activities for this period that were not achieved.						
Planned activities for next period						
Commence preparatory configuration and system set up activities.						

Identify and mitigate any risks that may impact delivery timeframes.						
ElementTime Discovery Payroll Workshops to be completed.						
Milestone Progress						
No.	Milestone	% Complete	Baseline Finish Date	Actual Finish Date	RAG Status	Comments/Notes/Actions
1	Phase 1 - Altitude Upgrade	2%	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	2%	30/09/2026		G	Provisioning cloud infrastructure, migrating data from Authority to the cloud, and configuring payment gateways, EFTPOS, and receipt printing.
1.3	Training and Workshops	0%	30/09/2026			Training sessions and workshop will be delivered to support staff readiness.
1.4	User Acceptance Testing	0%	6/11/2026			Testing business processes in Altitude to ensure they function as expected, with formal sign-off required.

1.5	Go-Live	0%	30/11/2026			Final go-live activities will be completed, including deployment to production, user support and transition to business-as-usual operations.
2	Phase 1 - Citizen Portal	2%	30/11/2026		G	The Citizen Portal is an online self-service platform that enables residents to access council services, submit requests, and track interactions digitally.
2.1	Planning and Setup	100%	31/05/2026	31/05/2026	G	
2.2	Build and Integration	2%	30/09/2026		G	
2.3	User Acceptance Testing	0%	6/11/2026			
2.4	Go-Live	0%	30/11/2026			
3	Phase 1 - ElementTime	10%	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	50%	30/06/2026		G	
3.3	Discovery Phase	0%	25/07/2026			

3.4	Empowerment Phase	0%	25/08/2026			
3.5	Onboarding and Refinement Phase	0%	31/10/2026			This phase focuses on reviewing and enhancing what has been built, with user testing conducted through separate indoor and outdoor groups.
3.6	User Acceptance Testing	0%	31/10/2026			
3.7	Altitude Integration	0%	30/11/2026			
3.8	Go-Live	0%	30/11/2026			
4	Phase 2: Procure to Pay & Contracts Module	0%	31/10/2027			These are indicative dates and have not yet been finalised with Civica. They may change depending on 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.
Issues						
No.	Description	Raised	Owner	Rating	Target Date	Comments/Notes/Actions

				(L/M/H)		
1	Accounts Receivable Imbalance	2/5/2026	Finance	L	31/05/2026	This has been resolved.
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		

6.6 Infrastructure Capital Programme Delivery Update

Author: Rosie Oliver, Programme Office Lead

Authoriser: Nigel Trainor, Chief Executive

Recommendation

That the Projects and Procurement Committee

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

Purpose of Report

- 1 The purpose of this report is to provide a year-end delivery overview for the FY2025-26 infrastructure programme including a summary of work continuing in the new financial year.

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 previously approved and funded.

Discussion

- 3 The attached **Infrastructure Capex Programme Report June 2026** summarises year-end delivery for the FY2025-26 capital programme and highlights work continuing in the new financial year.
- 4 As noted with the March update, while the attached summary provides only high level delivery insights, a more comprehensive data set sits behind what has been presented.
- 5 The fields in this supporting tool also cover details around budgets, costs and forecasting, procurement and contracts, start and end dates, implementation/construction phases, and capitalisation, pending the future ability to collate much of this information in Altitude.
- 6 Project and group manager engagement with the process has again been excellent, and the Finance Group have supported with reporting insights wherever possible. However, the quality and consistency of the data able to be presented continues to be compromised by existing system and process limitations as signalled within the relevant report sections.
- 7 Noting present data limitations, the summary report has not commented on risk, project success or lessons learned as this cannot – yet – be done with accuracy and confidence. These sections will be embedded from FY2026-27 and the data set will evolve gradually as the PMO is able to support cross-council uptake of standardised project initiation and planning documents together with collation of centralised reporting registers.
- 8 The report therefore also references the updated operational recommendations, next steps and time frames in place to address these underlying issues and to create the enabling environment for our project managers that will facilitate more consistent and transparent project initiation, planning, management, monitoring, closing and reporting.

Attachments

1. **Infrastructure Capex Programme Report June 2026**  

Timaru District Council Year-End Infrastructure Capex Programme Report June 2026

The Programme Management Office (PMO) has manually collated the insights included in the current Year-End Infrastructure Capex Programme Report June 2026 using data self-reported by 30 project leads across Council's three infrastructure groups.

Both the raw data collected and the evolving programme summary have been discussed with the relevant General Managers. This review process is iterative as it also supports preparation of the Forward Works Programme (everything that *could* happen at some point) and the FY2026-27 Projects Register (projects subsequently *approved/committed* for FY2026/27) as these documents assimilate some of those projects funded, but not completed, in FY2025-26.

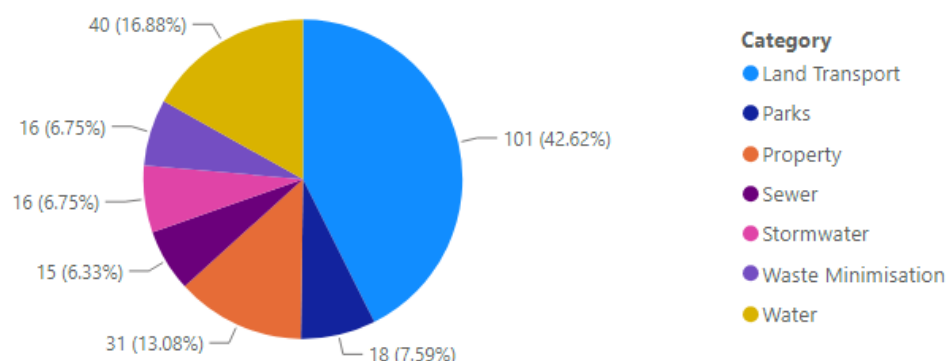
It is noted that the PMO remains in its establishment phase, and data quality is expected to improve as the project management systems, standards, and reporting disciplines currently in planning are progressed to implementation.

