

AGENDA

Ordinary Council Meeting

Tuesday, 24 November 2026

Date Tuesday, 24 November 2026

Time 10:30 am

Location Council Chamber
District Council Building
King George Place
Timaru

File Reference 1886955

Timaru District Council

Notice is hereby given that a meeting of the Ordinary Council will be held in the Council Chamber, District Council Building, King George Place, Timaru, on Tuesday 24 November 2026, at 10:30 am.

Council Members

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

Quorum – no less than 5 members

Local Authorities (Members' Interests) Act 1968

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

Nigel Trainor

Chief Executive

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1 Opening Prayer and Waiata

2 Apologies

3 Public Forum

4 Identification of Urgent Business

5 Identification of Matters of a Minor Nature

6 Declaration of Conflicts of Interest

7 Confirmation of Minutes

7.1 Minutes of the Emergency Council Meeting held on 20 October 2026

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

Recommendation

That the Minutes of the Emergency Council Meeting held on 20 October 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 Emergency Council Meeting held on 20 October 2026

MINUTES

Emergency Council Meeting

Tuesday, 20 October 2026

Ref: 1886955

Minutes of Timaru District Council
Emergency Council Meeting
Held in the Council Chamber, District Council Building, King George Place, Timaru
on Tuesday, 20 October 2026 at 9:00 am

Present: Mayor Nigel Bowen (Chairperson), Peter Burt, Stu Piddington, Scott Shannon, Michelle Pye, Owen Jackson, Graeme Wilson, Chris Thomas, Philip Harper

In Attendance: Nigel Trainor (Chief Executive), Stephen Doran (General Manager Corporate), Andrea Rankin (Chief Financial Officer), Suzy Ratahi (General Manager Land Transport), Andrew Lester (General Manager Drainage and Water), William Ching (Infrastructure Planner), Laura Rich (Water Planner), Nick Houston (Capital Delivery Project Team Leader), Bhavisha Kapadia (Marketing and Communications Advisor), Jessica Kavanaugh (Democracy Services Lead)

1 Apologies

1.1 Apologies Received

Resolution 2026/160

Moved: Clr Scott Shannon
Seconded: Clr Owen Jackson

That the apology of Clr Stacey Scott is received and accepted.

Carried

2 Declaration of Conflicts of Interest

No conflicts of interest were declared.

3 Reports

3.1 Stock Underpass – Muff Road and Ohapi Settlement Road. Policy Exemption Request

The General Manager Land Transport and Infrastructure Planner spoke to the report to seek Council approval for a stock underpass on Muff Road and Ohapi Settlement Road that does not fully comply with the current Stock Underpass Policy.

It was noted there are some internal processes that need to be reviewed, such as full cost recovery, which will be part of the Long Term Plan, along with some internal process improvements regarding obtaining an approved programme and agreeing to the methodology of works to be undertaken to ensure there are no long-standing road closures.

Discussion included that there is currently no timeframe within the licence to occupy, and the ability to have a bypass in this area and the standard that would be required to be constructed.

Clarification was sought on who found the fault. It was confirmed the applicant would be expected to cover additional costs if it is agreed. Further clarification was sought on the 20-meter

requirement in the policy, which is the legal road reserve. A balance of road safety and affordability of installation is taken into consideration when assessing the requests. It was confirmed that 16 meters is wide enough for Muff Road.

It was confirmed that the Aoraki Roading Collaboration is developing a policy to be taken to each council for adoption to ensure consistency across the board and will take into consideration the busyness of the road and herd sizes and have a matrix to follow.

Discussion included the issue of the time the road has been closed. Further explanation was provided on how the fault occurred.

It was advised that the design consultant has provided completion dates for the works; however, it is noted this is not guaranteed, and there is normally a close-down period for corridor management work over the Christmas period which could delay the timeline given if the full 20 meter construction is required.

There was confirmation provided that the 16 meters allows for maintenance and new services now and for the future. It was also noted that the agreement allows for the removal or lengthening of the structure to the full 20 meters if required in the future.

Clarification was provided that there is another stock underpass on Muff Road that is 16 meters. Further discussion was had on having a bypass while the work is undertaken, the timeframes given by the applicant, the reinstatement of the road and the provision for liquidated damages.

It was questioned if council officers inspected this; it was advised there is a gap in the process between infrastructure consents and Land Transport.

Further discussion was held on approved contractor status working on road corridors and the ability to review and revoke the status. It was questioned if a date can be put on the completion of the work and the ability to have consequences if it is not complete.

Clr Scott Shannon spoke in favour of the recommendation and highlighted the pragmatic approach. The width of the carriageway in other culverts and bridges is well within the 20 meter and 16 meter allowance. That the 16 meters protects the council for the future requirements in the road reserve.

Clr Michelle Pye spoke in favour of the recommendation and the importance of completing this to get the road open.

Clr Graeme Wilson spoke in favour of the recommendation after a site visit with Clr Philip Harper was held.

It was requested to provide an update to the councillors on the progress.

Resolution 2026/161

Moved: Clr Scott Shannon
Seconded: Clr Michelle Pye

That Council:

1 Receives and notes the Stock Underpass Report Muff Road and Ohapi Settlement Road;

2 Approves the installation of a stock underpass at approximately RP2.946 on Muff Road and RP0.285 on Ohapi Settlement Road, with a minimum structure length of approximately 16.0m, subject to all required engineering approvals and statutory consents;

3 Approves an exemption under Clause 4.3 of the Stock Underpass Policy to allow the Muff Road and Ohapi Settlement Road underpass structures to extend approximately 16.0m

within the approximately 20m legal road reserve, rather than the full width of the road reserve;

Notes that:

4 No Council or NZTA funding contribution is being requested for the installation;

5 All investigation, design, consenting, legal, construction, traffic-management, inspection, maintenance, renewal, alteration, removal, reinstatement, and ongoing liability costs associated with either crossing remain the responsibility of the landowner;

6 All required resource consents, building consents, corridor access approvals and legal agreements must be obtained before construction, or installation work commences.

Carried

4 Resolution to Exclude the Public

Resolution 2026/162

Moved: Mayor Nigel Bowen
Seconded: Clr Graeme Wilson

That the public be excluded at 9.28am from the following parts of the proceedings of this meeting, namely,—

5.1 Contract 2813 - Stafford Street and Barnard Street Water Services Renewal

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
5.1 - Contract 2813 - Stafford Street and Barnard Street Water Services Renewal	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	To protect commercially sensitive information To enable Council to carry out commercial or industrial negotiations

	(including commercial and 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."

At 9:28 am, Clr Scott Shannon left the meeting.

5 Public Excluded Reports

5.1 Contract 2813 - Stafford Street and Barnard Street Water Services Renewal

6 Readmittance of the Public

Resolution 2026/163

Moved: Mayor Nigel Bowen
Seconded: Clr Michelle Pye

That the meeting moves out of Closed Meeting into Open Meeting at 9.42am.

Carried

The meeting closed at 9.43am.

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Mayor Nigel Bowen

Chairperson

7.2 Minutes of the Council Meeting held on 27 October 2026

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

Recommendation

That the Minutes of the Council Meeting held on 27 October 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 Council Meeting held on 27 October 2026



MINUTES

Ordinary Council Meeting

Tuesday, 27 October 2026

Ref: 1886955

Minutes of Timaru District Council
Ordinary Council Meeting
Held in the Council Chamber, District Council Building, King George Place, Timaru
on Tuesday, 27 October 2026 at 10:30 am

Present: Mayor Nigel Bowen (Chairperson), Peter Burt, Stu Piddington, Scott Shannon, Michelle Pye, Owen Jackson, Graeme Wilson, Chris Thomas, Philip Harper

Community Board Members: John Jackson(Temuka), Jan Finlayson(Geraldine)

In Attendance: **Officers:** Nigel Trainor (Chief Executive), Stephen Doran (General Manager Corporate), Paul Cooper (General Manager Regulatory, Development and Growth), Andrea Rankin (Chief Financial Officer), Mike Wrigley (General Manager Recreation Facilities), Andrew Lester (General Manager Drainage and Water), Suzy Ratahi (General Manager Land Transport), Ashlea Whyte (Finance Manager / Financial Accountant), Tyler Zandrack (Senior Management Accountant), Jessica Hurst (Community Partnership Team Leader), Adam Ward (Road Network Team Leader), Naomi Scott (Community Partnership Support Officer), Amrita Singh (Management Accountant), Lamorna Cooper (Emergency Management Advisor - Resilience and Engagement), Laura Rich (Water Planner), Brendan Madley (Senior Policy Advisor), Jessica Kavanaugh (Democracy Services Lead), Alesia Cahill(Executive Support Manager), Bhavisha Kapadia (Marketing & Communications Advisor)

Public: Frazer Munro (General Manager, Timaru District Holdings Limited), Mark Rogers (Chairperson, Timaru District Holdings Limited), Nigel Davenport (Chief Executive, Venture Timaru), Philip Jones (PJ and Associates), Craig Chambers (Fire and Emergency New Zealand), Myles Taylor (Fire and Emergency New Zealand)

1 Opening Prayer

Steve Campkin (Salvation Army) conducted the opening prayer

The Community Partnership Team Leader led the Waiata

2 Apologies

That the apology of Pleasant Point Community Board Member Cale Toomey be acknowledged.

2.1 Apologies Received

Resolution 2026/160

Moved: Mayor Nigel Bowen
Seconded: Clr Owen Jackson

That the apology of Clr Stacey Scott be received and accepted.

Carried

3 Public Forum

Myles Taylor and Craig Chambers (Fire and Emergency New Zealand)

Craig Chambers introduced Myles Taylor as the newly appointed District Commander for Fire and Emergency New Zealand. Myles provided councillors with an overview of his background.

Concern was raised about the upcoming fire season due to the dry and windy conditions that have been predicted by Earth Sciences New Zealand. It was advised that awareness is being raised at all levels. Craig highlighted controls available to mitigate the risk of fire spreading, which include the fire season status and the triggers associated with setting the season, along with the use of the Fire and Emergency Act 2017, section 52.

The implications these restrictions put on land users were noted.

Discussion included major risks during the fire season, including that a majority of fires start due to human activity. The importance of early engagement between Fire and Emergency and the property owner is noted. The risk that this fire season will be dynamic, and the flow-on effect to the next fire season, was raised. The availability of resources to respond to a potentially dry and windy fire season, including the stand-up of the incident management team.

The key message for the holiday period was highlighted, and the ability to predict high fire danger days.

4 Identification of Urgent Business

4.1 Identification of Items of Urgent Business

Resolution 2026/161

Moved: Clr Owen Jackson
Seconded: Clr Philip Harper

In Favour: Mayor Nigel Bowen, Clrs Stu Piddington, Scott Shannon, Michelle Pye, Owen Jackson, Graeme Wilson, Chris Thomas and Philip Harper

Against: Nil

Abstained: Clr Peter Burt

That the report *Grant to Tennis South Canterbury in support of Davis Cup Tie* be received and considered in public excluded on the grounds of s7(2)(i) and s7(2)(j) listed in s48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 at the Council meeting on 27 October 2026 as item 13.13

Carried 8/0

5 Identification of Matters of a Minor Nature

The following matters of a minor nature were raised:

- An update on Muff Road was requested.
- Timing on standard overhead analysis for council
- An update on the Museum and Theatre fundraising

6 Declaration of Conflicts of Interest

- Clr Chris Thomas declared a conflict of interest in item 9.9 Community Funding Subcommittee - Recommendations for Funding in relation to grant number 10. In item 9.10 Gambling Venue Policy - deliberations and adoption
- Clr Peter Burt declared a conflict of interest in item 9.10 Gambling Venue Policy - deliberations and adoption
- Clr Owen Jackson declared a conflict of interest in item 9.12 Temporary Road Closure Applications - Section 342 and Schedule 10, Clause 11(e) LGA
- Clr Philip Harper declared a conflict of interest in item 9.9 Community Funding Subcommittee - Recommendations for Funding application 27

The Mayor requested advice on the potential conflict of interest on item 9.10 Gambling Venue Policy - deliberations and adoption, which will be provided prior to the item being discussed.

7 Confirmation of Minutes

7.1 Minutes of the Council Meeting held on 29 September 2026

Resolution 2026/162

Moved: Clr Scott Shannon
Seconded: Clr Graeme Wilson

That the Minutes of the Council Meeting held on 29 September 2026 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

Carried

8 Schedules of Functions Attended

8.1 Schedule of Functions Attended by the Mayor, Deputy Mayor and Councillors

Resolution 2026/163

Moved: Mayor Nigel Bowen
Seconded: Clr Michelle Pye

That the Schedule of Functions Attended by the Mayor, Deputy Mayor and Councillors be received and noted.

Carried

8.2 Schedule of Functions Attended by the Chief Executive

Resolution 2026/164

Moved: Mayor Nigel Bowen
Seconded: Clr Graeme Wilson

That the Schedule of Functions Attended by the Chief Executive be received and noted.

Carried

9 Reports

The Mayor reorganised the agenda due to item 9.1 Annual Report 2025/26 needing the final sign-off before it is presented to Council.

9.2 Presentation of Timaru District Holdings Limited Audited Annual Report 2025/26

The General Manager, Timaru District Holdings Limited and Chairperson, Timaru District Holdings Limited spoke to the report for Council to receive and note Timaru District Holdings Limited (TDHL) audited Annual Report for the financial year 01 July 2025 to 30 June 2026.

Discussion included the divestment of the shareholding in Alpine Energy, the newly formed investment fund and the return that was generated. The breakdown of the debt drawn down in the 2025/26 year and an update of the showgrounds was provided. It was advised that further information will be provided at the Annual General Meeting and in December regarding the Alpine Energy divestment.

Resolution 2026/165

Moved: Clr Owen Jackson
Seconded: Clr Graeme Wilson

That Council receives and notes the audited Timaru District Holdings Limited Annual Report for the financial year 01 July 2025 to 30 June 2026.

Carried

9.3 Presentation of Venture Timaru Limited Annual Report 2025/26

The Chief Executive, Venture Timaru, spoke to the report for Council to receive and note the Venture Timaru Limited audited Performance Report for the financial year 01 July 2025 to 30 June 2026.

It was noted that the report provided is the audited Financial Statements and Performance Report, which will be incorporated into the Annual Report and distributed prior to the Annual General Meeting.

Discussion included the Major Events Support Fund and the allocation, the transition of the Towards 2050 plan and the governance of this to the Timaru District Council.

Further clarification was provided on the cruise funding and the relationship with PrimePort. The ability to have bus services to the satellite towns was discussed. Consideration was given to achieving the best value for money in economic development.

There was further discussion on the number of cruise ships and the increase to the Timaru Port, the opportunities for the community and operators to provide activities to the cruise ship passengers. It was confirmed that the first cruise ship of the season will arrive on 12 December 2026.

Resolution 2026/166

Moved: Clr Philip Harper
Seconded: Clr Chris Thomas

That the Council receives and notes the Venture Timaru Limited audited Performance Report for the financial year 01 July 2025 to 30 June 2026

.**Carried**

Advice was provided on item 9.10 Gambling Venue Policy - deliberations and adoption, that if an elected member has financial interests in a club or organisation that may be impacted by the Gambling Venue Policy, then the member must not participate in any discussion or decision-making.

9.4 Venture Timaru Limited: Appointment of Proxy for Annual General Meeting

The Mayor spoke to the report to appoint a proxy and alternative proxy to represent Council and vote on all matters at the Annual General Meeting of Venture Timaru Ltd (VT).

Resolution 2026/167

Moved: Mayor Nigel Bowen
Seconded: Clr Chris Thomas

That Council appoint Mayor Nigel Bowen as proxy and Clr Peter Burt as the alternative proxy to represent Council and vote on all matters arising at the Annual General Meeting of Venture Timaru Ltd.

Carried

9.5 Timaru District Holdings Limited: Appointment of Proxy for Annual General Meeting

The Mayor spoke to the report to appoint a proxy and alternative proxy to represent Council and vote on all matters at the Annual General Meeting of Timaru District Holdings Limited (TDHL).

Resolution 2026/168

Moved: Mayor Nigel Bowen
Seconded: Clr Michelle Pye

That Council appoint Mayor Nigel Bowen as proxy and Clr Chris Thomas as the alternative proxy to represent Council and vote on all matters arising at the Annual General Meeting of Timaru District Holdings Limited.