1. Projects by Category

Total projects included in the Infrastructure Capex Programme FY25-26 = 237

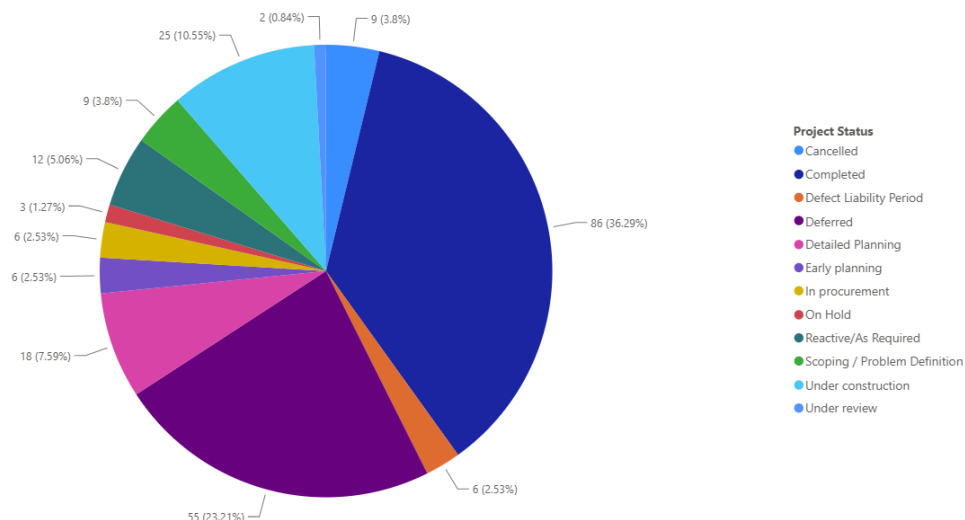
Count

BY CATEGORY



Group	Capex Programme FY25-26 No of Projects
Land Transport	101
Infrastructure and Assets	65
Waste Minimisation	16
Parks	18
Property	31
Drainage and Water	71
Sewer	15
Stormwater	16
Water	40

2. Projects by status



Project	Status	No of Projects
Initiation	Scoping/ Problem Definition	9
Active	Early planning	6
	Detailed Planning	18
	In procurement	6
	Under construction	25
Completed	Completed	86
	Defect Liability Period	6
	Post implementation	0
Non-Active	Deferred	55
	On Hold	3
	Cancelled	9
	Under review	2
Iterative/Potential	Reactive/As Required	12
	Demand Led	0

- Projects in **Initiation** phase - **9**
- **Active** Projects – **55**
- Projects **Completed or Closing** - **92**
- **Non-Active** Projects - **69**
- **Iterative/Potential** Projects – **12**

Reactive, renewal, and as-required project numbers will be higher than indicated as for this financial year there has been no single, centralised system or process to assign individual project IDs as/when works are required. Within Authority, budgets and expenditure are currently tracked and reported at programme *or* activity *or* project level, with additional details of delivery currently monitored via a range of processes and systems unique to each Group and/or each project manager.

Reporting for FY2026-27 will include this additional level of detail (ie work packages corresponding with renewals and reactive activity) however the nature of the data reported will vary in accordance with what is currently captured for each activity type within the relevant asset management system/s. This means that in some cases outputs for a period may be quantified as a total value (eg total # of jobs, or total extent of works) rather than itemised by 'project'/location.

Projects in the defect liability period are not currently active but should defects arise then contractors will be re-engaged (at their cost) to remedy any issues.

It is noted that the number of inactive projects (details at #6 below) reported for FY2025-26 is inflated due to an historical decision to include project *possibilities* as well as fully committed and funded projects in the original capital programme populated in Council's JIRA system. From FY2026 – 27 identified *possible* projects will only move from the (not reported) draft future-focused Forward Work Programme to the (reported) FY2026-27 Projects Register for the relevant financial year once the individual project has been approved and funding committed.

2. Budgets and Expenditure

In due course the Finance Group will provide a year-end Financial Report to Council which will summarise capital budgets and expenditure for FY2025-26.

It is anticipated that as with previous reports exported from Authority there will be a variance in the number of 'projects' reported by the Finance Group and the number of projects (excluding renewals etc) self-reported by project and General Managers. As previously noted this reflects (1) an inconsistent definition of what constitutes a 'project' across the business, (2) the present inability for project managers and the finance group to set up unique project IDs/codes within Authority where Work Orders have been previously assigned at activity or programme level, and (3) for the present financial year, the inclusion of projects that were conceived but not approved in the PMO report.

It is still the case that while some projects have a one:one code correlation, other projects may be funded from multiple codes, and there are also codes from which multiple projects may be funded. There continues to be a level of inevitability about this situation as at the time that budgets are established individual projects (particularly demand-led or reactive work) may not be known although the activity type/typical expenditure is understood, while funding for some projects will also continue to derive from multiple activities/business owners (eg projects with both waters and roading spend components). This complexity presents the need for dual coding ie by activity area/s providing the contribution and a more flexible project identifier not bound to a single activity area.

The PMO continues to work with Finance and IS to confirm a solution that will enable accurate one:one coding of project-level financial information within Authority and Altitude/Procure2Pay as work programmes are refined post-budget to support future tracking and reporting.

This remains a core dependency for robust project accounting moving forward to ensure that Authority/Altitude can serve as the single source of truth for all project managers, and to eliminate the need for 'offline' project finance trackers and the reconciliation complexities that can arise. Unfortunately it has not been possible for an interim solution to be implemented pending the roll out of the Altitude project as the project manager is awaiting supplier feedback on coding options.

3. Procurement and Contract Management

In accordance with the internal audit recommendations of the Audit and Risk Committee it is anticipated that the Procurement Lead will in future provide separate reports summarising procurement and contract management activities with the scope and frequency of these reports to be determined in consultation with governance.

This will be supported by the incorporation of the Contract Management module within Altitude which will centralise record keeping around contract variations, claims and payment tracking. This reporting will share the dependency noted above around one:one project ID coding in order for the total cost of contracted works across multiple contracts and suppliers for a specific worksite to be able to be exported from the system.

4. Delivery in FY2025-2026

The 92 projects that have been completed or are in the closing phase in FY2025-26 are summarised in the table below.