Carried

9.6 Affixing of the Common Seal

Council considered the report noting the affixing of the Common Seal to an Approval of Warrants of which names have been redacted to protect the privacy of employees.

Resolution 2026/169

Moved: Clr Scott Shannon
Seconded: Clr Owen Jackson

That the following warrants have been approved by the Chief Executive and are being reported to the Council for noting:

23 September 2026 – Approval of Warrants

30 September 2026 – Approval of Warrants

Carried

9.7 Release of Public Excluded Items

The purpose of this report is to provide the Council with an updated status of Public Excluded items released to the public.

Resolution 2026/170

Moved: Mayor Nigel Bowen
Seconded: Clr Michelle Pye

That Council notes the following public excluded items that have been released to the public:

1. Item 13.2 Rangitata Huts Camp Ground Investment - Commercial and Strategy Committee 16.04.2024
2. Council Workshop - Public Excluded Minutes – Venture Timaru Statement of Intent Workshop - 21.04.2026

Carried

9.8 Actions Register Update

The Chief Executive spoke to the report to provide Council with an update on the status of the action requests raised by councillors at previous Council meetings.

It was advised that there will be a workshop held on Vertical Infrastructure Maintenance and Investigating Small Trades and Investment Properties and Land and Buildings; following the workshop, reports will be provided on the actions.

Rangitata Huts Holding Tank

Clr Michelle Pye advised that conversations with the Rangitata Hut Holders have taken place, and they have been advised of grants and funding. This will enable the Property Team Leader to go back to the Motor Home Association regarding further funding.

Highfield Recreation Area

Discussion was held on the deferral of this item to July 2027, which will miss the opportunity to include it in the Long Term Plan. It was advised that this workshop date will be brought forward. It was requested that the previous work undertaken on this project be reviewed. The consideration on the divestment of the sections was noted.

Commence investigation of Future Options for the Rangitata Huts Settlement beyond the lease expiry of 2033

It was confirmed this will be commenced once the Long Term Plan is complete.

Resolution 2026/171

Moved: Clr Stu Piddington
Seconded: Clr Scott Shannon

That the Council receives and notes the updates to the Actions Register.

Carried

9.9 Community Funding Subcommittee - Recommendations for Funding

The Community Partnership Support Officer spoke to the report to present recommendations from the Community Funding Subcommittee Meeting held on 6 October 2026, for Council to consider for approval.

It was acknowledged that applications for both funds exceed the funding available.

Resolution 2026/172

Moved: Clr Owen Jackson
Seconded: Clr Peter Burt

In Favour: Mayor Nigel Bowen, Clrs Peter Burt, Stu Piddington, Scott Shannon, Michelle Pye, Owen Jackson and Graeme Wilson

Against: Nil

Abstained: Clrs Chris Thomas and Philip Harper

Carried 7/0

Community Development

Application No.	Applicant	Project	Amount	Recommendation
Application 1	Meat the Need	Meeting the Need across Timaru District	$10,000.00	Decline
Application 2	South Canterbury Genealogy Society Incorporated	SCGS Online Digital Archive and Military Records Development	$5,000.00	$1,000.00

Application 3	Temuka Menzshed	Securement of funding for rent for our premise	$5,000.00	$1,000.00
Application 4	Southern Cancer Society Trust	A Contribution to our Cancer Support Programme	$15,000.00	Decline
Application 5	Addiction Mental Health Support Incorporated (AMPSS101)	Annual Rent	$24,150.00	$2,000.00
Application 6	Family Mental Health Support Incorporated	Energy Efficient Project	$26,657.46	Decline
Application 7	Connections Community Trust	Together – Coordinator Salary	$30,000.00	Decline
Application 8	Stopping Violence South Canterbury	Timaru District and Youth Violence Prevention Services	$7,000.00	$2,000.00
Application 9	Geraldine Historical Society	Administration support for Insurance Costs	$8,000.00	Refer Geraldine Community Board
Application 10	Volunteering Mid & South Canterbury	Volunteering Mid & South Canterbury Timaru Office rental for 12months	$5,059.00	$2,500.00
Application 11	Presbyterian Support Services South Canterbury Incorporated	Hornsey Home Development	$30,000.00	Decline
Application 12	The Royal New Zealand Society for the Prevention of Cruelty to	Annual Support and Outreach Programme	$5,000.00	Decline

	Animals Incorporated			
Application 13	St John	Hato Hone St John Timaru Shuttle Running Costs	$10,000.00	$5,000.00
Application 14	Momentum Charitable Trust	Life and Financial Skills Programmes Supporting Reintegration for Timaru Residents	$7,020.00	Decline
Application 15	Family Support South Canterbury	Parenting Programme	$19,996.92	$3,000.00
Application 16	The Brain Injury Association	Education & Outreach Programme 2026-2027	$2,144.00	Decline
Application 17	Plunket	Plunket Timaru Community Services	$5,000.00	$2,000.00
			$215,026.92	**$18,500.00**

Community Local Events

Application No.	Applicant	Event	Amount	Recommendation
Application 18	Canterbury Club Incorporated	Timaru Triathlon Festival	$5,000.00	$3,000.00
Application 19	South Canterbury Returned & Services' Association	ANZAC Day 2027	$6,230.32	$6,230.32
Application 20	Southern Cancer Society Trust	Timaru Relay for Life 2027	$10,000.00	$2,000.00
Application 21	Multicultural Aoraki	Cultural Dinner Series	$10,000.00	Decline
Application 22	The Y Central South Island	2027 Youth Impact Awards	$5,000.00	Decline

Application 23	South Canterbury Museum Development Trust	Retro Rock at the Museum	$3,990.00	$2,000.00
Application 24	Pleasant Point Gymkhana Committee	Get to the Point	$6,140.00	$2,000.00
Application 25	Pleasant Point Gymkhana Committee	Allan Scott Speed Shear & 80th Celebration	$7,908.00	$2,000.00
Application 26	The Y Central South Island	The Y 2027 Mud Run	$5,000.00	$2,500.00
Application 27	Lions Club of Geraldine	Geraldine Multi Challenge	$2,000.00	$2,000.00
Application 28	Pleasant Point Christmas Procession Committee	Pleasant Point Christmas Procession	$1,000.00	$1,000.00
Application 29	Pasifika o Aorkai Services	Pacific Champions	$8,257.34	Decline
Application 30	National Wetlands Trust of New Zealand	Symposium 2027 – Timaru	$10,000.00	$2,000.00
Application 31	Timaru Christmas Parade Trust	Timaru Santa Parade	$5,112.00	$5,112.00
Application 32	Creative Corner	Charity Ball Fundraiser	$5,000.00	Decline
Application 33	Geraldine & Promotions Associations	Geraldine Christmas Santa Parade 2026	$2,250.00	$2,250.00
			$92,327.66	**$32,092.32**

The Mayor reorganised the agenda to bring forward item 9.16 Revenue and Financing Policy and Rates Review followed by item 9.1 Annual Report 2025/26.

9.16 Revenue and Financing Policy and Rates Review

The Chief Financial Officer and Philip Jones (PJ and Associates) spoke to the report for Council to consider its preferred option for the modification of the revenue and financing policy (the policy), including its approach Recovery of costs through rating mechanisms.

It was confirmed that the wording in the report and recommendation needs to be amended to the uniform annual general charge set at 25% as calculated by the 30% cap.

Clarification was sought on the targeted differential roading rates and the importance of outlining this for the different categories in the consultation document. The inclusion of visual examples of those contributing to the rate is to be included in the consultation document based on the different proposals.

An explanation was provided on the impacts of the uniform annual general charge graph provided in the report. It was advised that the policy will be updated to capital value prior to consultation with a dependency on the decision outlined in the report.

Further discussion was had on the policy, including the wording of 4.5 amend land to property. The differentials of the Central Business District. The separation of asset sales under $80,000 in 7.2 of the policy and the inclusion of the wellbeing considerations were questioned. Clarification was sought on how the draft Strategic Plan outcomes, to be adopted as part of the Long Term Plan 2027/37, would be reflected in the policy. The inclusion of over-80s to receive free swimming.

It was requested to include in the consultation document the number of councils that use capital values, including the neighbouring councils.

Further points raised included the definition of the accommodation category and the need for clarity around Airbnb. The differentials were clarified further, including the need for comparative analysis on the industrial differential. The practical differences of including a targeted roading differential were explained.

The Councillors stated their preference for a targeted roading rate. It was also noted the utilities targeted rate. It was requested to be clear in the consultation document that the rate take is not increasing.

There was clarification provided on the uniform annual general rate and why this is not set to the allowable limit.

Resolution 2026/173

Moved: Clr Scott Shannon
Seconded: Clr Chris Thomas

That Council:

1. Receives and notes the Revenue and Financing Policy and Rates Review report
2. Receives and notes the Revenue and Financing policy for consultation
3. Selects Option 2 as the principal rating mechanism: a general rate based on capital value with no differential, a targeted differential roading rate, a uniform annual general charge set at 25%, (noting the allowable limit is 30%), and the existing targeted rates for refuse collection, stormwater, and stock water.
4. That Council completes the draft Revenue and Financing Policy for consultation based on Option 2; and;
5. Delegates authority to the Mayor, Chief Executive and via consultation with Elected Members to approve the public consultation materials.

Carried

Attachments

1 Attachment to minutes 1881610 - Sample Properties

At 12:22 pm, Clr Chris Thomas left the meeting.

At 12:23 pm, Clr Stu Piddington left the meeting.

9.1 Annual Report 2025/26

The General Manager Corporate and the Chief Financial Officer spoke to the report to present Council with the Draft Timaru District Council Annual Report for the year ended 30 June 2026 with a recommendation that it be adopted.

The Draft Annual Report 2025/26 was tabled and presented to the councillors.

Discussion included the differences in the reporting dates and accounting policies within the group and its associates and the ability to align these.

At 12:24 pm, Clr Chris Thomas returned to the meeting.

At 12:25 am, Clr Stu Piddington returned to the meeting.

It was confirmed that work would continue on the remaining minor items.

Resolution 2026/174

Moved: Mayor Nigel Bowen
Seconded: Clr Michelle Pye

That Council:

1. Receives and adopts the Annual Report 2025/26; and
2. Authorises the Chief Executive to make any non-material changes to the attachment to this report prior to publishing.

Carried

Attachments

1 Attachment for Minutes- Draft Annual Report 2025-26 Final Item 9.1 Annual Report 2025/26

The Council meeting adjourned at 12.27 pm
The meeting reconvened at 1.15 pm

9.10 Gambling Venue Policy - deliberations and adoption

Clr Chris Thomas and Clr Peter Burt declared a conflict of interest in this item, withdrew from the table, and did not participate in the discussion or voting.

Mayor Nigel Bowen also declared a conflict of interest in this item, withdrew from the table, and did not participate in the discussion or voting. Deputy Mayor Scott Shannon chaired this item.

The General Manager Regulatory, Development and Growth and Senior Policy Advisor spoke to the report for the Council to deliberate on the written and oral submissions received on the draft

Gambling Venue Policy, and adopt the policy (with or without amendments), or if additional analysis is deemed necessary, provide direction to prepare a final draft policy for adoption at a later Council meeting.

It was requested to establish a more robust monitoring network including machine numbers, gambling expenditure, harm indicators and community funding.

Clarification was sought on the discrepancy in the number of venues with fewer than the maximum machines. The impact and availability of online gambling were noted, including the harm that gambling can cause.

Clr Michelle Pye spoke in favour of the recommendation; the relatively limited practical consequences and the impact of online gambling were raised.

Clr Owen Jackson spoke in favour of the recommendation; The lack of correlation between the machine limit going from 7 to 9 and the harm impact. The importance of robust monitoring was noted.

Discussion was held on the problem gambling statistics that had been provided at a prior meeting. The increase in gambling machines from December 2025 to now was due to the opening of a new venue.

Resolution 2026/175

Moved: Clr Stu Piddington
Seconded: Clr Scott Shannon

That Council:

1. Receives and notes the report "Gambling Venue Policy – deliberations and adoption";
2. Adopts the Gambling Venue Policy, either as approved for consultation; and
3. Authorises officers to lodge the approved policy with the Department of Internal Affairs.

In Favour: Clrs Stu Piddington, Scott Shannon, Michelle Pye and Owen Jackson

Against: Clrs Graeme Wilson and Philip Harper

Abstained: Mayor Nigel Bowen, Clrs Peter Burt and Chris Thomas

Carried 4/2

Mayor Nigel Bowen resumed as Chairperson and Clrs Peter Burt and Chris Thomas returned to the meeting at 1.34pm

9.11 Significance and Engagement Policy amendment to meet legislative requirements of the Local Government (Water Services) Act 2025

The General Manager Drainage and Water, Senior Policy Advisor and the Water Planner spoke to the report for Council to consider the legislative requirements of the Local Government (Water Services) Act 2025 (LGWSA 2025) in relation to significant contracts and joint agreements as a water services provider, and to amend its Significance and Engagement Policy to meet these legislative requirements.

The length of contracts being captured as significant contracts and the regular revaluations undertaken by Drainage and Water were clarified. It was advised that this policy is similar to other policies in New Zealand. It was confirmed this section of the policy applies only to contracts or arrangements that impact the functions of the water service provider.

Further discussion was held on the strategic assets listed within the policy; it was confirmed the assets and associated numbers will form part of the transfer agreement with Central South Island Water. It was confirmed stormwater assets will remain within the council.

It was confirmed that Central South Island Water will set the rates for water, and the education and engagement that will be required for the public. Strategic Assets where further discussed including the assets held by Timaru District Holdings Limited.

It was advised the wording should state arrangements and not agreements in the policy.

Resolution 2026/176

Moved: Clr Scott Shannon
Seconded: Clr Michelle Pye

That Council:

1. Receive and note the report "Significance and Engagement Policy amendment to meet legislative requirements of the Local Government (Water Services) Act 2025";
2. Amend the current Significance and Engagement Policy to include the approved additional text, as per the track changed attachment; and
3. Approve for the approved additional text to be inserted into the draft Significance and Engagement Policy, to be consulted on as part of the 2027-37 Long Term Plan.

Carried

9.12 Temporary Road Closure Applications - Section 342 and Schedule 10, Clause 11(e) LGA

The General Manager Land Transport spoke to the report to seek the Council's approval of temporary road closure application(s), as per Section 342 and Schedule 10, Clause 11(e) of the Local Government Act 1974.

It was clarified that road closures for events is not able to be delegated to council officers.

Resolution 2026/177

Moved: Mayor Nigel Bowen
Seconded: Clr Michelle Pye

That Council:

1 Receives and notes the report *Temporary Road Closure Applications - Section 342 and Schedule 10, Clause 11(e) LGA;*

2 Approves the temporary road closure application(s) listed in the table in Section 7 of this report, under Section 342 and Schedule 10, Clause 11(e) of the Local Government Act 1974, including all conditions proposed by officers and;

3 Approve that traffic management for the application(s) listed in the table in paragraph 8.2 of this report be funded from the Community Events and Programmes budget.

Carried

The General Manager Land Transport provided the Councillors with an update on Muff Road. It was advised that a meeting had taken place on 23 October 2026 to discuss a pathway forward, and the road is to be open by 14 November 2026 under speed restrictions, with final resurfacing to take place by the end of November.
Discussion included the use of a bypass if the work is prolonged.

9.13 Transition to Single Blue Tsunami Evacuation Zone

The Emergency Management Advisor - Resilience and Engagement spoke to the report to provide Council with an update on changes to the tsunami evacuation zones directed by the National Emergency Management Agency (NEMA).

It was confirmed that the cost of this transition is funded by the Canterbury Group budget. Discussion included the knowledge within the community on what to do when the tsunami alert siren is sounded.

Resolution 2026/178

Moved: Mayor Nigel Bowen
Seconded: Clr Owen Jackson

That Council receives and notes the *Transition to a Single Blue Tsunami Evacuation Zone* report for the Timaru District.

Carried

9.14 Naming of upgraded stadium at Aorangi Park

The General Manager Corporate spoke to the report to seek Council approval to grant naming rights for the new stadium at Aorangi Park to Trust Aoraki Limited in recognition of its longstanding contribution to sports development in the South Canterbury region.

Clr Peter Burt declared a conflict of interest in this item, withdrew from the table, and did not participate in the discussion or voting.

Clarification was provided that the gifting of the naming rights is not related to any funding provided; it would be a gift.

Discussion included whether an assessment had been completed as to what the naming rights would be worth commercially, and the ability to revise the naming after the term of the gifting.

Further detailed discussion was held on the exploration of the opportunities the naming rights provide to offset costs to the ratepayers, the current economic conditions and the association Trust Aoraki has with sport in South Canterbury and the benefit of this within the community.

The funding that Trust Aoraki provides for sport and other non-sport funding. The gifting of the museum name was also highlighted.

Motion

Moved: Clr Stu Piddington

Seconded: Clr Michelle Pye

That the Council grants the naming rights for a period of five years for the new stadium at Aorangi Park to Trust Aoraki Limited, in recognition of its longstanding contribution to sports development in the South Canterbury Region;

Clr Scott Shannon spoke against the motion and advised further investigation is required to look for an opportunity to offset costs for the community.

In Favour: Clrs Stu Piddington and Michelle Pye

Against: Mayor Nigel Bowen, Clrs Scott Shannon, Owen Jackson, Graeme Wilson, Chris Thomas and Philip Harper

Abstained: Clr Peter Burt

Lost 2/6

Resolution 2026/179

Moved: Clr Graeme Wilson
Seconded: Clr Owen Jackson

That Council:

1. Requests that officers test the market by way of seeking Registrations of Interest in corporate naming rights from private sector entities

In Favour: Mayor Nigel Bowen, Scott Shannon, Owen Jackson, Graeme Wilson, Chris Thomas and Philip Harper

Against: Clrs Stu Piddington and Michelle Pye

Abstained: Clr Peter Burt

Carried 6/2

Further discussion was held on the process for the naming of Aorangi Park, including targeted community consultation, the historic name of Aorangi Park within the community, and the reporting process.

The definition of Aorangi and Aoraki was clarified.

Resolution 2026/180

Moved: Mayor Nigel Bowen
Seconded: Clr Owen Jackson

That Council:

2. Requests officers to undertake the process to update the name of Aorangi Park to Aoraki Park.

In Favour: Clrs Nigel Bowen, Stu Piddington, Scott Shannon, Owen Jackson, Chris Thomas and Philip Harper

Against: Clrs Michelle Pye and Graeme Wilson

Abstained: Clr Peter Burt

Carried 6/2

At 2:40 pm, Clr Chris Thomas left the meeting.

9.15 Council Quarterly Financial Performance Report to 30 September 2026

The Chief Financial Officer and Senior Management Accountant spoke to the report to outline progress on implementing the 2026-27 Annual Plan and report on the financial results for the period ended 30 September 2026.

It was noted that the prior year actuals column had been omitted from page one of the September 2026 YTD – Financial Report attachment. The amended page was tabled at the meeting.

At 2:42 pm, Clr Chris Thomas returned to the meeting.

Discussion was held on the phasing of the budgeting and the improvements required. Clarification was provided on the debt-to-revenue calculation adjustment.

Clarification was requested to be provided on the IT spend and the treatment of this as operational rather than capital expenditure. An explanation was provided on the capital spend on the Temuka Alpine Energy Stadium.

At 2:48 pm, Clr Stu Piddington left the meeting.

The history of the purchase of land at 1677 Hopgood Lane was advised, including an historic resolution.

At 2:50 pm, Clr Stu Piddington returned to the meeting.

It was confirmed that the purchased land would be vested as road reserve to ensure ongoing access to the buildings on the main street.

Further discussion was held on Heritage Hub fit-out, the Redruth facility and building control fees being down for the quarter and the response to the reductions. The importance of clear commentary was noted.

Resolution 2026/181

Moved: Mayor Nigel Bowen
Seconded: Clr Michelle Pye

That Council receive and note the quarterly financial results to 30 September 2026.

Carried

Attachments

1 Attachment to minutes September 2026 YTD - Financial Report (Page 1) Item - 9.15 Council Quarterly Financial Performance Report to 30 September 2026

9.17 Council Investments and Borrowing for the period ending 30 September 2026

The Chief Financial Officer spoke to the report to update Council on the status of Council's treasury activities at 30 September 2026.

Discussion included the interest rate risk.

Resolution 2026/182

Moved: Mayor Nigel Bowen
Seconded: Clr Graeme Wilson

That the Council receives and notes the quarterly Council Investments and Borrowing report for the period ending 30 September 2026.

Carried

9.18 Bad Debts Written Off as at 30 September 2026

The Chief Financial Officer spoke to the report to outline the work Council Officers undertake to write off bad debts, the amount and details of these debts.

Resolution 2026/183

Moved: Clr Michelle Pye
Seconded: Clr Peter Burt

That the Council receive and note the report Bad Debts Written Off as at 30 September 2026.

Carried

10 Consideration of Urgent Business Items

No items of urgent business were received.

11 Consideration of Minor Nature Matters

The following matters of a minor nature were raised:

Timing on standard overhead analysis for council

It was confirmed that a process is being undertaken to review what officers move to Central South Island Water and identify which other officers undertake functions for water, which is currently in progress; the unknown status of service level agreements with Central South Island Water was advised. It was anticipated this will be presented in February 2027 at the Council Meeting; if a change is required, it will start then to be in place by 01 July 2027. The overheads are also being brought through the Long Term Plan scenarios.

Further discussion was held on overhead allocation.

An update on the Museum and Theatre fundraising

It was confirmed that the Museum fundraising is on track, currently at $1.5M. A high-level overview was provided on the Theatre Royal fundraising progress. It was acknowledged that the Stadium is at 75% of the fundraising target.

It was noted that formal updates can be provided at the Projects and Procurement Committee Meeting by the various fundraising groups.

12 Public Forum Items Requiring Consideration

There were no public forum items.

13 Resolution to Exclude the Public

Resolution 2026/184

Moved: Mayor Nigel Bowen
Seconded: Clr Philip Harper

That the public be excluded at 3.05pm from the following parts of the proceedings of this meeting, namely,—

13.1 Bad Debts Written Off as at 30 September 2026

13.2 Appointment and Reappointment of Directors to Venture Timaru

13.3 Reappointment of Director to Timaru District Holdings Limited

13.4 Timaru District Holdings Limited and Venture Timaru Director Fees

13.5 Public Excluded Minutes of the Council Meeting held on 29 September 2026

13.6 Contract 2647- Landsborough Road Bridge Tenders

13.7 Contract 2797- Kellands Hill/Rosewill/ Cartwright Road "SH1 Resilience Route" tenders.

13.8 Shareholders Agreement for Central South Island Water Limited

13.9 Insurance Programme Update

13.10 Former Criterion Hotel and Chinese Gardens

13.11 Railway Station Boiler House Divestment

13.12 Chrome Platers update

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Plain English Reason
13.1 - Bad Debts Written Off as at 30 September 2026	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural	To protect a person's privacy, including the privacy of deceased persons

	persons, including that of deceased natural persons	
13.2 - Appointment and Reappointment of Directors to Venture Timaru	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	To protect a person's privacy, including the privacy of deceased persons
13.3 - Reappointment of Director to Timaru District Holdings Limited	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	To protect a person's privacy, including the privacy of deceased persons
13.4 - Timaru District Holdings Limited and Venture Timaru Director Fees	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	To protect a person's privacy, including the privacy of deceased persons
13.5 - Public Excluded Minutes of the Council Meeting held on 29 September 2026 **Matters dealt with in these minutes:** **12.1 - Public Excluded Minutes of the Council Meeting held on 25 August 2026** **12.2 - Temuka Camp Ground Divestment** **12.3 - Extension of lease at airport for Aviation Teknology Services Ltd**	Section 48(1) of the Local Government Official Information and Meetings Act 1987.	The public excluded minutes of the meeting held on 29 September 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 29 September 2026.
13.6 - Contract 2647- Landsborough Road Bridge Tenders	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(h) - The withholding of the information is necessary to enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities	To protect commercially sensitive information To enable Council to carry out commercial activities

13.7 - Contract 2797- Kellands Hill/Rosewill/ Cartwright Road "SH1 Resilience Route" tenders.	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(h) - The withholding of the information is necessary to enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities	To protect commercially sensitive information To enable Council to carry out commercial activities
13.8 - Shareholders Agreement for Central South Island Water Limited	s7(2)(g) - The withholding of the information is necessary to maintain legal professional privilege	To protect all communications between a legal adviser and clients from being disclosed without the permission of the client
13.9 - Insurance Programme Update	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(h) - The withholding of the information is necessary to enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities 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 activities To enable Council to carry out commercial or industrial negotiations
13.10 - Former Criterion Hotel and Chinese Gardens	s7(2)(i) - The withholding of the information is necessary to enable the Council to carry out, without prejudice or disadvantage, negotiations	To enable Council to carry out commercial or industrial negotiations

	(including commercial and industrial negotiations)	
13.11 - Railway Station Boiler House Divestment	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 enable Council to carry out commercial or industrial negotiations
13.12 - Chrome Platers update	s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(d) - The withholding of the information is necessary to avoid prejudice to measures protecting the health or safety of members of the public	To protect commercially sensitive information To protect the health and safety of members of the public

*I also move that Ross Meikle (Team Projects) be permitted to remain at this meeting, after the public has been excluded, because of their knowledge of item 13.12 Chrome Platers Update. This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter because Team Projects conducted the assessment and report.

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."

14 Public Excluded Reports

13.1 Bad Debts Written Off as at 30 September 2026

13.2 Appointment and Reappointment of Directors to Venture Timaru

13.3 Reappointment of Director to Timaru District Holdings Limited

13.4 Timaru District Holdings Limited and Venture Timaru Director Fees

13.5 Public Excluded Minutes of the Council Meeting held on 29 September 2026

12.1 Public Excluded Minutes of the Council Meeting held on 25 August 2026

12.2 Temuka Camp Ground Divestment

12.3 Extension of lease at airport for Aviation Teknology Services Ltd

13.6 Contract 2647- Landsborough Road Bridge Tenders

Resolution 2026/188

Moved: Mayor Nigel Bowen
Seconded: Clr Scott Shannon

That Council

1 Receives and notes the tender of $2,045,312.17 (two million and forty-five thousand, three hundred and twelve dollars, and seventeen cents) excluding GST from Hunter Civil for Contract 2647 Landsborough Road Bridge is accepted.

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

3 That the General Manager Land Transport be authorised to approve contract variations within approved budget amounts and;

4 Delegates authority to the Chief Executive to review the report in 6 months to consider its release to the public.

Carried

13.7 Contract 2797- Kellands Hill/Rosewill/ Cartwright Road "SH1 Resilience Route" tenders.

Resolution 2026/189

Moved: Mayor Nigel Bowen
Seconded: Clr Michelle Pye

That Council

1 Receives and notes the tender from Rooney Earthmoving Ltd for Contract 2797 – Kellands Hill Road/Rosewill Valley Road/Cartwrights Road SH1 Resilience Route Project;

3 Approves the tender from Rooney Earthmoving Ltd for the full project scope of $4,287,924.74 excluding GST, should the additional NZTA funding be approved;

Carried

The full resolution for item 13.7 was not released to the public; however, the successful tender and awarded amount was resolved to be released.

13.8 Shareholders Agreement for Central South Island Water Limited

13.9 Insurance Programme Update

13.10 Former Criterion Hotel and Chinese Gardens

13.11 Railway Station Boiler House Divestment

13.12 Chrome Platers update

15 Readmittance of the Public

Resolution 2026/185

Moved: Mayor Nigel Bowen
Seconded: Clr Philip Harper

That the meeting moves out of Closed Meeting into Open Meeting at 5.23pm.

Carried

The meeting closed at 5.23pm.

.....

Mayor Nigel Bowen

Chairperson

7.3 Minutes of the Emergency Council Meeting held on 5 November 2026

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

Recommendation

That the Minutes of the Emergency Council Meeting held on 5 November 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 Emergency Council Meeting held on 5 November 2026

MINUTES

Emergency Council Meeting

Thursday, 5 November 2026

Ref: 1886955

Minutes of Timaru District Council
Emergency Council Meeting
Held in the Council Chamber, District Council Building, King George Place, Timaru
on Thursday, 5 November 2026 at 11:00 am

Present: Mayor Nigel Bowen (Chairperson), Clrs Stacey Scott, Peter Burt, Scott Shannon, Owen Jackson, Chris Thomas, Philip Harper

In Attendance: Paul Cooper (Acting Chief Executive and General Manager Regulatory, Development and Growth), Stephen Doran (General Manager Corporate), Andrea Rankin (Chief Financial Officer, Andrew Lester (General Manager Drainage and Water), Suzy Ratahi (General Manager Land Transport), Jessica Kavanaugh (Democracy Services Lead), Alesia Cahill (Executive Support Manager), Bhavisha Kapadia (Marketing & Communications Advisor)

1 Apologies

1.1 Apologies Received

Resolution 2026/182

Moved: Mayor Nigel Bowen
Seconded: Clr Scott Shannon

That the apologies of Clr Michelle Pye, Clr Graeme Wilson and Clr Stu Piddington be received and accepted.

Carried

2 Declaration of Conflicts of Interest

No conflicts of interest were declared.

3 Reports

4.1 Calling of Emergency Meeting

The General Manager Corporate spoke to the report to note the reasons for the calling of an emergency meeting and that due to external requirements, not all requirements of LGOIMA are able to be satisfied, and request that elected members present waive their requirement of notice.

It was advised that information relating to a Head Start submission was included in the report in error.

Resolution 2026/183

Moved: Mayor Nigel Bowen
Seconded: Clr Stacey Scott

That Council:

1. Notes that this is an emergency meeting for Council to consider the purchase of a small parcel of rural land in order to enable council to bid at the Mortgagee Auction being held on 5 November 2026 at 1pm as no other practicable meeting time before that deadline exists.
2. Notes that written notice of the time, place and general nature of business was given to members and the Chief Executive approximately 16 hours before this meeting.
3. Notes that each member present waived the requirement to be given the meeting notice at least 24 hours before the meeting and were content to proceed with the meeting.
4. Notes that the agenda and this notice could not be made publicly available at least 2 working days beforehand but was made public prior to the meeting.
5. Suspends the following standing orders 9.1 and 9.10 which require agendas to be circulated and distributed two days prior to a meeting.

Carried

4 Resolution to Exclude the Public

Resolution 2026/184

Moved: Clr Chris Thomas
Seconded: Clr Stacey Scott

That the public be excluded at 11.02am from the following parts of the proceedings of this meeting, namely,—

6.1 Purchase of land for council operational purposes

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
6.1 - Purchase of land for council operational purposes	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) s7(2)(j) - The withholding of the information is necessary to	To enable Council to carry out commercial or industrial negotiations To prevent use of the information for improper gain or advantage

	prevent the disclosure or use of official information for improper gain or improper advantage	

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."

5 Public Excluded Reports

6.1 Purchase of land for council operational purposes

6 Readmittance of the Public

Resolution 2026/185

Moved: Mayor Nigel Bowen
Seconded: Clr Chris Thomas

That the meeting moves out of Closed Meeting into Open Meeting 11.38am.

Carried

The meeting closed at 11.39am.

.....

Mayor Nigel Bowen

Chairperson

8 Reports

8.1 Affixing of the Common Seal

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

Authoriser: **Stephen Doran, General Manager Corporate**

Recommendation

That the following warrants have been approved by the Chief Executive and are being reported to the Council for noting:

20 October 2026 – Approval of Warrants

20 October 2026 – Approval of Warrants

28 October 2026 – Approval of Warrants

Purpose

1. To report the Chief Executive has approved the Warrant of Appointments and is reporting that as required under the delegation manual (Clause 3.4.5).
2. To note the names have been redacted for the privacy of the employees. Council authorise the signing and sealing of these documents.
3. The attached warrants for signing and sealing are detailed below;
    - Two new warrant for Timaru District Council officers
    - Two new warrants for a contractor to reflect personnel changes

Attachments

1. Execution of warrants - 20.10.2026 ⇩
2. Execution of warrants - 20.10.2026 ⇩
3. Execution of warrants - 28.10.2026 ⇩

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

Approval of warrants

I, Nigel Trainor, Chief Executive of the Timaru District Council have delegated authority pursuant to clause 3.4 of the Timaru District Council delegations manual to appoint and authorise the Council Officers listed in the table below, and issue warrants to those Council Officers under the relevant legislation and the Council's bylaws, including delegating the exercise of powers under those warrants, and affixing the Council's common seal to warrants. I hereby approve the attached warrants.