Project Name	Project Status
Aorangi Park, Timaru - Roadmarkings and Signage	Completed
Totara Street/Jollie Street, Geraldine - Layby Improvements and New Dish Channel	Completed
Evans Street, Timaru (SH 1) - Shared Pathway	Completed
Minor Improvement Works	Completed
Pages Road, Timaru - 4 x Pedestrian Refuge Islands	Defect Liability Period
Rayner Street North, Temuka - New Footpath and Pedestrian Drop Kerb Crossing Points	Completed
Maslin Street, Geraldine - New Pedestrian Drop Kerb Crossing	Completed
Barker Street, Geraldine - New Kerb & Channel	Defect Liability Period
Douglas Street, Timaru - New Dish Channel and Footpath Improvements	Defect Liability Period
59 Hayes Street, Timaru - Stormwater Improvements	Completed
Domain Avenue, Timaru - New Kerb & Channel and Seal Widening - stage 1	Completed
Totara Street and Jollie Street, Geraldine - Intersection Improvements	Defect Liability Period
Wai-iti Road and Otipua Road, Timaru - Modifications to Pedestrian Islands	Completed

June Street at Kitcher Square Intersection, Timaru - Kerb & Channel Treatments	Defect Liability Period
Pages Road, Timaru - Pedestrian Refuge Island - Site 1	Completed
Pages Road, Timaru - Pedestrian Refuge Island - Site 2	Completed
Pages Road, Timaru - New Kerb & Channel	Completed
R72 Arundel Rehabilitation	Completed
Rangitata Island Rehabilitation	Completed
Reseal Renewals	Completed
Trenglos St Asphalt	Completed
King Street South, Temuka - New Shared Pathway	Completed
Barker Street Turning Head Rehabilitation	Completed
Fraser Street (Port) Pavement Rehabilitation	Completed
Cycleway Implementation	Completed
Fraser Street, Timaru (Port) - Street End Improvements	Completed
Bike stand upgrades - Geraldine Community board	Completed
Upgrade of King St footpaths	Completed
Tengawai Footpath LCLR	Completed
Totara Valley Rehabilitation	Completed
Robinson Road Rehabilitation	Completed
Asphalt Renewals	Completed
Geraldine, Peel Forest, Woodbury flag poles	Completed
Washdyke shared path	Completed
Geraldine Shared path Better Off	Completed
Plant Purchases including renewal of Farmers parking system in	Completed
Temuka Highway shared path	Completed
Templer SH79 - Geraldine	Completed
North Terrace Road, Geraldine	Completed
Bank Street, Timaru - Improvements to Raised Crossing	Completed
Muells Drive Kerb and channel	Completed
56 Hayes Street, Timaru - Convert Area to Grass Berm	Completed
Gleniti Road/Gladstone Road Intersection Project	Completed
Pekapeka/Riddells Reserve MTB track	Completed
Timaru District Cemetery Replacement Site Investigation	Completed
Shared tracks and trails renewals	Completed
Caroline Bay Boardwalk partial renewal	Completed
Irrigation	Completed
Bridges	Completed
Replacement of Assets - Fencing	Completed
Replacement of Assets - Furniture	Completed
District Shared Boundary Fence Contributions	Completed
Temuka Muslim Section Development	Completed
Cox Street Remembrance Plaque	Completed
King Street toilet block exterior painting	Completed
Washdyke public toilet signage	Completed
Caroline Bay Lounge recarpet	Completed
Caroline Bay Aviary toilets major maintenance	Completed
Replacement Air Conditioning to Civil Defence Comms Room (G2)	Completed
Caroline Bay Hall recarpet	Completed
Caroline Bay Hall repainting	Completed
Replace Heatpump at 3/7 Horton Street, Pl Pt	Completed
Pleasant Point Main Road toilet block painting	Completed

Harper St unit refurbishment	Completed
Seismic upgrades	Completed
Reclad Clyde Street	Completed
Domestic Pump Stations Compliance Improvements	Completed
Pleasant Point Ponds Screen replacement	Completed
Contract 2677 - Gas Detection and Monitoring	Completed
Contract 2755 Redruth Pump Station Transformer Relocation	Completed
Gleniti Swale Regrading - Meadowstone, Grosvenor, Dobson	Completed
Waihi Outfall Improvements - PP10	Completed
Serpentine Creek Bank Stabilization/Planting Projects	Defect Liability Period
Crows Nest Book Area Walkway	Completed
Replacement Bins	Completed
Geraldine Load Cell Replacement	Completed
Skip bin for Cleanfill storage at Pleasant Point Transfer Station	Completed
Skip bins for Cleanfill and Hardfill storage at Geraldine Transfer Station	Completed
Leachate Connection (New) at Redruth SW6	Completed
Wheel Wash Installation	Completed
Upgrading Leachate Tank at Temuka Transfer Station	Completed
Supply and install new Waste Water Pump at Temuka	Completed
NTF Plantation works	Completed
Replacement of Weather Station at Redruth Landfill	Completed
Additional Sampling Pillars	Completed
Te Moana Treatment Plant Compliance Optimisation	Completed
Te Moana Reticulation Renewals	Completed
Contract 2776 – Taitarakihi Culvert – Watermain Installation.	Completed
Contract 2634 - Cleland/ Davison Road PRV	Completed
Contract 2588 - Hewlings Street Pump Station	Completed
Contract 2587 - Temuka Pump Station Mcnair Road	Completed
Contract 2679 - State Highway 8 Watermain Renewal - Davidson Rd to Cleland Rd	Completed
Total	92

5. Projects Continuing to FY 2026/27

A total of 65 projects will continue into the next financial year (FY 2026/27), as below:

Project Name	Project Status	Funding/Carry Forward
Playgrounds (Undersurfacing and Play equipment upgrades)	Under construction	FY2025/26 carry forward approved.
Yesteryear sculpture	Under construction	FY2025/26 carry forward approved. (community project)
Theatre Royal and Heritage Facility Development	Under construction	FY2025/26 carry forward approved.
Aorangi Stadium Facility Development	Under construction	FY2025/26 carry forward approved.
Aorangi Pavilion renewal	Under construction	FY2025/26 carry forward approved.
Installation of Library Heatpumps	Under construction	FY2025/26 carry forward approved.
Major maintenance - Temuka Stadium Roof	In procurement	FY2025/26 carry forward approved.

Woodlands Road Roof & Gutter replacement	Under construction	FY2026/27 budget allocated.
TDC Planning fit out	Under construction	FY2025/26 carry forward approved.
Reprofiling of Stage 1	Deferred	FY2025/26 carry forward approved.
Replacement of demister pump & shed at Redruth	Detailed Planning	FY2025/26 carry forward approved.
Totara/Kauri Intersection Drainage Improvement	Deferred	FY2025/26 carry forward approved.
Domain Avenue Drainage Improvement Design and Construction - Stage 1	Deferred	FY2025/26 carry forward approved.
Richard Pearse Drain Piping - PP31	On Hold	FY2025/26 carry forward approved.
Urban Sewer Network Modelling	Under construction	FY2025/26 carry forward approved.
Contract 2660 - Botanic Gardens Trunk Sewer Upgrade	Detailed Planning	FY2025/26 carry forward approved.
Peel Street Sewermain Renewal	Under construction	FY2025/26 carry forward approved.
Contract 2680 - Salt Water Creek Sewermain Renewal - Leckie Street to Cooper's	Detailed Planning	FY2025/26 carry forward approved.
Contract 2769 Evans Street Water main and Sewer main Renewal	Under construction	FY2025/26 carry forward approved.
Contract 2702 - Talbot Street Sewer Upgrade	Detailed Planning	FY2025/26 carry forward approved.
Air Discharge Consents Wastewater Treatment Plants	Under construction	FY2025/26 carry forward approved.
Contract 2793 Athol Place - Rugby/Kitchener Realignment Design	Detailed Planning	FY2025/26 carry forward approved.
Geraldine Soak Pit Improvements	Under construction	FY2025/26 carry forward approved.
Timaru 5 Year Upgrade Design Package	Under construction	FY2025/26 carry forward approved.
Contract 2741 - Washdyke Pump Station Construction	Detailed Planning	FY2025/26 carry forward approved.
Contract 2475 - WIEZ Pond Finalize Design and Construction Contract	Detailed Planning	FY2025/26 carry forward approved.
Jonas Street Upgrade Construction	Under construction	FY2025/26 carry forward approved.
388 - Downlands Reservoir Pipework Renewals	Detailed Planning	FY2025/26 carry forward approved.
Seadown Reservoir and Treatment Upgrade - Reactive Work	Under construction	FY2025/26 carry forward approved.
Caroline Bay Watermain Renewal - Stage Two	Under construction	FY2025/26 carry forward approved.
Contract 2584 - Caroline Bay Watermain Renewal - Stage One	Under construction	FY2025/26 carry forward approved.
Evans Street from Waimataitai Street To Eversley Street - Part D	Under construction	FY2025/26 carry forward approved.
Contract 2742 Te Moana Pump Station Renewals 3 Pump Stations	Detailed Planning	FY2025/26 carry forward approved.
Contract 2707 - Opihi Raw Water Trunk Main - Gleniti Tunnel Diversion	Under construction	FY2025/26 carry forward approved.
Design of stage 2 trunkmain	In procurement	FY2025/26 carry forward approved.
Contract 2686 - Seadown Water Trunk Main Upgrade Stage 2	In procurement	FY2025/26 carry forward approved.

Contract 2782 - Seadown Water Reticulation Upgrade - Package 3	Detailed Planning	FY2025/26 carry forward approved.
DoC Concession and ECan Resource Consent Applications	Under construction	FY2025/26 carry forward approved.
Contract 2767 - Seadown Water Reticulation Renewals - Package 2.0 & 2.1	Under construction	FY2025/26 carry forward approved.
Pareora River Intake Renewal	Detailed Planning	FY2025/26 carry forward approved.
Contract 2813 - Stafford Street to Barnard street Water Services	Detailed Planning	FY2025/26 carry forward approved.
Contract 2794 - Temuka Raw Water Trunk Network Upgrade	Detailed Planning	FY2025/26 carry forward approved.
Contract 2792 - Rural Water Supply Station Upgrades	Detailed Planning	FY2025/26 carry forward approved.
Contract 2756 - Claremont Water Treatment Plant Treatment Upgrade	In procurement	FY2025/26 carry forward approved.
Downlands Treatment Optimisation	Scoping / Problem Definition	FY2025/26 carry forward approved.
Network Online Monitoring for Compliance	Scoping / Problem Definition	FY2025/26 carry forward approved.
Install power supply - Temuka Source	Scoping / Problem Definition	FY2025/26 carry forward approved.
Evans Street Watermain Renewal - Next Staging (Hobbs to Wai-iti)	Scoping / Problem Definition	FY2025/26 carry forward approved.
Pleasant Point Network Upgrade Design Package	Early planning	FY2025/26 carry forward approved.
Contract 2466 - Broughs Gully Pump Station	Early planning	FY2025/26 carry forward approved.
Contract 2778 - Claremont Road Water Main and Wastewater Construction	Early planning	FY2025/26 carry forward approved.
Contract 2787 - Claremont WTP Treated Water Reservoir	Early planning	FY2025/26 carry forward approved.
Bank Street at Church Street Intersection, Timaru - Modifications to Pedestrian Island	Deferred	FY2026/27 budget allocated.
Selwyn Street and Grasmere Street, Timaru - Roundabout Improvements	Deferred	FY2026/27 budget allocated.
Timaru-Temuka Highway, Temuka (Arowhenua) - New Shared Pathway Better Off	On Hold	FY2025/26 carry forward approved.
Kennedy Street and SH79, Geraldine - Intersection Safety Upgrade	Under construction	FY2025/26 carry forward approved.
Talbot Street, Geraldine - New Footpath (#103 to 107)	In procurement	TBC.
North Street at Latter Street and Victoria Road - New Roundabout and Pedestrian Refuge Islands / Heaton Street / Victoria Street - Roundabout Upgrade	Under construction	FY2025/26 carry forward approved.

Levels Plain Road, Foley Road and Falvey Road, Timaru (Stage 1) - Intersection Improvements	Detailed Planning	FY2025/26 carry forward approved.
Coonoor Road, Timaru - New Kerb & Channel and Shared Pathway	Early planning	FY2025/26 carry forward approved.
Hilton Highway, Timaru - New Shared Footpath	Under construction	FY2025/26 carry forward approved.
Kellands Hill Road/Rosewill Valley Road/Cartwright Road/SH 8, Timaru (CRP) - Intersection Improvements and Road Upgrade	Detailed Planning	FY2025/26 carry forward approved.
Fraser Park Walkway - Church and Raymond Street Alleyway Upgrade	In procurement	FY2026/27 budget allocated.
Waimataitai Street/Evans Street (SH1) - Pedestrian Crossing Points and Footpath Improvements - Schedule of Quantities, Workings and TDC and NZTA Split	In procurement	FY2026/27 budget allocated.
Blair Street, Timaru - New Kerb & Channel and Seal Widening	Detailed Planning	TBC.
Total	65	

Iterative/potential project work will of course continue i.e. renewals, reactive and demand led work programmes, and defects resolution if required, into the new financial year however this will also leverage new FY2026-27 budgets as applicable.