THE COMMON SEAL OF THE TIMARU DISTRICT COUNCIL PROCLAIMED 1989

Nigel Bowen

Nigel Trainor

20/10/2026

Date

Name	Title	Unit
[redacted]	Building Control Officer	Building

#1877636

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

Approval of warrants

I, Nigel Trainor, Chief Executive of the Timaru District Council have delegated authority pursuant to clause 3.4 of the Timaru District Council delegations manual to appoint and authorise the Council Officers listed in the table below, and issue warrants to those Council Officers under the relevant legislation and the Council's bylaws, including delegating the exercise of powers under those warrants, and affixing the Council's common seal to warrants. I hereby approve the attached warrants.

THE COMMON SEAL OF THE TIMARU DISTRICT COUNCIL
PROCLAIMED 1989

Nigel Bowen

Nigel Trainor

20/10/2026

Date

Name	Title	Unit
[redacted]	Enforcement Officer	Regulatory
[redacted]	Enforcement Officer	Regulatory

#1880651

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

Approval of warrants

I, Nigel Trainor, Chief Executive of the Timaru District Council have delegated authority pursuant to clause 3.4 of the Timaru District Council delegations manual to appoint and authorise the Council Officers listed in the table below, and issue warrants to those Council Officers under the relevant legislation and the Council's bylaws, including delegating the exercise of powers under those warrants, and affixing the Council's common seal to warrants. I hereby approve the attached warrants.

THE COMMON SEAL OF THE TIMARU DISTRICT COUNCIL
PROCLAIMED 1989

Nigel Bowen

Nigel Trainor

28/10/2026

Date

Name	Title	Unit
[redacted]	Planner	Planning

#1880651

8.2 Actions Register Update

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

Authoriser: **Stephen Doran, General Manager Corporate**

Recommendation

That the Council receives and notes the updates to the Actions Register.

Purpose of Report

1 The purpose of this report is to provide Council with an update on the status of the action requests raised by councillors at previous Council 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 Council on the progress of each item.

4 There are currently nine items on the actions register.

5 Five items are marked as ongoing.

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

7 No items are marked as removed to be taken off the list at the next meeting.

Attachments

1. Council Actions Required ⇩

Information Requested from Councillors (Council)

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

Information Requested	Investigate Small Trades				
Date Raised:	12 December 2023			**Status:**	Ongoing
Issue Owner	Chief Financial Officer, General Manager Assets and Infrastructure	**Due Date:**	4th February 2025	**Completed Date:**	

Background: The Councillors requested a report on Trades: investigate the value of small trades outside of large contracts with the consideration to these being offered in-house. With an analysis of both procurement and spend on invoices under $10k.

- Are we getting competitive pricing with a preferred supplier.
- Do we get to a level whereby in-house provision of the particular trade could be the better way forward.

Update: Investigation is in progress and will return to council once complete.

September 2024 Update: This is underway, working on electricians, plumbers, cleaners as a starting point.

December 2024 Update: Further investigation is underway connected to the action above 'Investigate Suncontracting Across Council' and a report will be brought to Council on 4th February.

January 2025 Update: Work has been completed and a business case being developed with outcome of investigation. This will come to Council for the 4th March 2025 meeting. Maintenance (Incl Building, Plumbing, Electrical and Painting) is now considered complete.

February 2025 Update: A report on Plumbing, Electrical, Building and Painting requires further investigation for options post internal review and is anticipated to be presented with the other papers concerning maintenance at the next meeting. A report on cleaning will return to Council after further investigation. At a later date.

March 2025/April 2025 Update: The investigation into small trades maintenance has highlighted that this is a process systems change. This will be managed via Councils JIRA system, all maintenance requests centralised and triaged across preferred contractor lists. Paper outlines next steps with an organisational review of contractors leading to a preferred contractors list. As noted the new process will allow the corrections to coding that is required, linked to PO's with the ability to better track requests and control maintenance spend across all departments.

#1595414

May 2025 Update: Following the Council meeting 1 April 2025 a JIRA system will be implemented across Council in early May once all Tier 3 Managers have been able to input in to how the system will work for them and confirmed list of suppliers for their building maintenance works. This part of the investigate small trades is now considered closed and further reporting will be via the CFO and the Procurement Lead as they investigate further trades across Council operations.

June 2025 Update: Process implementation has stalled until the restructure is complete. A maintenance procurement plan is in development and will be bought to a Council in due course. Officers are currently reviewing cleaning service delivery.

July 2025 Update: There is opportunity for some efficiency gains. Options being explored include what can be delivered in-house, combination of activities into a larger maintenance contract or use of a pre-approved supplier panel. Business cases need to be developed for these options that will be done following the organisation restructure.

09 September 2025 Council Meeting: It was requested to have a plan and timeline added to the outstanding actions.

September 2025 Update: Stage 1: A business case is being developed by the General Manager Assets and Infrastructure for Council Building maintenance services and facilities cleaning cervices with an assessment of options including, in house, contracted, hybrid or pre approved supplier panel with the intention of bringing it to Council in March 2026. This will form part of the LTP decisions and asset management plans prior to the next financial year. Stage 2 will be an implementation plan based on the decisions made.

November 2025 Update: A business case has been developed and demonstrates that there will be cost savings from providing maintenance related building services for Council parks and property facililities through having an in-house qualified builder. The business case has been reviewed and approved by the Acting CE and is in the implementation process. A further business case has been completed for the in-house delivery of the cleaning services for the remainder of the Municipal building, Timaru Library, Art Gallery and Museum. This has demonstrated cost savings and builds on current in-house cleaning service provision at the Municipal Council offices. A high level analysis of Cleaning services for Public Toilets, Halls and CBay has indicated no savings due to the Council employment provisions. This work is 7 days and involves shift work outside normal hours.

09 December 2025 Council Meeting: The General Manager Assets and Infrastructure advised that a business case is being prepared to bring maintenance services in-house, including a qualified builder to cover the Parks and Social Housing units. Alongside bringing cleaning in-house for Council facilities.

January 2026 Update: The business cases for an in-house builder and cleaning staff has been submitted to the Chief Executive for approval.

27 January 2026 Council Meeting: The Mayor will take this offline and speak with the Chief Executive regarding opportunities and how to progress with this action.
30 June 2026 Council meeting: The Chief Executive acknowledged a conversation with the Mayor was still required for this action item.

25 August 2026 Council Meeting: The Mayor advised that a further conversation with the Chief Executive was required.

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14 September 2026 update: The Chief Executive still needs to have a conversation with the Mayor.

29 September 2026 Council Meeting: The Chief Executive provided an update and advised that this item and the vertical Infrastucture maintenance report will be presented at the 27 October Council Meeting, with a view to keeping the context of the action and operational so the Long Term Plan and Annual Plan drive that rather than ad hoc, including testing with Council how that is done.

October 2026 Update: The Chief Executive exercised their right to defer this report to the next meeting due to the number of items on the agenda.

November 2026 Update: Officers are now reviewing budgets and identifying which trades could potentially be brought in-house.

Information Requested	Vertical Infrastructure Maintenance Report (Quarterly)				
Date Raised:	22 October 2024			**Status:**	Ongoing
Issue Owner:	Chief Executive/ General Manager Assets and Infrastructure	**Due Date:**	4 February 2025	**Completed Date:**	03/11/2026

Background: Councillors requested quarterly reporting on the status of Council owned vertical infrastructure, including community facilities, to allow for oversight on the sufficiency of budget allocated to operating costs.

December 2024 Update: Report on progress will be presented to Council on 4 February 2025.

January 2025 Update: The report is in draft pending discussion internally and will be reported on at the 4th March 2025 meeting.

February 2025 Update: Officers are still waiting on information to be able to provide an accurate report to Council. It is anticipated to have this work ready to present at the 1 April meeting.

March 2025/April 2025 Update: This information is included in the quarterly financials that come to Council. This action is also linked with the work that has been completed on Small trades and is being investigated to streamline and update an internal process for a procure to pay system that works with a preferred contractor list available in the Esker system. All requests for maintenance will go via a JIRA request and triaged so that only the preferred contractor list can be utilised, the correct coding is allocated to the request and department budgets. A procure to pay system will then allow for better auditing of the invoice as it tracks back through the financial system before payment is released. This action could be closed out.

01 April 2025 Council Meeting: it was confirmed this action remain open.

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May 2025 Update: Further reporting on this issue will be via the CFO in quarterly reports as normal that are brought to Council.

6 May 2025 Council Meeting: It is advised the commentary in the action is not what the councillors have requested. It is advised they want an update of vertical assets that do not have maintenance programmes, and what should be in budgets to maintain the buildings.

June 2025 Update: This information has started to be gathered, but an indication of timeframe to provide to Council is not possible yet. This may take some time to work through but Council will be kept informed on progress.

3 June 2025 Council Meeting: Discussion included the vertical maintenance information could be presented in two to three months and the addition of Earthquake strengthing into this action, and the need to go through a prioritisation process.

July 2025 Update: This information is a key component of a property asset management plan that has yet to be prepared. This information gap is acknowledged and been considered as part of the organisation restructure to appropriately resource the data collation, analysis, options, forward programmes and preparation of the AMP. Given the quantum of the task this will be presented to Council early 2026 in preparation for the next Long Term Plan.

04 November 2025 Council Meeting Update: The General Manager Assets and Infrastructure advised that this is part of the asset management planning process and will be ready for the next Annual Plan.

09 December 2025 Council Meeting: The General Manager Assets and Infrastructure, advised that this will be included as part of the asset management plan for property and will be reported once the plan is complete early in the new year.

January 2026 Update: Works is progressing well on the Property assets register and entering data into the INFOR Asset management system.

27 January 2026 Council Meeting: Council requested officers provide a date of when the work will be completed and a report returned to Council.

March 2026 update: A draft asset inventory on land and buildings owned by Council has been prepared and is in the process of review and validation. At a high level Council owns 1,199 land parcels that includes parks and reserve land. The total area of land is 14,920 hectares being 5.46% of the total district land area. Based on the Quotable Value 2025 rating valuation the Land Value is $968.38 million and the Capital Value is $2.441 billion. The asset and condition data is being populated in INFOR asset management system. This system is also used by Waste and 3Waters. The data and analysis will inform the Asset Management Plans development with a draft expected to be completed in May 2026.

31 March 2026 Council Meeting: It was noted that Council has a large land ownership of rateable properties. It was requested that as part of this action, it is identified, which properties are returning an income, and which properties we are not returning an income and expenditure across those assets.

28 April 2026 Council Meeting: The General Manager Assets and Infrastructure provided a verbal update. It was noted that good progress had been made and Council could expect an update report at the 30 June 2026 Council Meeting.

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June 2026 Update: A report will be presented to the July meeting. This report was deferred due to higher agenda priorities for the June meeting.

July 2026 Update: Following the Chief Executives review, further work has been requested before returning to Council with a completed report.

21 July 2026 Council Meeting: The Chief Executive advised a report will be presented to Council in September. It was requested to have this report in time to inform the Long Term Plan; also, a report with an update on the disposal of properties was requested.

14 September 2026 update: The majority of this information will be produced as part of the AMP. No further updates will be provided.

29 September 2026 Council Meeting: The Chief Executive provided an update and advised that this item and the vertical Infrastucture maintenance report will be presented at the 27 October Council Meeting, with a view to keeping the context of the action and operational so the Long Term Plan and Annual Plan drive that rather than ad hoc, including testing with Council how that is done.

October 2026 update: The Chief Executive exercised their right to deffer this report to the next meeting due to the number of items on the agenda.

November 2026 Update: A property workshop was held on 3 November, at which the Property Team presented a list of TDC-owned properties and leased land. Following this workshop, it is recommended that this action be closed.

Information Requested	Chrome Platers Building				
Date Raised:	19 November 2024			**Status:**	Complete
Issue Owner	General Manager Assets and Infrastructure	**Due Date:**		**Completed Date:**	27/10/2026

#1595414

Background: Transferred from Infrastructure Committee Actions Register as delegation sits with Commercial and Strategy Committee for matters relating to property.

18 February 2025 Meeting: It was asked that a brief be prepared, and meeting be arranged to be held with the Minister of the South Island/ Rangitata Member of Parliament to bring awareness to the situation and inform them of the history.

March 2025 Update: A meeting has been scheduled with the local MP for the 19 March 2025.

April 2025 Update: The Mayor and GM Property met with local MP James Meager to discuss 2 North Street. We were encouraged to put forward the Stage 4 application in full and ask for 100% funding and it would be supported. We were asked to copy MP James Meager into the response and he will follow it up once it's with MfE. Possibility that the Environmental Regulatory Manager will continue with this project.

June 2025 Update: Currently in discussion with Ecan around requirements for bore holes and testing. The application was submitted on 13 June and is looking to seek 100% funding from MfE for site remediation.

August 2025 Update: A decision on the funding application is anticipated on 21 August 2025. Not further update.

19 August 2025 Meeting: Councillors requested any updates on the funding application to be circulated once received.

24 November 2025: This action was moved from the previous Commercial and Strategy Committee Action Register to the Council Action Register

09 December 2025: Council Meeting: The General Manager Assets and Infrastructure, advised that the revised proposal was reconsidered, and the decision will be advised at a meeting next week.

January 2026 Update: Further discussions were held between Council Officers and Minstry of Environment Officers to determine a way forward in achieving a cost neutral solution for Council. Further information was requested by the Ministry including a review of the project costs, valuation of the land following remediation and waiver of waste levy and ETS costs by Government. A further meeting has been arranged for end of February 2026.

March 2026 Update: Applications for waste levy and ETS waivers for the disposal of demolition waste have been submitted to Government. Other potential cost reductions are being explored including Environment Canterbury waiving consenting fees and charges.

April 2026 Update: Negotiations with Minstry of Environment and ECan Officers is continuing and making progress. Costs are being reviewed and some reductions have been identified. The waiver of the Waste Levy and ETS charges is a critical cost reduction component.

Update 28 April 2026 Council Meeting: The General Manager Assets and Infrastructure provided a verbal update on the Waste Levy application, it was noted that it was required to be signed off by the minister. It was noted that the ETS required a legislative change, options are being discussed with Ministry for the Environment.

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May 2026 Update: Negotiations are continuing with Minsitry of the Environment regarding funding of this project. Costings are being reviewed. A report will be prepared for the June meeting.

June 2026 Update: An update report is on the 30 June agenda.

July 2026 Update: Meeting was held last Friday with consultats contractors and ecan to determine a way forward in regard to full remediation for the site. Costings and methodology are being developed. Workstream to be determined who takes over. AD email, folder called north street.

Aug 2026 Update: Work is progressing following the additional site testing undertaken in early August. The results of this testing have provided further information on the extent and nature of contamination and, as a result, the proposed remediation approach is being refined to ensure the preferred option is appropriate, clear and cost effective. A report is currently on track to be presented to Council in October, outlining the proposed way forward and associated financial implications. Regular liaison meetings are continuing with MCERT as the work progresses.

October 2026 Update: Officers will present a report to Council at its October meeting.

November 2026 Update: At the meeting held on 27 October 2026, Council received further information on this matter (Public Excluded item 13.12). Future project updates will be reported to the Projects and Procurement Committee as the project progresses to delivery. The original action has been completed and can now be closed.

Information Requested	Repayment of Timaru District Council Holdings Limited (TDHL) Loans Report				
Date Raised:	31 March 2026			**Status:**	Complete
Issue Owner	Chief Financial Officer	**Due Date:**		**Completed Date:**	11 November 2026

Background: Councillors requested that Council Officers bring a report to Council to facilitate the repayment of Debt from TDHL for consideration.

April 2026 Update: Officers are currently in the process of finding out what is required. The agreement states that 'The Borrower may prepay the whole of any Advance (or any part thereof) upon giving to the Council not less than 5 Business Days' prior notice in writing'. For TDHL to be able to borrow the funds required, the uncalled capital that TDC provides will need to be increased to cover this. Officers are in the process of finding out how this is to be done.