6. Summary Analysis of Inactive Projects

The table below summarises by theme the explanations provided for projects reported as Inactive:

Group by	Total Number of Projects
Financial Constraint	37
Planned Future (Not priority now)	13
No Longer Required	8
Dependent on Other Projects/External Dependency	7
Pending Approval/Decision	3
Scope/Definition Issue	1
Total	69

As previously noted the total number of 'inactive' projects is inflated as it includes possible projects that never had committed funding (unfortunately the data available does not allow the PMO to *quantify* the # or % approved vs # or % not approved). Therefore, while it is reported that 69 out of 237 Council projects are 'Inactive' this does *not* signal that there is a 30% delivery gap and, at this time, variance between forecasts and expenditure is a better – though still imperfect – proxy for project and

programme delivery. This may also be said of the 'carry forward' projects above as it is unclear which, if any, *should* have completed in FY2025-26.

As noted above, from FY2026-27 PMO capex programme reporting will include *only* committed/approved projects and programmes and it will therefore be possible to compare total approved Annual Plan 2026-27 activity/portfolio budgets and expenditure with approved project budgets committed to specific deliverables.

This will better support interrogation of planned vs committed delivery and at project, programme and activity level with the caveat as above that it may still not be possible to export per-project actuals/forecasts from Altitude pending resolution of the unique project ID issue.

7. Project Risks, Assumptions, Issues and Dependencies

Due to current gaps and uncertainties in the data collated by the PMO it is not yet possible to provide a meaningful or comprehensive analysis of real-time project risks, assumptions, issues and dependencies (RAID) across the entire portfolio.

From FY2026-27 only critical RAID updates for projects and programmes will be collected from Project Leads in each quarter, with full project risk registers only able to be centralised following the introduction of an integrated software solution. General and project managers also have their own interim solutions in place with some maintaining separate project risk registers.

Significant projects (such as the Theatre, Stadium, Claremont and Altitude) will also each continue to provide dashboard reports to the Projects and Procurement Committee summarising scope, quality, time, cost, risks and issues for the relevant reporting period in alignment with previously endorsed project management plans (PMPs).

It was the original intention that from the new financial year all new projects would be required to include a risk and opportunity assessment in their Project Brief noting impact, likelihood, mitigation and any required contingency funding as part of the initiation and planning process. However, due to the redistribution of PMO capacity (Water Organisation Establishment) during FY2025-26 and ongoing, it is now unrealistic to anticipate whole of business uptake of the new project templates and processes from 01 July 2026. This will continue as a work in progress.

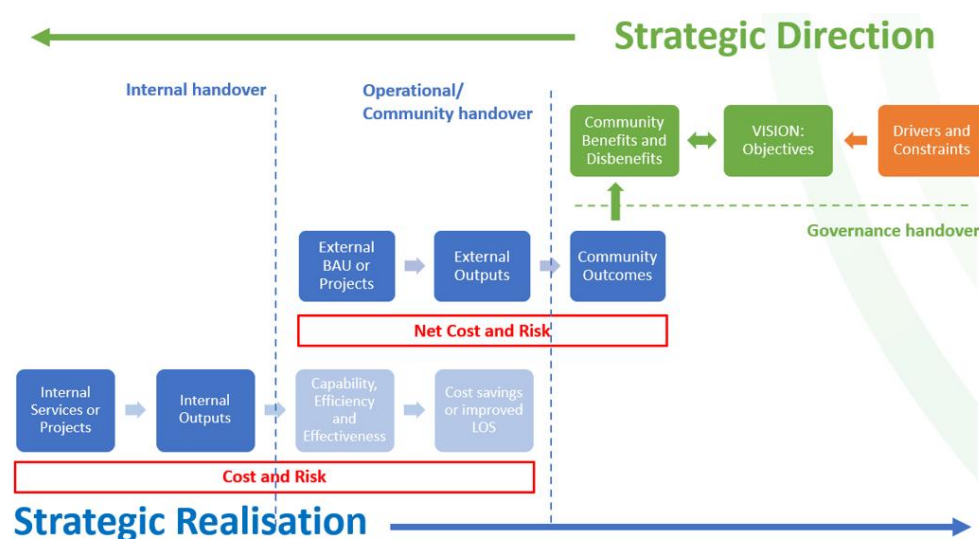
8. Benefits Realisation/Project Success

The Audit and Risk Committee internal audit recommendations require future Benefits Realisation reporting by the PMO. This cannot be achieved within present data limitations and the PMO suggests that this also will not be the most fit for purpose, cost-effective mechanism for reporting *project/programme* success in future.

Projects do not, at present, consistently plan for, manage, monitor or report on Benefits although there are some existing pockets of excellence within the business.

The issue is exacerbated as current Asset and Activity Management Plans are also inconsistent in the extent to which they *define* intended activity Benefits, and in many cases – not all – include limited or no information around the stakeholder (internal or external) Outcomes/activities required to unlock the intended Benefits.

These (stakeholder Outcomes/activities) may well be understood by activity owners but they are, for the most part, neither explicit in our asset and activity planning nor well evidenced, leaving a gap in Council's investment logic/value chain between what each activity or project creates and the wider impact we envision eg a new policy or system will not increase compliance or improve a LOS until all business units assimilate required practices. Similarly, enabling infrastructure and/or expert strategic plans will not unlock economic growth and resilience without evidence that industry/community players will indeed develop an area or expand their activities as anticipated, ie



Until this strategic logic is interrogated and updated, and consistently captured within our corporate and activity plans for all activities (the target being the 2027 LTP cycle), PMO reporting of 'Benefits' data by Project Leads has limited value due to the wide variety of intended meanings and the inconsistent quality of supporting evidence. Until resolved this issue will also continue to complicate both governance and management investment decision making which is at present founded on project briefs and business cases presenting data which is not directly comparable/equivalent across the business.

From a PMO capex programme reporting angle, even once Benefits *are* clearly identified (together with evidence of their enabling stakeholder Outcomes), and clear investment logic applied to support each project (through a brief or a business case), *measurable and meaningful attribution* at the Benefits level will in many cases not be a sound use of resources (data collation and analysis required).

For example, if at the *activity* level Council has evidence that the creation, maintenance and operation of 3 waters infrastructure (Activities/Projects) will deliver fit for purpose facilities, products (water) and services (Outputs), and that our

community (private and commercial) will then use clean and compliant water/remove waste water/suffer minimum inconvenience from storm water (Outcomes), leading to maintained/improved public health (Benefit) then at the *project* level it should be sufficient to report not 'Realisation' of the public health Benefit, but to verify quantification/attribution of the intended Outcome eg the # of stakeholders actually serviced (Outcome) by a new pump station (Output) following operational handover.

Taking another scenario, if at the *activity* level Council accepts that the creation and maintenance of alternative routes (Activities/Projects) delivers a more resilient transport network (Output), and that the community/industry will use those alternative routes in order continue to move people and goods to/from/around the District in the event of a natural disaster (Outcome), and that this will support economic and social resilience (Benefits), it will still not be possible to capture and report on 'Benefits Realisation' for an upgraded bridge on an alternative route until/unless a natural disaster occurs and corresponding network movements and economic/social impacts can be assessed. It would be more appropriate at project close out to report on whether or not the bridge upgrade satisfies previously defined project success criteria eg scope (including strategic alignment), quality, time and cost parameters.

For FY2026-27 project success criteria will therefore be defined (project initiation and planning documents) and reported (at close out) in accordance with what can realistically be monitored and attributed *at project level*, being either/both Outputs or Outcomes. PMO quarterly summary reports will provide quantitative insights as to (1) whether or not projects have defined success criteria at the time they are approved, and (2) whether or not the criteria are subsequently being met.

Benefits Realisation data remains best reported – as at present – through Corporate LOS updates as funding is already in place to gather and to analyse required data. In due course the data analysis supporting the reports should realign with the updated investment logic and Benefits and Outcomes included in the 2027 Asset and Activity Management Plans and the corresponding Infrastructure Strategy.

9. Lessons Learned

Projects also do not, at present, consistently monitor and analyse lessons learned although again there are some existing pockets of excellence. Lessons learned fields have been embedded in PMO templates for project logs and close out reports however uptake of these templates across the new financial year will be a work in progress.

For FY2026-27 the PMO will provide quantitative insights as to (1) whether or not projects are completing close out reports/reporting lessons learned and (2) cross-council themes from lessons learned as/when possible.

10. Recommendations and Next Steps

In the previous report the PMO noted that a comprehensive work programme had been prepared, and shared with SLT in November 2025, outlining steps required to close the gap between present and desired practices for programme and project management across the business.

This work programme is under regular review however changes have been minimal as it remains well aligned with business needs. In accordance with the original road map and scheduling, new templates and processes have been prepared and tested via a piloting/feedback phase (Stages 1 and 2), and the PMO is now in the process of assimilating feedback to finalise templates and processes.

This includes feedback from the internal, multi-disciplinary Project Control Group (PCG) which has met on a number of occasions to provide peer review of (pilot) project briefs with a mandate to provide feedback and follow up support but not to either approve or block project progress through to a governance/funding decision. In almost all cases – due to the nature of the pilot aligning retrospectively with FY2025/26 budgets – project briefs under review have been for previously committed/approved projects.

Insights from this group are consistent with comments included in reporting sections above, and as a general observation, members of this group consider that they will be able to be more effective in future (supporting rigorous project scoping, clarifying success criteria, identifying project risks and opportunities, aligning internal resource) if/when the process sequence (peer review before final funding approval) is formally mandated.

This will take some time to achieve due to the funded/active status of current projects and programmes however elected members and SLT can in future support this initiative by referring back projects which have not been internally peer-reviewed by the PCG. There is of course a balance to be struck here between improving practices and maintaining delivery momentum however as a general principle projects that receive funding approval should as a minimum have completed a robust optioneering/scoping exercise, with or without the PCG, sufficient to demonstrate that the project is not only fit for purpose and affordable but the *most* fit for purpose and affordable solution for the identified business need.

The PMO work programme now enters Stage 3 ie the continuation of ‘offline’ solutions (using new templates and processes) throughout the implementation period for Altitude (potentially to December 2027), while Stage 4 still anticipates the adoption of an integrated software solution for project management following that event.

As noted in March, Stage 3 will further increase the administrative and reporting burden on our project and General Managers (driving improvements in the scope and quality of information documented, and rigour in the review process), while Stage 4 will leverage that investment and streamline management and reporting tasks for both project and General Managers as quality data can be readily accessed by all support and reporting functions without the need for manual collation.

It is also still worth noting that the inclusion of current and suitably structured strategic and economic information in the 2027-37 Asset and Activity Management Plans will significantly streamline the work currently required during project initiation and planning as benefits, outcomes, risks/mitigations, opportunities/exploitations, assumptions, dependencies, constraints, relationships to Levels of Service (including compliance and demand considerations) and, to some extent, optioneering of alternatives, should in many cases be consistent across programmes and projects. Rework may therefore be avoided where future reference can be made, or excerpts taken, from existing investment logic and activity parameters.

6.7 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 report (Attachment 2) to this report.
- 4 This is the first monthly report, with progress over this initial period largely consisting of project establishment and the design clarification phase, some minor enabling works, and further investigation and design required for the detailed design of the pipelines and the treated water reservoirs.
- 5 An integrated programme is being developed as a priority to coordinate all project workstreams.

Critical Risks

- 6 Refer to information on the project risk assessment in the Project Lead and Project Manager's report (Attachment 1).
- 7 Critical risks are:
 - 7.1 Reservoir embankment interaction – Treated Water Reservoir #1 works must not affect the existing dam embankment footprint, settlement, slope stability or displacement.
 - 7.2 Programme integration - The interdependent workstreams require coordinated sequencing and interface management.
 - 7.3 Design clarification and scope interfaces - Multiple design clarifications remain open.

- 7.4 Consents and designation - Resource consent is required for the pipelines and a change to the WTP designation is needed for the reservoirs.
- 7.5 Property Purchase - Agreement to purchase land where Treated Water Reservoir #2 is located is still to be negotiated.