Update 28 April 2026 Council Meeting: Requested clarification in order to understanding the process and the effect on Council's credit rating. The Chief Financial Officer advised they had been in contact with Fitch Credit Ratings with guidance to come back to Council.

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June 2026 Update: The advice received is being collated and a report should be expected to the July 2026 Council Meeting.

July 2026 Update: Further advice is being sought from Audit NZ. Once the advice has been obtained it will be incorporated into the report to return to Council.

August 2026 Update: This matter is being further discussed with Audit NZ when they are on site at the beginning of September for the 2025/26 Audit.

October 2026 Update: The Chief Executive exercised their right to deffer this report to the next meeting due to the number of items on the agenda.

November 2026 Update: This report is on the November 2026 Council Agenda, this action is complete and can now be closed.

Information Requested	Rangitata Huts Holding Tank				
Date Raised:	28 April 2026			**Status:**	In progress
Issue Owner	GM Assets and Infrastructure	**Due Date:**		**Completed Date:**	

Background: During item 8.3 South Rangitata Reserve Management Plan: Receipt of Submissions and Hearings It was raised that Councillors would like to see a report returned to Council regarding the holding tank issues and options and what the associated costs are, including understanding government requirements regarding toilets to then look at funding options.

This will be reported in conjunction with the Rangitata Reserve Management Plan deliberations at the 30 June meeting.

June 2026 Update: This report will be presented following confirmation received on costings and concent requirements.

Aug 2026 update: The report was presented to Council at the 21 July 2021 meeting with the resolution of the Mayor, CE, Cle Michelle Pye and Clr Scott Shannon to take offline and create sub committee to discuss the next steps that need to be taken.
An officer has contacted the campground lessee to get camp site numbers, and the same officer has contacted NZMCA, they have replied wanting more information in regards to what the budget is, where the extra funding is coming from and the actual amount is being asked for. This request has been passed onto the R/Huts Campground working group, currently waiting on the answers from the group before replying to NZCMA.

14 September 2026 Update: A meeting with the Chief Executive, Councillor Scott Shannon and Councillor Michelle Pye is scheduled for 15 September. A further update will follow after the meeting; however, no response has yet been received from the Working Group.

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October 2026 update: A meeting has been held, and Councillor Pye will contact the Working Group. **November 2026 update**: The Rangitata Huts Working Camp Group has applied for grants through the Temuka Community Board which will be presented at the end of November, once the outcome of these applications come through an updated budget will be sent to the New Zealand Motor Caravan Association (NZMCA) for funding.

Information Requested	Report on Investment Properties and Land and Buildings following completion of the review				
Date Raised:	26 May 2026			**Status:**	Complete
Issue Owner	Chief Financial Officer	**Due Date:**	September 2026	**Completed Date:**	3 November 2026
Background: During item 9.5 Draft Annal Plan 2026/27. Council requested a report with a high-level overview of investment properties and land and buildings once the review is complete and reclassifications have been made. **June 2026 Update:** The review is expected to be completed mid August as it is part of the Annual Report process. Due to report deadlines, officers anticipate this going to the September meeting. **September 2026 Update:** The review of investment properties and leased land and buildings was completed in September. Officers are in the progess of a cost benefit analysis. This is also on the audit dashboard and a report is expected to be presented to council once the outcome of this item in the audit has been confirmed. **October 2026 Update:** The Chief Executive exercised their right to deffer this report to the next meeting due to the number of items on the agenda. **November 2026 Update:** This item was completed during the 3 November 2026 Property workshop and can now be closed.					

Information Requested	Commence Investigation of Future Options for the Rangitata Huts Settlement beyond the lease expiry of 2033 this triennium.				
Date Raised:	30 June 2026			**Status:**	New
Issue Owner	Acting General Manager Assets and Infrastructure	**Due Date:**		**Completed Date:**	

#1595414

Background: During item 8.6 South Rangitata Reserve Management Plan - deliberations and adoption. Council requested an action that officers commence a work programme this triennium, with the objective of exploring options for and determining the future of the Rangitata Huts settlement beyond the current final lease expiry of 30 June 2033.

July 2026 update: There has been no progress to regarding the future of the Rangitata Huts beyond the final lease expiry date, but meetings are planned in the near future.

Aug 2026 Update: Officers are aware of the requirement to commence a work programme by October 2028 and the associated delivery timeframes. At this stage, it is recommended that the project remain on the back burner until there is greater clarity around the reform pathway and the potential partnerships with other Councils who may have similar situations or relevant views.

14 September 2026 update: No investigation will be started until after the amalgamation.

October 2026 update: No investigation will be started until after the amalgamation.

November 2026 Update: Officers will not commence the investigation into future options for the Rangitata Huts settlement until the outcome of the amalgamation has been decided.

Information Requested	Highfield Recreation Area project workshop to revisit the previous workstream.				
Date Raised:	30 June 2026			**Status:**	New
Issue Owner	Acting General Manager Assets and Infrastructure	**Due Date:**		**Completed Date:**	

Background: During item 8.11 Council Financial Performance Report to 31 May 2026. Council requested an action that the Highfield Recreation Area project workstream to be revisited through a workshop setting.

Aug 2026 Update: Workshop has been planned with Council for November.

14 September 2026 Update: An update will be provided after the November workshop.

October 2026 update: Due to competing priorities, the Chief Executive has deferred the Highfield Recreation Area project until July 2027.

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27 October 2026 Council Meeting: Discussion was held on the deferral of this item to July 2027, which will miss the opportunity to include it in the Long Term Plan. It was advised that this workshop date will be brought forward. It was requested that the previous work undertaken on this project be reviewed. The consideration on the divestment of the sections was requested to be included. **November 2026 Update:** The Highfield Recreation Area project was discussed during the recent Council meeting as part of the Action Register review. The Mayor requested that all relevant historical documentation and project records be collated and provided to Councillors. Council officers are currently gathering available documents and information to establish a timeline of the project and summaries of key outcomes to date. Once this work has been completed, the information will be distributed to Councillors for consideration and to inform any decisions regarding the next steps.

Information Requested	Stranded overhead analysis for council				
Date Raised:	27 October 2026			**Status:**	In Progress
Issue Owner	Chief Executive/Chief Finanical Officer	**Due Date:**	February 2027	**Completed Date:**	
Background: As an item of minor nature, it was raised the requirement for council to be presented an analysis for stranded overheads. It was advised during this item that a process is being undertaken to review what officers move to Central South Island Water and identify which other officers undertake functions for water, which is currently in progress; the unknown status of service level agreements with Central South Island Water was advised. It was anticipated this will be presented in February 2027 at the Council Meeting; if a change is required, it will start then to be in place by 01 July 2027. The overheads are also being brought through the Long Term Plan scenarios. **November 2026 Update:** This action is in progress and will be presented to the February 2027 Council meeting. There will be no further updates until February 2027.					

#1595414

8.3 Timaru District Holdings Limited Loan Repayment Request

Author: **Andrea Rankin, Chief Financial Officer**

Authoriser: **Nigel Trainor, Chief Executive**

Recommendation

That Council:

1. Requests that Timaru District Holdings Limited, through its Board, give effect to repayment of its loan to Timaru District Council, subject to securing appropriate replacement funding;
2. Notes that repayment is subject to TDHL securing alternative funding and any required amendments to uncalled capital arrangements with the Local Government Funding Agency (LGFA);
3. Delegates authority to the Chief Executive to finalise all associated arrangements, including documentation and approvals; and
4. Agrees that, upon receipt, loan repayment funds are applied to reduce Council borrowing (or alternative option as determined by Council).

Purpose of Report

1 The purpose of this report is to seek approval from Council to request that Timaru District Holdings Limited (TDHL) repay its existing loan to Council and to outline any associated financial and structural implications.

Assessment of Significance

2 This decision is assessed as low significance when assessed against Council's Significance and Engagement Policy. The proposal relates to internal financial arrangements between Council and its council-controlled organisation and does not directly impact service delivery or the wider community.

Background

3 Council currently holds a loan to TDHL of approximately $21.681 million, governed by a cash advance facility agreement between Council and TDHL.

4 Under the terms of the agreement, TDHL may repay all or part of the loan by providing at least five business days' prior written notice, with repayment including principal and accrued interest.

5 Repayment is proposed to occur through TDHL raising replacement debt from the Local Government Funding Agency (LGFA) and applying those funds to repay Council.

6 The potential repayment has been raised by Council, with TDHL indicating a willingness to consider repayment options.

Discussion

7 The proposal provides for TDHL to replace Council-held debt with LGFA borrowing. Council would receive the repayment and may apply the funds to reduce its own borrowings or retain them for future use.

8 From an LGFA perspective the transaction is expected to have a neutral net impact, although a reduction in gross debt may be viewed positively by external parties.

9 To facilitate the borrowing, Council may be required to increase uncalled capital and maintain its guarantee of TDHL debt.

Governance considerations

10 While Council is the sole shareholder of TDHL, it does not directly control the day-to-day decisions of the company. Any decision to repay the loan must be made by the TDHL Board in accordance with its statutory duties.

11 Council can, however, express its expectation as shareholder that TDHL proceed with repayment through a formal resolution. Repayment therefore requires alignment between Council and the TDHL Board, with the Board satisfied that the refinancing and repayment are in the best interests of the company.

Uncalled capital and financing implications

12 To enable TDHL to repay the Council loan and replace it with LGFA borrowing, Council will likely be required to increase the level of uncalled capital provided in support of TDHL.

13 Uncalled capital is a form of financial support provided to the LGFA that can be called upon if required. It does not involve an immediate cash outlay; however, it represents a contingent obligation. Increasing uncalled capital may reduce Council's future borrowing headroom and financial flexibility.

Key risks associated with the proposed repayment

14 There is a contingent liability risk, as Council's exposure to TDHL debt increases through higher uncalled capital and existing guarantee arrangements.

15 There is a liquidity and financial flexibility risk, as increasing uncalled capital may constrain Council's ability to utilise its balance sheet for future borrowing or investment priorities.

16 There is a counterparty risk, although this is considered low given TDHL is a council-controlled organisation and generally treated as self-sustaining.

17 There is a structural and implementation risk, as changes to borrowing and capital arrangements must align with LGFA requirements and may require legal and documentation changes.

18 There is a governance risk, as the TDHL Board must independently assess and approve the transaction, which may affect timing or implementation.

19 These risks are considered manageable and consistent with Council's broader treasury arrangements.

Considerations of Council's Broader Financial Framework

20 Long Term Plan (LTP)

20.1 The repayment of the TDHL loan and any associated reduction in Council debt should be considered against the assumptions and limits set within the Long Term Plan. A

reduction in gross debt may improve alignment with financial strategy limits and provide additional headroom for future capital investment.

21 Treasury Management Policy

21.1 The proposal aligns with Council's Treasury Management Policy, which seeks to optimise borrowing structures and manage risk exposure. Any increase in uncalled capital and guarantees should be considered within policy limits.

22 Debt and Liability Management

22.1 The proposal represents a shift from direct lending exposure to contingent exposure through uncalled capital and guarantees and should be considered in the context of Council's overall risk profile. LGFA Requirements

23 LGFA Requirements

23.1 The proposal must remain consistent with LGFA borrowing terms, including requirements for uncalled capital, security arrangements, and covenant compliance.

Benefits of Loan Repayment

24 Repayment simplifies Council's balance sheet by removing intercompany lending and replacing it with externally held debt within TDHL.

25 It may improve Council's reported gross debt levels, which can positively influence external financial perceptions.

26 It provides greater treasury flexibility, enabling Council to reduce borrowing or reallocate funds to future capital requirements.

27 It aligns debt more directly with the entity utilising the funding.

Options and Preferred Option

28 Option 1 - Request repayment **(preferred)**

28.1 This enables TDHL to refinance its debt and provides Council with flexibility to reduce or manage its own borrowings. The key implication is increased uncalled capital and continued guarantee arrangements.

29 Option 2 – Maintain status quo

29.1 This retains the existing loan structure and avoids changes to LGFA arrangements but limits financial flexibility and does not improve Council's gross debt position.

Potential Uses of Repayment Funds

30 Council will need to determine how the repayment proceeds are applied.

31 Option 1 – Apply repayment to reduce Council debt **(Preferred)**

31.1 Applying the funds to reduce LGFA borrowing will lower gross debt levels, reduce interest costs, and improve financial capacity for future projects.

32 Option 2 – Retain funds for future capital requirements

32.1 Holding the funds provides flexibility to fund planned capital expenditure without requiring additional borrowing, but does not immediately reduce debt or interest costs.

33 Option 3 – Mixed approach

33.1 A combination of debt reduction and retention of funds may be adopted to balance liquidity and debt management.

34 The preferred approach is Option 1, as it delivers immediate financial benefits through reduced debt and aligns with prudent financial management.

Consultation

35 Advice has been obtained from Treasury Advisors and LGFA. No Consultation is required.

Relevant Legislation, Council Policy and Plans

36 Timaru District Council Long Term Plan 2024-34

37 Timaru District Council Treasury Management Policy

Financial and Funding Implications

38 Council will receive repayment of approximately $21.681 million plus accrued interest.

39 An increase in uncalled capital may be required to support TDHL borrowing. This represents a contingent obligation rather than an immediate cash outflow.

40 The transaction does not reduce total group debt but restructures it, shifting debt from Council to TDHL. Council's direct debt reduces, while contingent exposure through guarantees and uncalled capital increases.

41 If TDHL is unable to meet its obligations, Council may be required to support the debt through its guarantee or uncalled capital commitments. This risk is consistent with current arrangements as TDHL is already supported by Council.

42 Council has sought general information regarding the treatment of council and CCO debt within credit rating assessments. Fitch Ratings has advised that it uses a net adjusted debt approach and is unable to provide advice on the specific impact of this proposal.

43 On this basis, any potential impact on Council's credit rating is uncertain; however, the transaction is not expected to materially change Council's overall debt position, noting it primarily represents a change in debt structure.

Other Considerations

44 The proposal affects Council's treasury structure and external financial metrics, including gross debt levels, but does not impact operational service delivery.

Attachments

Nil

8.4 Council Financial Performance Report to 31 October 2026

Author: **Tyler Zandrack, Senior Management Accountant**

Authoriser: **Andrea Rankin, Chief Financial Officer**

Recommendation

That Council receive and note the quarterly financial results to 31 October 2026.

Purpose of Report

1 The purpose of this report is to outline progress on implementing the 2026-27 Annual Plan and report on the financial results for the period ended 31 October 2026.

Assessment of Significance

2 This matter is considered to be of low significance in terms of Council's Significance and Engagement Policy. It is a regular report to Council on Council's financial performance during the current financial year.

Discussion

3 The following is a summary of the financial performance as at 31 October 2026 – refer to Attachment 1 for financial tables.

	YTD Actuals 31 Oct 2026 ($000)	Budget to 31 Oct 2026 ($000)	Variance ($000)	YTD Actuals 31 Oct 2025 ($000)
Total Revenue	48,071	48,142	(70)	48,009
Total Expenses	45,275	47,744	2,468	43,529
Operating Surplus/(Deficit)	2,796	398	2,398	4,480
Capital Expenditure	24,143	39,614	(15,471)	12,671

4 Significant variances to budget are as follows:

Expenditure

4.1 Finance costs $0.7M under budget – annual budget based on total expected increase in borrowings for capital projects and interest rate increases not yet eventuated.

4.2 Other expenses - Contractors $1.3M under budget; significant items: Parks $0.5M as TDC continues to move to the in-house model, as well as the seasonal component which will increase in Spring. Waste management $0.4M: EnviroNZ commodities profit share resulted in a refund offsetting budgeted expenditure. Unknown until year end washup.

4.3 Other expenses excluding contractors $0.6M under budget; significant items: Consultants $0.1M - Waste consultants not yet engaged for 'Unique Emissions Factor' review $60k; Planning district plan review $0.2M due to timing of resource management reforms and environment court mediation not yet commenced.

Capital

4.4 Capital projects are budgeted for based on annual expected spend. Not split for monthly amounts. Detailed breakdown included in the capital spend year to date report.

4.5 Claremont Water treatment plant $4.5M under budget. Multi-year project underway

4.6 Roading and footpath projects $6.0M under budget. $1.M as a result of projects to commence in construction season – Spring – Autum. $1.2M for Landsborough Rd Bridge with recent tender approval. $0.9M for Heaton St, currently deferred, waiting on NZTA funding confirmation prior to commencement.

4.7 Water Supply projects $2.0M. $0.6M for Seadown watermain renewals, construction recently commented, and $0.5M for Timaru Intake Renewals, expected to commence in quarter 3 of the financial year.

5 Summary of financial position October 2026

Statement of Financial Position		October 26 $000	Annual plan budget $000
Current Assets	Cash and cash equivalents	35,271	28,001
	Debtors and other receivables	22,413	14,565
	Inventories	25	-
	Other financial assets	12,776	10,795
Non-Current Assets	Property plant & equipment	2,027,783	2,077,195
	Intangible assets	5,132	6,850
	Forestry	997	1,086
	Investment property	835	1,725
	Investment in cco's & other similar	56,352	55,725
	Other financial assets	854	-
Total Assets		**2,162,439**	**2,195,942**
Current Liabilities	Employee benefit liabilities	3,791	3,016
	Trade and other payable	21,294	26,910
Non-Current Liabilities	Provisions	5,952	11,907
	Employee benefit liabilities	795	854
	Borrowings (total)	271,209	335,000
Total Liabilities		**303,041**	**377,687**
Total Equity		**1,859,398**	**1,818,255**

6 Net Debt

6.1 Total borrowings as at 31 October 2026 were $271M. The net debt position at the same date is $236M. Net debt is total borrowings less cash reserves held by Council.

6.2 Debt to revenue ratio as at 31 October 2026 is 158%. Council's debt to revenue ratio limit is 250% as set out in its Financial Strategy. This is comfortably within Councils ceiling limit.

Net Debt	235,937
Budgeted Revenue (including vested assets)	149,727
Debt to revenue ratio	158%

6.3 Net Debt Limit Calculation:

	Full year budget $000	26/27 Budget Excld Grants $000
Revenue	149,727	149,727
Subsidised roading revenue		12,774
One off Grant revenue		528
Vested assets		5,276
Adjusted Revenue		131,149
Net Debt	298,649	298,649
Debt to Revenue Ratio	199%	228%
Net Debt Cap - Limit		
250% - as per policy	374,318	341,063
Available funds	75,669	29,224
280% - LGFA policy	419,235	381,990
Available funds	120,587	68,568

Council Decisions with Financial Impact 2025/26

7 Councillors have requested a register of any financial decisions that will have an impact on the current financial that are approved outside of the Annual Plan/ Long Term Plan process.

8 The review of decisions will be continued on an ongoing basis following meetings going forward.

9 Below table excludes public excluded resolutions.

Meeting	Resolution	Activity	Opex/Capex	Amount	Budgeted	Decision
25/8/26	2026/158	Planning	Opex	$71K	Yes	Approve funding for the establishment phase of the Waitaha Canterbury regional spatial plan.

Attachments

1. October 2026 YTD - Financial Report

2. October 2026 YTD - Capital spend to date ⇩

Statement of Comprehensive Revenue and Expenses, detailing significant items for October Financial Year to Date (YTD)

Revenue			Oct YTD $000	Oct Budget YTD $000	YTD Variance $000	Variance % of full budget	Prior year Oct YTD $000	Commentary >50k variance	Full Year budget $000	25/26 Full year actuals $000
Rates revenue	General rates		(18,171)	(18,181)	(10)	0%	(17,524)		(54,544)	(52,903)
	Targeted rates	Water Revenue	(5,304)	(5,314)	(10)	0%	(3,897)		(15,942)	(11,878)
		Wastewater Revenue	(3,065)	(3,065)	0	0%	(2,683)		(9,196)	(8,048)
		Stormwater	(1,995)	(1,995)	0	0%	(1,748)		(5,984)	(5,243)
		Downlands Water Supply Revenue	(1,175)	(1,177)	(2)	0%	(1,060)		(3,530)	(3,181)
		Waste Collection Revenue	(2,672)	(2,672)	0	0%	(2,615)		(8,015)	(7,846)
		Water by Meter	(682)	(871)	(189)	7%	(662)	Meter readings relate to high water users. Pay actual usage in addition to standard water connection charge, seasonal demand driven.	(2,613)	(2,339)
	Rates penalties		(382)	(138)	245	-44%	(499)	Final washup of 25/26 rate penalties washup	(550)	(322)
Total Rates Revenue			**(33,445)**	**(33,412)**	**33**	**0%**	**(30,687)**		**(100,374)**	**(91,760)**
Fees & charges	Fees & charges	Waste Management Operations Revenue	(1,770)	(2,005)	(235)	4%	(2,141)	Reduction in material coming in to Redruth facility - demand driven	(6,014)	(14,605)
		Wastewater Revenue	(1,177)	(1,284)	(107)	3%	(1,280)	Credit notes issued for PY amounts due to a volumetric charging dispute $58k.	(3,851)	(3,443)
		CBAY revenue	(856)	(799)	57	-2%	(883)	Cbay swim school admission fees $26k above budget. Demand driven	(2,398)	(2,500)
		Community Housing Revenue	(675)	(714)	(39)	2%	(687)		(2,142)	(2,056)
		Building Control Revenue	(960)	(1,050)	(90)	3%	(866)	Consent fee demand based on the market. Offset with Personnel expenditure. Refer to activity listing	(3,150)	(2,601)
		Parking enforcement	(252)	(423)	(170)	13%	(529)	Staff vacancies reducing capacity for enforcement. Also Stafford St time limit change from 30 to 60 minutes resulted in fewer infringements.	(1,268)	374
		Animal Control Revenue	(599)	(590)	9	-1%	(702)		(739)	(545)
		Properties Revenue	(95)	(129)	(34)	9%	(244)		(386)	(462)
		Other fees and charges	(968)	(946)	22	-1%	(982)		(2,933)	(3,072)
Total Fees and Charges			**(7,351)**	**(7,939)**	**(588)**	**3%**	**(8,313)**		**(22,880)**	**(28,910)**
Finance revenue	Interest	Related party	(234)	(235)	(1)	0%	(257)		(704)	(681)
		Bank & term deposits	(316)	(275)	41	-5%	(348)		(824)	(1,067)
Total Finance revenue			**(550)**	**(510)**	**40**	**-3%**	**(605)**		**(1,529)**	**(1,747)**
Subsidies and grants		Subsidised Roading Revenue	(4,427)	(4,343)	84	-1%	(3,662)	NZTA revenue is calendarized based on funding expected from project mix. Subsidised work such as resurfacing and road reconstruction is completed on a seasonal basis - spring and summer months expected to be higher. No expected decrease in total NZTA subsidised roading revenue for the year. Budget adjustment completed. Actuals primarily relate to project mix completed, adjustment based on seasonal pattern now included	(12,774)	(11,195)
		Other subsidies and grants	(811)	(473)	338	-20%	(3,686)	Community funding $138k above budget as a result of PY unspent portion carried forward into 2627. No other significant variances.	(1,677)	(14,267)
Total subsidies and grants			**(5,238)**	**(4,816)**	**422**	**-3%**	**(7,348)**		**(14,451)**	**(25,462)**
Other revenue		Development and Financial Contributions	(189)	(190)	(1)	0%	(124)		(570)	(1,719)
		CBAY other revenue	(259)	(261)	(2)	0%	(256)		(784)	(785)
		Dividends Received	0	0	0	0%	0		(1,100)	(1,400)
		Petrol tax	(160)	(153)	7	-2%	(140)		(459)	(489)
		Vehicle revenue	(225)	(208)	18	-3%	(206)	Offsets with other expenses - Plant hire - internal usage.	(623)	(633)
		Other revenue	(639)	(653)	(14)	1%	(395)		(1,682)	(2,193)
		Other (Gains)/Losses	(14)	0	14		64		0	16,561
Total other revenue			**(1,487)**	**(1,465)**	**22**	**0%**	**(1,056)**		**(5,218)**	**9,342**
Total Revenue			**(48,071)**	**(48,142)**	**(70)**	**(0)**	**(48,009)**		**(144,452)**	**(138,537)**
Expenditure										
Personnel costs			11,023	10,836	(186)	-1%	10,825	Related to project billing - staff costs budgeted to be capitalised against projects, under budget. Dependent on project mix.	32,436	30,762
Finance costs			3,285	3,989	704	6%	2,372	Annual budget based on total expected increase in borrowings and expected increase in interest rates.	11,968	8,640
Depreciation expense			14,363	14,360	(3)	0%	14,623		43,080	37,548
Other expenses	Contractors	Parks	273	745	472	21%	867	Contractor costs under budget as contracts expire and further shifting to in-house team completing work. There is a seasonal component, spring months will increase with interim contract measures put in place.	2,235	3,088
		Roading and footpaths	2,764	2,714	(50)	-1%	2,428		8,143	7,606
		Refuse Collection	824	833	9	0%	655		2,500	2,225
		Waste Management Operations	1,114	1,526	412	9%	903	Variance relates to contract profit share agreement with EnviroNZ Profit. This is calculated annually based on commodity pricing. Unknown until amount received. Credit of $50k against budgeted expenditure of $275k. Remaining relates to professional services, used as required	4,577	1,380
		Urban Water	675	770	95	4%	566	Reactive maintenance decreased for Seadown as a result of the Seadown watermain upgrade capital project $45k.	2,309	2,317
		Wastewater	423	433	10	1%	435		1,298	1,466
		Community Housing	81	188	106	19%	195	Maintenance work underbudget, used as required.	563	450
		Downlands Water Supply	239	292	53	6%	161	Reticulation costs under budget as a result of seasonal conditions.	875	742
		Other Contractors	1,065	1,263	199	5%	1,051	No individually significant items or variances remaining.	3,790	3,755
Total contractors			**7,458**	**8,763**	**1,305**	**5%**	**7,262**		**26,289**	**23,028**
	Waste Minimisation Levy Expense		302	378	75	7%	307	Diverted material invoices, payment timing approx $40k expected	1,133	928
	Consultants		806	914	108	4%	687	One significant item: Waste minimisation consultants under budget:$57k. Spend depends on 'Unique Emissions Factor' Application results which will determine any further reports required.	2,742	2,267
	Planning Consultant Fees - District Plan review		172	334	162	16%	386	Timing of Resource Management Reforms and Environment Court mediation being scheduled later this calendar year.	1,002	875
	Sampling and testing - water		105	189	84	15%	100	Inclusive of water, wastewater, tradewaste and stormwater. Implementation of sampling regime for stormwater altered from initial forecast in line with consenting decisions from ECan.	568	362
	Electricity		848	937	89	3%	845	No significant variances across individual sites	2,811	2,688
	Software Support & Upgrades - Expensed		638	617	(22)	-1%	635		1,850	1,805
	Carbon Credits		584	584	0	0%	567		1,751	1,693
	Aoraki Development/Central SITrust Grant		459	491	33	2%	645		1,474	1,431
	Insurance including LAPP		674	695	21	1%	667		2,085	1,993
	Course Seminar & Conference Registration		60	139	79	19%	87	Scheduled throughout the year by each unit as required.	417	309
	Rates		462	457	(6)	0%	285		1,370	1,433
	Plant Hire - Internal Usage		225	205	(20)	-3%	206	Offsets with Vehicle revenue.	616	633
	Other expenses		3,810	3,856	45	0%	3,031	No individually significant items or variances remaining.	11,439	16,129
Total other expenses			***16,604***	***18,558***	***1,954***	**4%**	***15,709***		***55,547***	***55,574***
Total Expenditure			**45,275**	**47,744**	**2,468**	**2%**	**43,529**		**143,031**	**132,524**
Net result	**Excluding vested assets and revaluation**		**(2,796)**	**(398)**	**2,398**		**(4,480)**		**(1,420)**	**(6,013)**
Vested assets			**-**	**-**	**-**		**-**		**(5,276)**	**(5,373)**
Net result including vested assets			**(2,796)**	**(398)**	**2,398**		**(4,480)**		**(6,696)**	**(11,386)**
Other comprehensive revenue: Water revaluation			**-**	**-**	**-**		**-**		**-**	**(33,654)**
Total comprehensive revenue and expenses			**(2,796)**	**(398)**	**2,398**		**(4,480)**		**(6,696)**	**(45,040)**

Review of All Council Activities by Directorate

Community Support

Airport

GM: Stephen Doran (Vacancy cover) Activity Lead: Stan Hansen
Activity Description: Operation of the Richard Pearse Airport

Activity Revenue and Expenditure		Oct YTD Actuals $000	Oct YTD Budget $000	Oct Variance $000	Variance % of full budget	PY YTD Oct	Commentary >30k variance	26/27 Full Year budget $000	25/26 Actuals
Revenue	Rates revenue	(182)	(182)	0	0%	(89)		(545)	(267)
	Fees & charges	(174)	(195)	(21)	4%	(186)		(586)	(554)
	Other revenue	(2)	(0)	1	-193%	0		(1)	(3)
	Other gain/loss	0	0	0		0		0	76
Revenue Total		(357)	(377)	(20)	2%	(276)		(1,132)	(748)
Expenditure	Personnel costs	61	65	4	2%	38		195	147
	Depreciation expense	65	65	(0)	0%	132		194	181
	Finance costs	37	37	(0)	0%	40		110	87
	Other expenses	210	211	1	0%	112		633	608
Expenditure Total		373	377	5	0%	322		1,132	1,023
Airport Total		**15**	**(0)**	**(15)**		**46**		**0**	**275**

Cemeteries

GM: Suzy Ratahi Activity Lead: Garth Nixon
Activity Description: Operation of burial and cremation interments in South Canterbury

Revenue	Rates revenue	(101)	(101)	0	0%	(176)		(303)	(528)
	Fees & charges	(84)	(89)	(5)	2%	(99)		(267)	(267)
	Subsidies and grants	(5)	0	5		0		0	(5)
	Other revenue	(61)	(57)	4	-2%	(67)		(171)	(174)
Revenue Total		(252)	(247)	5	-1%	(342)		(741)	(975)
Expenditure	Depreciation expense	4	4	0	0%	2		11	12
	Finance costs	43	43	0	0%	33		129	102
	Other expenses	155	201	46	8%	236	Grounds maintenance under budget. Seasonal.	602	801
Expenditure Total		202	247	46	6%	271		741	915
Cemeteries Total		**(50)**	**0**	**50**		**(72)**		**0**	**(60)**

Civil Defence

GM: Paul Cooper Activity Lead: Darryn Grigsby
Activity Description: Emergency management leadership, advice and planning

Revenue	Rates revenue	(222)	(222)	0	0%	(173)		(665)	(519)
Revenue Total		(222)	(222)	0	0%	(173)		(665)	(519)
Expenditure	Personnel costs	92	106	14	4%	100		319	300
	Depreciation expense	30	30	0	0%	31		90	79
	Finance costs	7	7	0	0%	6		20	17
	Other expenses	82	79	(3)	-1%	48		236	229
Expenditure Total		211	222	11	2%	185		665	625
Civil Defence Total		**(11)**	**0**	**11**		**12**		**0**	**106**

Climate & Sustainability

GM: Paul Cooper Activity Lead: Paul Cooper
Activity Description: Research and analysis on the effects of climate change on Council activities

Revenue	Rates revenue	(87)	(87)	0	0%	(107)		(261)	(320)
	Other revenue	0	0	0		0		0	(10)
Revenue Total		(87)	(87)	0	0%	(107)		(261)	(330)
Expenditure	Personnel costs	38	36	(3)	-2%	19		107	98
	Finance costs	0	0	0		0		0	0
	Other expenses	34	51	17	11%	83		154	177
Expenditure Total		72	87	15	6%	102		261	275
Climate & Sustainability Total		**(15)**	**0**	**15**		**(4)**		**0**	**(54)**

Economic Development and Promotion

GM: Stephen Doran Activity Lead: Stephen Doran
Activity Description: Enhancing the districts economy, significant activity relates to contributions to the CCO Venture Timaru

Revenue	Rates revenue	(531)	(531)	0	0%	(530)		(1,594)	(1,589)
Revenue Total		(531)	(531)	0	0%	(530)		(1,594)	(1,589)
Expenditure	Finance costs	16	16	0	0%	30		49	40
	Other expenses	486	515	29	2%	658		1,545	1,496
Expenditure Total		499	531	29	2%	688		1,594	1,536
Economic Development and Promotion Total		**(29)**	**0**	**29**		**159**		**0**	**(53)**

Public Toilets

GM: Nigel Trainor (Vacancy cover) Activity Lead: Andrew Feary
Activity Description: Provision and maintenance of public toilet facilities.