Budget

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

Attachments

- 1. Claremont Water Treatment Plant Upgrade Project Monthly Report - June 2026 [!\[\]\(7a8011739ec4e250e2f89a547d75fb0a_img.jpg\) !\[\]\(07dce76283bf618e2364d95ae0021e26_img.jpg\)](#)
- 2. Contract 2756 Monthly Report (Masons) June 2026 [!\[\]\(44ee86b940d3a0ca166486da8985875e_img.jpg\) !\[\]\(2262b99b3a4953f9b3dfd64b89c00d2e_img.jpg\)](#)



ALTA

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



Prepared By: Drew Williamson

Contents

1	PURPOSE	1
2	HEALTH AND SAFETY	1
3	PROGRESS	1
3.1	Enabling Works	1
3.2	Water Treatment Plant (WTP) Upgrade - (Masons)	1
3.3	Reservoirs	2
3.4	Pipelines.....	3
4	PROGRAMME	4
5	CRITICAL RISKS	4
6	FINANCIALS	5
	APPENDIX I – MASONS MONTHLY REPORT	6

Prepared By: Drew Williamson

1 PURPOSE

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

2 HEALTH AND SAFETY

No health and safety incidents have been identified in the available project records for the current reporting period. Contract 2756 health and safety documentation remains in progress, with the site-specific safety plan to be confirmed and subcontractor insurances to be provided. The contractor's risk register has been completed, and the quality plan is due for completion by 10 July 2026.

3 PROGRESS

3.1 Enabling Works

Project establishment activities have progressed to enable Masons to establish onsite in July.

The following work needs to be completed before they establish onsite

- Workshop has been emptied for demolition by Masons
- Power feed to the front gate is currently fed from the workshop and needs to be rerouted before the workshop is demolished
- The wastewater holding tank for the site needs to be relocated outside of the footprint for the new plant
- Other existing site services such as power and communications that are inside the footprint of the new plant will need to be identified and relocated
- Operations parking during construction needs to be confirmed.

Stakeholder communications have commenced at a preliminary level, with neighbours already contacted by TDC. Wider public project communications are to be managed through the TDC communications team.

3.2 Water Treatment Plant Upgrade - (Masons)

Contract 2756 for Masons to deliver the Water Treatment Plant (WTP) has been officially signed for \$21,261,460.00 excluding GST.

To enable the contract to be signed, agreed cost fluctuation provisions were incorporated into the special conditions to address recent supply cost escalation arising from international market disruption due to the war in the Middle East. This allowed the parties to agree the formal acceptance of tender and proceed with contract execution while maintaining a mechanism for managing eligible cost movements under the contract.

The project establishment and design clarification phase is underway. The contract documents have been compiled, with Masons having received, signed and returned hard copies. Bonds and insurances (excluding subcontractor plant insurances) have been received. The outstanding kickoff information is:

- Site-specific safety plan
- Subcontractor insurances
- Quality plan

ALTA



The design clarification register has been formed and is being actively managed. Current items requiring attention are:

- Project interfaces
- Existing site services plan
- Relocation of existing site wide services

The height of the new treated water reservoirs also needs to be resolved so that Masons can design their pump system.

The team (including operations) visited the recently completed Masons water treatment plant at Methven in June. Feedback from the visit has been provided to Masons for consideration and incorporation into the Claremont WTP design.

A HAZOP/design review with the TDC team is proposed for mid-July. This is a structured workshop with the Masons and the TDC team to test the proposed process and layout before the design is finalised. The review will work through each part of the proposed WTP design, identify potential operability, safety, maintenance or process risks, and agree any changes that Masons should incorporate into the design.

It would also provide an opportunity to confirm operator feedback from the Methven WTP visit, check key interfaces and hold points, and record actions before procurement and construction planning progress further.

3.3 Reservoirs

Progress on the treated water reservoir workstream has been delayed as the project team has identified that Reservoir 1 may impact the safety of the existing earth embankment. WSP is progressing settlement analysis and updated slope stability modelling to confirm whether the proposed reservoir location can be advanced without affecting the embankment.

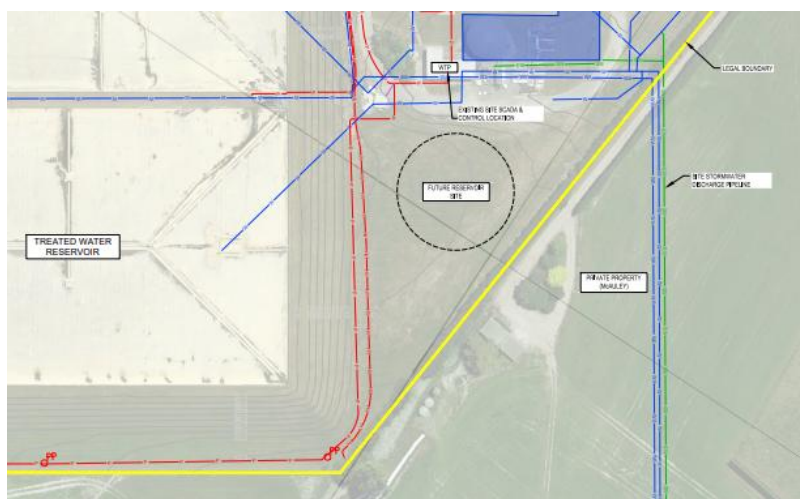


Figure 1: Proposed Reservoir 1 location

ALTA



Key technical constraints are that the works must not physically impinge on the dam embankment footprint, must not induce settlement beneath the embankment footprint, and must not reduce the factor of safety or increase displacement of the embankment slopes. If the Reservoir 1 cannot be built without affecting the factor of safety of the earth embankment then a new location for it will need to be found.

The earth embankment forming part of the existing reservoir is classified as a dam. Any works that change, or have the potential to change, the level of safety of that embankment would require Council to undertake a full analysis of the strength and condition of the existing structure. TDC does not currently hold sufficient information to complete this assessment without further investigation. Significant testing, analysis and programme delay would likely be incurred if the project needs to establish the embankment strength before the reservoir works can proceed.

Geotechnical investigation for Reservoir 2 is scheduled for the week commencing 13 July 2026, with drillers expected to be on site from 14 July 2026. The investigation is intended to confirm ground strength and suitability for the proposed reservoir location, including CPTs and test pits along the reservoir corridor.

Property requirements for the reservoir works remain a key dependency. The extent of land required for construction, permanent access and operational maintenance is to be confirmed through the current design development and survey work. This will inform the property strategy, landowner engagement and any required extension to the existing designation to accommodate the final reservoir footprint and associated access arrangements.

3.4 Pipelines

The pipeline workstream comprises a new wastewater line from the treatment plant to the sewer reticulation in Gleniti (Hopkins Road) and a new water supply line connecting the new Gleniti pump station on site to the existing Gleniti network.

WSP is progressing the detailed design for the pipeline works, including confirmation of the final alignment, service interfaces and construction requirements. Potholing is required to confirm the Chorus alignment and manage any interface risks before the design and construction methodology are finalised.