Revenue	Rates revenue	(255)	(255)	0	0%	(211)		(765)	(634)
	Other gains/losses	0	0	0		0		0	128
Revenue Total		(255)	(255)	0	0%	(211)		(765)	(506)
Expenditure	Depreciation expense	8	8	0	0%	11		25	64
	Finance costs	17	17	0	0%	5		52	21
	Other expenses	189	229	40	6%	162	Maintenance $28k under budget. Used as required.	687	630
Expenditure Total		215	255	40	5%	178		765	716
Public Toilets Total		**(40)**	**0**	**40**		**(33)**		**0**	**210**

Social Housing

GM: Nigel Trainor (Vacancy cover) Activity Lead: Laticha Harvey
Activity Description: Provision and maintenance of affordable rental housing : 236 units

Revenue	Fees & charges	(675)	(714)	(39)	2%	(687)	Timing of rental payments	(2,142)	(2,056)
Revenue Total		(675)	(714)	(39)	2%	(687)		(2,142)	(2,056)
Expenditure	Depreciation expense	56	56	(0)	0%	57		168	155
	Finance costs	27	27	0	0%	37		82	84
	Other expenses	390	499	109	7%	411	Maintenance $108k under budget. Used as required.	1,496	1,396
Expenditure Total		473	582	109	6%	506		1,746	1,635
Social Housing Total		**(201)**	**(132)**	**69**	**8%**	**(181)**		**(396)**	**(421)**

Community Engagement

GM: Stephen Doran Activity Lead: Jessica Hurst
Activity Description: Activities to improve Council engagement with groups, for example youth, seniors, refugees

Revenue	Rates revenue	(94)	(94)	0	0%	(208)		(282)	(625)
	Finance revenue	(1)	(6)	(5)	30%	(1)		(17)	(33)
	Subsidies and grants	(259)	(90)	169	-63%	(132)	PY unspent portion carried forward for MTFJ, Welcoming Communities, Meaningful Refugee Participation Fund, and Creative Communities grant $115k. Remaining variance for annual grants received in lump sums at the start of the year.	(269)	(147)
	Other revenue	0	0	0		0		0	(44)
Revenue Total		(354)	(189)	164	-29%	(341)		(568)	(849)
Expenditure	Other expenses	233	189	(43)	-8%	226	Annual internal wastewater charge $76k resulting in $60k variance. Community engagement activity collects wastewater charges for community groups (schools, sport facilities etc) 50% is then provided to wastewater activity for services provided.	568	617
Expenditure Total		233	189	(43)	-8%	226		568	617
Community Development Total		**(121)**	**0**	**121**		**(115)**		**0**	**(232)**
Community Support Total		**(451)**	**(132)**	**319**	**-81%**	**(186)**		**(396)**	**(229)**

Corporate Support
Commercial and Strategy

Financial Services

GM: Andrea Rankin Activity Lead: Andrea Rankin
Activity Description: Financial planning, monitoring and reporting. Administers rating, payables and receivables, financial advice for all council activities

Activity Revenue and Expenditure		Oct YTD Actuals $000	Oct YTD Budget $000	Oct Variance $000	Variance % of full budget	PY YTD Oct	Commentary >30k variance	26/27 Full Year budget $000	25/26 Actuals
Revenue	Overheads Recovered	(1,219)	(1,219)	0	0%	(958)		(3,657)	(3,368)
	Fees & charges	(7)	(3)	4	-46%	0		(8)	(21)
	Other revenue	(83)	(109)	(26)	7%	(82)		(392)	(309)
Revenue Total		(1,309)	(1,331)	(22)	1%	(1,049)		(4,058)	(3,698)
Expenditure	Personnel costs	653	672	19	1%	592		1,911	1,775
	Project billing	(18)	0	18		0		0	(94)
	Other expenses	778	795	17	1%	542		2,147	2,018
Expenditure Total		1,413	1,467	54	1%	1,134		4,058	3,698
Financial Services Total		**104**	**136**	**32**		**85**		**0**	**0**

Information Technology

GM: Justin Bagust Activity Lead: Justin Bagust
Activity Description: Provides technology-based services and strategies across all council activities

Revenue	Overheads Recovered	(2,037)	(2,037)	0	0%	(2,047)		(6,110)	(6,121)
	Fees & charges	(7)	(7)	(0)	2%	0		(21)	(21)
	Other revenue	(1)	(7)	(6)	28%	(1)		(20)	83
	Gain disposal of PPE	0	0	0		0		0	(3)
Revenue Total		(2,044)	(2,050)	(6)	0%	(2,054)		(6,151)	(6,059)
Expenditure	Personnel costs	818	853	35	1%	818	Current vacancy not yet recruited.	2,560	2,332
	Project billing	(25)	(60)	(35)	12%	0	Staff costs budgeted to be capitalised against projects. Dependent on project mix.	(300)	(212)
	Depreciation expense	282	282	0	0%	441		847	954
	Finance costs	30	30	0	0%	30		91	52
	Other expenses	966	984	18	1%	944		2,952	2,934
Expenditure Total		2,072	2,090	18	0%	2,232		6,151	6,059
Information Technology Total		**28**	**40**	**12**		**178**		**0**	**0**

Property Management

GM: Nigel Trainor (Vacancy cover) Activity Lead: Diane Miller
Activity Description: Management of the property unit

Revenue	Overheads Recovered	(227)	(227)	0	0%	(179)		(681)	(712)
Revenue Total		(227)	(227)	0	0%	(179)		(681)	(712)
Expenditure	Personnel costs	198	224	25	4%	184		671	604
	Personnel - Project billing	(26)	(60)	(34)	11%	(12)	Staff costs budgeted to be capitalised against projects. Dependent on project mix.	(300)	(190)
	Other expenses	104	103	(1)	0%	89		310	297
Expenditure Total		276	267	(9)	-1%	262		681	712
Property Management Total		**49**	**40**	**(9)**		**83**		**0**	**0**

Risk and Assurance

GM: Stephen Doran Activity Lead: Narayan Swamy
Activity Description: Internal audit and risk management

Revenue	Overheads Recovered	(66)	(66)	(0)	0%	(85)		(198)	(236)
Revenue Total		(66)	(66)	(0)	0%	(85)		(198)	(236)
Expenditure	Personnel costs	47	49	2	1%	60		147	173
	Other expenses	13	17	4	8%	27		50	63
Expenditure Total		60	66	6	3%	87		198	236
Risk and Assurance Total		**(6)**	**(0)**	**6**		**2**		**0**	**0**

Strategy & Corporate Planning

GM: Stephen Doran Activity Lead: Steph Forde
Activity Description: Corporate planning activities, publications and strategic improvements

Revenue	Overheads Recovered	(655)	(655)	0	0%	(612)		(1,966)	(1,797)
Revenue Total		(655)	(655)	0	0%	(612)		(1,966)	(1,797)
Expenditure	Personnel costs	275	259	(15)	-2%	310		778	847
	Other expenses	307	396	89	7%	196	Annual report audit fee accrued - under budget $50k, remaining relates to professional services, engaged as required	1,188	949
Expenditure Total		582	655	73	4%	506		1,966	1,797
Strategy & Corporate Planning Total		**(73)**	**0**	**73**		**(106)**		**0**	**0**
Corp support: Commercial and Strategy Total		**101**	**216**	**115**		**241**		**0**	**0**

Corporate Support
Corporate Support - Other

Chief Executive
GM: Nigel Trainor Activity Lead: Nigel Trainor
Activity Description: Executive support and Programme office for all of council

Activity Revenue and Expenditure		Oct YTD Actuals $000	Oct YTD Budget $000	Oct Variance $000	Variance % of full budget	PY YTD Oct	Commentary >30k variance	26/27 Full Year budget $000	25/26 Actuals
Revenue	Overheads Recovered	(401)	(401)	0	0%	(316)		(1,203)	(1,084)
Revenue Total		(401)	(401)	0	0%	(316)		(1,203)	(1,084)
Expenditure	Personnel costs	317	312	(5)	-1%	203		936	776
	Finance costs	0	0	0		3		0	0
	Other expenses	98	89	(9)	-3%	41		267	308
Expenditure Total		415	401	(14)	-1%	247		1,203	1,084
Chief Executive Total		**14**	**(0)**	**(14)**		**(69)**		**0**	**0**

Council Building
GM: Nigel Trainor (Vacancy cover) Activity Lead: Andrew Feary
Activity Description: Operation of the council building, including maintenance

Revenue	Overheads Recovered	(268)	(268)	0	0%	(239)		(803)	(760)
	Other gains	0	0	0		0		0	12
Revenue Total		(268)	(268)	0	0%	(239)		(803)	(749)
Expenditure	Personnel costs	25	25	0	0%	14		76	59
	Depreciation expense	48	48	(0)	0%	33		143	110
	Finance costs	45	45	(0)	0%	47		136	105
	Other expenses	146	150	4	1%	148		449	475
Expenditure Total		264	268	4	1%	242		803	749
Council Building Total		**(4)**	**0**	**4**		**4**		**0**	**0**

Drainage and Water Management
GM: Andrew Lester Activity Lead: Andrew Lester
Activity Description: Management of three waters activities

Revenue	Overheads Recovered	(735)	(735)	0	0%	(554)		(2,205)	(3,108)
	Fees & charges	(27)	(26)	1	-1%	(27)		(79)	(83)
Revenue Total		(762)	(761)	1	0%	(581)		(2,284)	(3,192)
Expenditure	Personnel costs	804	815	11	0%	705		2,497	2,151
	Personnel - Project billing	(111)	(470)	(359)	21%	(136)	Staff costs budgeted to be capitalised against projects. Dependent on project mix and timing.	(1,750)	(425)
	Other expenses	527	513	(15)	-1%	617		1,538	1,466
Expenditure Total		1,220	857	(363)	-16%	1,187		2,284	3,192
Drainage and Water Management Total		**458**	**96**	**(362)**		**606**		**0**	**0**

Engagement and Culture
GM: Andrea McAlister Activity Lead: Andrea McAlister
Activity Description: Operation of Human Resource function for all of council

Revenue	Overheads Recovered	(928)	(928)	0	0%	(1,144)		(2,783)	(2,168)
Revenue Total		(928)	(928)	0	0%	(1,144)		(2,783)	(2,168)
Expenditure	Personnel costs	504	528	24	2%	558		1,583	1,550
	Personnel costs- recruitment	1	10	9	29%	3		30	22
	All Council training	0	127	127	33%	6	Scheduled throughout the year by each unit as required. Expensed to each activity	381	6
	Other expenses	235	263	28	4%	173		789	595
Expenditure Total		740	928	188	7%	740		2,783	2,168
Engagement and Culture Total		**(188)**	**0**	**188**		**(405)**		**0**	**0**

Infrastructure Management
GM: No longer applicable. GM Commercial position created
Activity Description: Assets and infrastructure management

Revenue	Overheads Recovered	(262)	(262)	0	0%	(302)		(787)	(1,070)
	Fees & charges	0	0	0		(40)		0	(142)
Revenue Total		(262)	(262)	0	0%	(342)		(787)	(1,212)
Expenditure	Personnel costs	147	137	(10)	-2%	514	Activity currently vacant. Overbudget amount relates to final pay processed.	412	911
	Other expenses	135	125	(10)	-3%	109		375	301
Expenditure Total		283	262	(20)	-3%	595		787	1,212
Infrastructure Management Total		**20**	**0**	**(20)**		**253**		**0**	**0**

Land Transport Unit
GM: Suzy Ratahi Activity Lead: Suzy Ratahi
Activity Description: Management of roading activities

Revenue	Overheads Recovered	(280)	(280)	0	0%	(881)		(840)	(970)
	Fees & charges	(21)	(22)	(2)	2%			(67)	(79)
	Subsidies and grants	(344)	(367)	(23)	2%	(216)		(1,080)	(975)
	Other revenue	(83)	(101)	(18)	7%	(37)		(238)	(221)
Revenue Total		(728)	(770)	(42)	2%	(1,151)		(2,225)	(2,245)
Expenditure	Personnel costs	804	823	19	1%	801		2,468	2,307
	Personnel - Project billing	(86)	(460)	(374)	25%	(315)	Staff costs budgeted to be capitalised against projects. Dependent on project mix.	(1,500)	(1,072)
	Depreciation expense	5	5	(0)	0%	6		16	14
	Other expenses	348	414	65	5%	484	Road safety promotion programme currently focused on supporting privately funded programmes. Costs expected to increase moving into holiday season.	1,241	996
Expenditure Total		1,072	782	(290)	-13%	976		2,225	2,245
Land Transport Unit Total		**344**	**11**	**(332)**		**(175)**		**0**	**0**

Parks and Recreation Management
GM: Suzy Ratahi Activity Lead: Suzy Ratahi
Activity Description: Management of parks department

Revenue	Overheads Recovered	(280)	(280)	(0)	0%	(1,101)		(841)	(2,779)
	Subsidies and grants	0	0	0		(3)		0	(3)
Revenue Total		(280)	(280)	(0)	0%	(1,104)		(841)	(2,782)
Expenditure	Personnel costs	142	154	12	3%	864		463	2,216
	Other expenses	163	126	(37)	-10%	189	Professional services over budget $19k, used as required.	378	566
Expenditure Total		305	280	(25)	-3%	1,053		841	2,782
Parks and Recreation Management Total		**25**	**0**	**(25)**		**(51)**		**0**	**0**

Planning and Regulatory Management

GM: Paul Cooper Activity Lead: Paul Cooper
Activity Description: Management of planning and regulatory functions

Revenue	Overheads Recovered	(229)	(229)	0	0%	(165)		(687)	(811)
	Fees & charges	(0)	0	0		0		0	0
Revenue Total		(229)	(229)	0	0%	(165)		(687)	(811)
Expenditure	Personnel costs	132	163	31	6%	189	Vacancy	488	626
	Other expenses	64	66	2	1%	41		199	186
Expenditure Total		196	229	33	5%	230		687	811
Planning and Regulatory Management Total		**(33)**	**0**	**33**		**65**		**0**	**0**

Corporate support - Other Total		**636**	**107**	**(529)**		**227**		**0**	**0**

Corporate Support
User Experience and Community Engagement

Communications & Marketing

GM: Stephen Doran Activity Lead: Rachel Leitch
Activity Description: Communication and engagement activities including advertising

Activity Revenue and Expenditure		Oct YTD Actuals $000	Oct YTD Budget $000	Oct Variance $000	Variance % of full budget	PY YTD Oct	Commentary >30k variance	26/27 Full Year budget $000	25/26 Actuals
Revenue	Overheads Recovered	(303)	(303)	(0)	0%	(360)		(910)	(742)
Revenue Total		(303)	(303)	(0)	0%	(360)		(910)	(742)
Expenditure	Personnel costs	214	216	2	0%	224		648	475
	Other expenses	86	87	1	1%	57		262	267
Expenditure Total		300	303	3	0%	281		910	742
Community Services Management Total		**(3)**	**(0)**	**3**		**(79)**		**0**	**0**

Customer Services

GM: Stephen Doran Activity Lead: Karen Naylor
Activity Description: Management of all customer interactions

Revenue	Overheads Recovered	(406)	(406)	0	0%	(456)		(1,217)	(1,129)
	Fees & charges	(37)	(40)	(3)	2%	(37)		(120)	(115)
Revenue Total		(443)	(446)	(3)	0%	(494)		(1,337)	(1,243)
Expenditure	Personnel costs	250	289	39	5%	288	Timing of casual staff	835	752
	Other expenses	159	167	8	2%	177		502	492
Expenditure Total		410	456	47	3%	466		1,337	1,243
Customer Services Total		**(33)**	**11**	**44**		**(28)**		**0**	**0**

User Experience and Community Engagement Total		**(36)**	**11**	**47**		**(106)**		**0**	**0**
Corporate Support Grand Total		**701**	**334**	**(367)**		**363**		**0**	**0**