A consent assessment is underway for the pipeline works. An archaeological authority is required because the alignment passes a recognised Historic Place Category 2 site (the Wai-iti / Gleniti School Building and the former Gleniti Institute Public Library). WSP's consent assessment will confirm the archaeological approval pathway and identify whether any other resource consents or approvals are required for the pipeline works.

Once the detailed design is complete and consent requirements are resolved, the pipeline works are to be tendered for construction.



4 PROGRAMME

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

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

Workstream	Programme Status
Overall programme	The integrated master programme remains to be finalised. Programme integration across the WTP, reservoirs and pipeline interfaces remains a key project management priority.
Contract 2756 WTP	Masons has provided an updated programme. Client hold points and key decision points are shown, with further hold points to be reviewed and added where required. Cut-in scheduling and operational impacts are to be further developed.
Reservoirs	Slope stability and settlement analysis for Reservoir 1 is time critical and expected in early July. Outcomes may affect consent, design and construction sequencing.

5 CRITICAL RISKS

Risk	Description	Current/implemented Mitigation Actions	Implications
Reservoir embankment interaction	Reservoir 1 works must not affect the dam embankment footprint, settlement behaviour, slope stability factor of safety or displacement.	WSP is progressing settlement analysis and updated slope stability modelling. Mitigation options, including retaining wall solutions, are to be considered if required.	Potential design, consent, cost and programme impact if embankment effects cannot be demonstrated as acceptable. New revisor location needed
Programme integration	Three interdependent workstreams require coordinated sequencing, hold points and interface management.	Integrated programme development is a project set-up priority. Masons has issued an updated programme with hold points and key decisions for review.	Interface failure could result in rework, outage constraints, delay or inefficient delivery sequencing.

ALTA



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

6 FINANCIALS

The agreed project budget is \$39.5 million

A project financial report is being developed for the monthly report. The overall project budget of \$39.5M will be reported on from the month prior to ensure that all costs are up to date and in the system.

Mason is developing a cash flow for the project. This will be combined with the cash flow from the other workstreams within the project to develop a cashflow.

ALTA



APPENDIX I – MASONS MONTHLY REPORT

ALTA





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

Monthly Project Report

Project: Claremont WTP

Int Ref#: 24-019

Reporting Period: June 2026

Report Date: 25 June 2026

Contractor: Mason Engineers (NZ) Ltd

Client: Timaru District Council

Engineer: Grant Hall

Engineers Representative: David Hooke

Engineers Support: Drew Williamson

1. Overall Status

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

This includes the finalization of subcontractor contracts during this period and key product orders being placed i.e. Membranes.

Overall project status: The period reflects a steady progression from tender phase through to developed design

2. Progress This Period

The following activities were undertaken during the reporting period:

- Completion of subcontractor contracts
 - Thompsons
 - PSE
 - Kinetic
- Engagement of Civils designer for site overview
- Development of design elements
- Progression of variation pricing associated with final design

3. Programme Status

Phase	Status
Design	Finalising design
Procurement	Membranes ordered..balance of plant outstanding
Construction	Future phase
Commissioning	Future phase

Site access is shown within the program and we will be looking to establish our compound including office and amenities and access as per drawing 700.

Completion of the design elements is the key focus for July.

4. Design

We are currently working through Frances all elements of the design and including external civil items such as stormwater and wastewater.

July is a key month to complete deliverables.

Design development remains aligned with construction and procurement requirements.

5. Procurement

Some key Procurement such as the Membranes has been placed in June to ensure we will meet our new year programme.

We are currently working through with our suppliers on the key elements to place orders and hold pricing now.

6. Construction

- No construction works have been undertaken in the month.

July we will be looking to mobilise our facilities to site.

7. Health and Safety

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

8. Environmental

No environmental incidents were recorded during the reporting period.

9. Risks and Issues

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

10. NTE and NTC (during reporting period)

11-Jun	NTE001	Bank Bonds - Supply	Not applicable	Receipt to be acknowledged / Receipt acknowledged
		Meeting minutes, Design clarifications, layout drawings		
11-Jun	NTE002		Not applicable	Information
16-Jun	NTE003	Insurance Certs	Not applicable	Information to file
17-Jun	NTE004	Building Variations and Solar	required	

11. Variations

NTE 004 – relating to building extensions has been tabled and is awaiting response...noting that we are holding building design until this is responded to

12. Look Ahead (Next Period)

Planned activities for July include:

- Submission of design package - Process
- Civil design development and package by end of July
- Procurement of further key items to hold pricing
- Establish on site

13. Financial

Claim no 1 is submitted for July. Key item is the membrane deposit value required with order.

Prepared by:

Geoff Truscott

Project Manager

Mason Engineers (NZ) Ltd

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

That the public be excluded from—

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

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

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

10.3 Contract 2663 - Sealed Road Resurfacing Contract Extension

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

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Plain English Reason
10.1 - Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 9 June 2026 Matters dealt with in these minutes: 10.1 - Public Excluded Minutes of the Projects and Procurement Committee Meeting held on 14 April 2026 10.2 - Public Excluded Minutes of the Projects and	Section 48(1) of the Local Government Official Information and Meetings Act 1987.	The public excluded minutes of the meeting held on 9 June 2026 are considered confidential pursuant to the provisions of the LGOIMA Act of 1987. The specific provisions of the Act that relate to these minutes can be found in the open minutes of the meeting held on 9 June 2026.

Procurement Committee Meeting held on 12 May 2026 10.3 - Landsborough Road Bridge Power Relocation Works 10.4 - Extension of Contract 2494 - Road Maintenance and Renewals 10.5 - Contract 2756 Claremont Water Treatment Plant – Cost Fluctuations, and Contract 2787 Claremont WTP Treated Water Reservoir Registration of Interest		
10.2 - Contract 2504 - Maintenance of Traffic Signals, Capark Equipment, Parking Meters and School Signs - Extension of Contract	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	To protect commercially sensitive information
10.3 - Contract 2663 - Sealed Road Resurfacing Contract Extension	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	To protect commercially sensitive information
10.4 - Contract 2686 - Seadown Water Trunk Main Upgrade - Stage 2	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(i) - The withholding of the information is necessary to enable the Council to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	To protect commercially sensitive information To enable Council to carry out commercial or industrial negotiations

10.5 - Contract 2756 Claremont Water Treatment Plant Upgrade – Design and Build – Solar Power Options	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	To protect commercially sensitive information
--	---	---

*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