Democracy

Governance

GM: Stephen Doran Activity Lead: Jessica Kavanaugh
Activity Description: Work associated with the Elected Council and Community Boards

Activity Revenue and Expenditure		Oct YTD Actuals $000	Oct YTD Budget $000	Oct Variance $000	Variance % of full budget	PY YTD Oct	Commentary >30k variance	26/27 Full Year budget $000	25/26 Actuals
Revenue	Rates revenue	(1,460)	(1,460)	0	0%	(1,502)		(4,380)	(4,507)
	Other revenue	(31)	0	31		0	HeadStart revenue offset from partner councils received.	0	(92)
Revenue Total		(1,491)	(1,460)	31	-1%	(1,502)		(4,380)	(4,599)
Expenditure	Personnel costs	284	284	(0)	0%	302		852	898
	Finance costs	6	6	(0)	0%	15		18	19
	Other expenses	1,231	1,170	(61)	-2%	1,292	Headstart expenditure unbudgeted $70k; partially offset by income from partner councils above	3,510	3,577
Expenditure Total		1,521	1,460	(61)	-1%	1,609		4,380	4,494
Governance Total		**29**	**0**	**(29)**		**107**		**0**	**(105)**

Democracy Total		**29**	**0**	**(29)**		**107**		**0**	**(105)**

Environmental Services

Animal Control

GM: Paul Cooper Activity Lead: Jo Hamilton
Activity Description: Animal control services

Activity Revenue and Expenditure		Oct YTD Actuals $000	Oct YTD Budget $000	Oct Variance $000	Variance % of full budget	PY YTD Oct	Commentary >30k variance	26/27 Full Year budget $000	25/26 Actuals
Revenue	Fees & charges	(599)	(590)	9	-1%	(702)		(739)	(545)
Revenue Total		(599)	(590)	9	-1%	(702)		(739)	(544)
Expenditure	Personnel costs	125	120	(5)	-1%	101		361	322
	Depreciation expense	3	3	(0)	0%	2		9	6
	Other expenses	143	136	(7)	-2%	115		408	386
Expenditure Total		270	259	(11)	-1%	217		778	714
Animal Control Total		**(329)**	**(331)**	**(2)**	**-3%**	**(484)**		**39**	**170**

Building Control

GM: Paul Cooper Activity Lead: Jayson Ellis
Activity Description: Building consent authority under the Building Act 2004. Grants building consents, monitors building works, and issues a variety of compliance certificates

Revenue	Rates revenue	(379)	(379)	0	0%	(594)		(1,136)	(1,782)
	Fees & charges	(960)	(1,050)	(90)	3%	(866)	Consent fee demand based on the market.	(3,150)	(2,601)
	Other revenue	(11)	(12)	(1)	3%	(7)		(36)	(264)
Revenue Total		(1,349)	(1,441)	(91)	2%	(1,467)		(4,322)	(4,647)
Expenditure	Personnel costs	839	929	90	3%	948	Vacant positions in quarter one.	2,788	2,679
	Finance costs	24	24	0	0%	19		71	51
	Other expenses	508	488	(20)	-1%	500		1,463	1,483
Expenditure Total		1,371	1,441	70	2%	1,466		4,322	4,213
Building Total		**21**	**0**	**(21)**		**(0)**		**0**	**(434)**

Environmental Health

GM: Paul Cooper Activity Lead: Sharon Hoogenraad (Liquor) & Clarie Copeland
Activity Description: Management and enforcement of several legislative requires such as food safety, hazardous substances and environmental nuisance

Revenue	Rates revenue	(156)	(156)	0	0%	(225)		(469)	(675)
	Fees & charges	(245)	(192)	53	-9%	(224)	Fees and charges subject to variation due to the timing anc volume of applications. Demand based.	(577)	(675)
	Other revenue	(0)	(1)	(0)	17%	(0)		(2)	(2)
Revenue Total		(402)	(350)	53	-5%	(449)		(1,049)	(1,353)
Expenditure	Personnel costs	69	104	35	11%	158	Vacancy - filled in September 2026.	312	340
	Finance costs	0	0	0		3		0	2
	Other expenses	224	245	21	3%	189		736	716
Expenditure Total		293	350	57	5%	350		1,049	1,057
Environmental Health Total		**(109)**	**0**	**109**		**(99)**		**0**	**(296)**

Planning

GM: Paul Cooper Activity Lead: Aaron Hakkaart
Activity Description: Develops and administers the District Plan and related policies, and processes resource consents

Revenue	Rates revenue	(998)	(998)	0	0%	(1,053)		(2,994)	(3,158)
	Fees & charges	(202)	(224)	(23)	3%	(201)		(672)	(570)
	Other revenue	(39)	(34)	5	-5%	(4)		(102)	(62)
Revenue Total		(1,239)	(1,256)	(17)	0%	(1,258)		(3,768)	(3,790)
Expenditure	Personnel costs	433	490	57	4%	614	Vacancy extended waiting for reform outcomes.	1,470	1,273
	Finance costs	101	101	0	0%	62		302	248
	Other expenses	497	665	169	8%	664	Timing of Resource Management Reforms and Environment Court mediation being scheduled later this calendar year.	1,996	1,891
Expenditure Total		1,030	1,256	226	6%	1,341		3,768	3,412
Planning Total		**(209)**	**0**	**209**		**83**		**0**	**(379)**

Environmental Services Total		**(625)**	**(331)**	**295**	**761%**	**(501)**		**39**	**(938)**

Other Activities

Financial Arrangements

GM: Andrea Rankin Activity Lead: Andrea Rankin
Activity Description: Financial arrangements relating to borrowings, investments

Activity Revenue and Expenditure		Oct YTD Actuals $000	Oct YTD Budget $000	Oct Variance $000	Variance % of full budget	PY YTD Oct	Commentary >30k variance	26/27 Full Year budget $000	25/26 Actuals
Revenue	Rates revenue	1,199	1,423	224	5%	1,435	Final washup of 25/26 rate penalties washup	4,133	4,967
	Finance revenue	(541)	(502)	39	-3%	(599)		(1,505)	(1,698)
	Other revenue	(224)	(209)	15	-1%	(202)		(1,726)	(2,105)
	Other gains/losses	0	0	0		0		0	938
Revenue Total		435	713	278	31%	634		901	2,102
Expenditure	Finance costs	(1,029)	(319)	710	-74%	(1,436)	Actual external interest paid, offset by internal interest expensed to other activities as per budget. Washup at year end.	(956)	(725)
	Other expenses	11	18	7	13%	103		55	117
Expenditure Total		(1,018)	(300)	717	-80%	(1,333)		(901)	(608)
Financial Arrangements Total		**(583)**	**412**	**996**		**(699)**		**(0)**	**1,494**

Property

GM: Nigel Trainor (Vacancy cover) Activity Lead: Diane Miller
Activity Description: Operation and maintenance of council facilities such as CBAY, Art Gallery, Museum and service centres

Revenue	Rates revenue	(402)	(402)	0	0%	(244)		(1,206)	(732)
	Fees & charges	(95)	(129)	(34)	9%	(244)	Timing of payments	(386)	(462)
	Other gains	0	0	0		0		0	167
	(Gain)/Loss on disposal of PPE	0	0	0		0		0	306
Revenue Total		(497)	(530)	(34)	2%	(488)		(1,591)	(720)
Expenditure	Depreciation expense	217	217	(0)	0%	110		651	504
	Finance costs	14	14	0	0%	18		43	23
	Other expenses	306	299	(7)	-1%	287		897	703
Expenditure Total		537	530	(7)	0%	415		1,591	1,230
Property Total		**41**	**0**	**(41)**		**(73)**		**(0)**	**510**

Vehicle Management

GM: Suzy Ratahi Activity Lead: Deb Gerken
Activity Description: Management of council's vehicle pool

Revenue	Rates revenue	(291)	(291)	0	0%	(39)		(873)	(118)
	Other revenue	(225)	(208)	18	-3%	(206)		(623)	(633)
	(Gain)/Loss on disposal of PPE	(14)	0	14		0		0	(51)
Revenue Total		(530)	(499)	31	-2%	(246)		(1,496)	(802)
Expenditure	Depreciation expense	218	215	(3)	0%	151		646	664
	Finance costs	36	36	(0)	0%	10		109	50
	Other expenses	186	247	61	8%	132	Variance relates to Fuel $50k under budget. Budget increased from prior year. Actual increase lower than budgeted.	741	513
Expenditure Total		441	499	58	4%	293		1,496	1,228
Vehicle Management Total		**(89)**	**(0)**	**89**		**47**		**0**	**425**

Other Activities Total		**(632)**	**412**	**1,044**		**(725)**		**(0)**	**2,429**

Recreation & Leisure

Aigantighe Art Gallery

GM: Mike Wrigley Activity Lead: Cara Fitzgerald
Activity Description: Operation of the Aigantighe Art Gallery

Activity Revenue and Expenditure		Oct YTD Actuals $000	Oct YTD Budget $000	Oct Variance $000	Variance % of full budget	PY YTD Oct	Commentary >30k variance	26/27 Full Year budget $000	25/26 Actuals
Revenue	Rates revenue	(436)	(436)	0	0%	(404)		(1,307)	(1,213)
	Fees & charges	(2)	(5)	(3)	18%	(7)		(15)	(16)
	Other revenue	(2)	(5)	(3)	20%	(27)		(15)	(92)
Revenue Total		(440)	(446)	(6)	0%	(439)		(1,337)	(1,321)
Expenditure	Personnel costs	205	186	(19)	-3%	172		558	548
	Depreciation expense	13	13	0	0%	20		38	65
	Finance costs	71	71	0	0%	41		213	149
	Other expenses	196	176	(19)	-4%	172		529	592
Expenditure Total		484	446	(38)	-3%	405		1,337	1,353
Aigantighe Art Gallery Total		**44**	**0**	**(44)**		**(34)**		**0**	**32**

Aorangi

GM: Mike Wrigley Activity Lead: Mike Wrigley
Activity Description: Aorangi stadium operation

Revenue	Rates revenue	(444)	(444)	0	0%	(58)		(1,333)	(174)
	Fees & charges	(52)	(56)	(4)	3%	(43)		(169)	(163)
	Subsidies and grants	0	0	0		0		0	(2,713)
	Other revenue	(1)	(5)	(4)	27%	(3)		(14)	(4)
Revenue Total		(497)	(506)	(8)	1%	(104)		(1,517)	(3,054)
Expenditure	Personnel costs	32	37	4	4%	17		110	80
	Depreciation expense	162	162	0	0%	95		487	280
	Finance costs	209	209	(0)	0%	13		626	34
	Other expenses	98	98	(0)	0%	132		294	315
Expenditure Total		501	506	4	0%	256		1,517	709
Aorangi Total		**4**	**0**	**(4)**		**152**		**0**	**(2,345)**

Fishing Huts

GM: Nigel Trainor (Vacancy cover) Activity Lead: Diane Miller
Activity Description: Relates to 120 huts total based in Rangitata and Stratheona near Pleasant Point. Situated on reserve land

Revenue	Other revenue	(124)	(115)	9	-8%	(1)		(115)	(32)
Revenue Total		(124)	(115)	9	-8%	(1)		(115)	(32)
Expenditure	Depreciation expense	0	0	0	0%	1		1	1
	Other expenses	25	34	10	10%	28		103	112
Expenditure Total		25	35	10	9%	28		104	113
Fishing Huts Total		**(99)**	**(80)**	**19**	**-182%**	**27**		**(10)**	**82**

Forestry

GM: Suzy Ratahi Activity Lead: Garth Nixon
Activity Description: Management of council forest plantations: 185 Hectares

Revenue	Fees & charges	(10)	(10)	(0)	0%	(9)		(30)	(25)
	Other revenue	0	(27)	(27)	78%	0		(35)	(133)
	Other gains	0	0	0		0		0	328
Revenue Total		(10)	(37)	(27)	42%	(9)		(65)	169
Expenditure	Depreciation expense	16	16	0	0%	2		49	26
	Other expenses	43	82	39	16%	67	Maintenance $37k under budget. Used as required	246	222
Expenditure Total		59	99	39	13%	70		296	247
Forestry Total		**50**	**61**	**12**	**5%**	**61**		**231**	**417**

Halls & Community Centres

GM: Nigel Trainor (Vacancy cover) Activity Lead: Andrew Feary
Activity Description: Operation of community complexes, including Caroline bay hall, lounge and soundshell; Temuka Alpine Energy centre, Geraldine pavilion and other facilities

Revenue	Rates revenue	(222)	(222)	0	0%	(197)		(666)	(592)
	Fees & charges	(52)	(40)	12	-10%	(45)		(119)	(138)
Revenue Total		(274)	(262)	12	-2%	(242)		(785)	(729)
Expenditure	Depreciation expense	36	36	0	0%	34		107	106
	Finance costs	54	54	(0)	0%	50		162	129
	Other expenses	165	172	7	1%	178		516	573
Expenditure Total		255	262	7	1%	262		785	808
Halls & Community Centres Total		**(19)**	**(0)**	**19**		**20**		**0**	**79**

Libraries

GM: Mike Wrigley Activity Lead: Lynley Simmons
Activity Description: Operation of the Timaru, Temuka and Geraldine libraries

Revenue	Rates revenue	(1,935)	(1,935)	0	0%	(1,876)		(5,806)	(5,629)
	Fees & charges	(20)	(21)	(1)	1%	(25)		(63)	(67)
	Subsidies and grants	0	0	0		0		0	(33)
	Other gains/loss	0	0	0		0		0	(233)
Revenue Total		(1,956)	(1,956)	(1)	0%	(1,901)		(5,869)	(5,961)
Expenditure	Personnel costs	827	881	54	2%	688	GM Vacancy	2,659	2,336
	Depreciation expense	136	136	0	0%	151		408	354
	Finance costs	116	116	(0)	0%	93		347	290
	Other expenses	801	818	17	1%	699	Maintenance $15k under budget. Used as required.	2,455	2,290
Expenditure Total		1,880	1,951	71	1%	1,631		5,869	5,270
Other Comprehensive (gain)/loss		0	0	0		0		0	1,239
Libraries Total		**(76)**	**(5)**	**71**		**(270)**		**0**	**548**

Motor Camps

GM: Nigel Trainor (Vacancy cover) Activity Lead: Diane Miller
Activity Description: Pleasant Point motor camp manged by council; 4 remaining motor camps on domain reserves leased out in Geraldine, Pleasant point, South Rangitata and Winchester

Revenue	Rates revenue	(3)	(3)	0	0%	(8)		(8)	(23)
	Other revenue	(13)	(32)	(19)	20%	(9)		(96)	(65)
Revenue Total		(16)	(35)	(19)	18%	(17)		(104)	(88)
Expenditure	Depreciation expense	7	7	0	0%	8		22	19
	Other expenses	28	27	(1)	-1%	32		82	86
Expenditure Total		35	35	(1)	-1%	41		104	105
Motor Camps Total		**20**	**0**	**(20)**		**23**		**0**	**17**

Museum

GM: Mike Wrigley Activity Lead: Philip Howe
Activity Description: Operation of the Timaru Museum

Revenue	Rates revenue	(517)	(517)	0	0%	(462)	(1,550)	(1,387)
	Fees & charges	(2)	(1)	1	-79%	(1)	(2)	(3)
	Subsidies and grants	(29)	(10)	19	-62%	(29)	(30)	(57)
	Other revenue	(10)	(6)	4	-22%	(9)	(18)	(30)
Revenue Total		(557)	(533)	24	-1%	(501)	(1,600)	(1,478)
Expenditure	Personnel costs	269	285	16	2%	218	802	714
	Depreciation expense	52	52	(0)	0%	18	155	50
	Finance costs	8	8	(0)	0%	17	25	22
	Other expenses	180	206	25	4%	177	617	566
Expenditure Total		509	550	41	3%	430	1,600	1,351
Museum Total		**(48)**	**17**	**65**	**1%**	**(71)**	**0**	**(126)**

Parks

GM: Suzy Ratahi Activity Lead: John Ave
Activity Description: Maintain approx 630 hectares of parks, reserves, sports grounds and gardens throughout the district

Revenue	Rates revenue	(3,128)	(3,128)	0	0%	(2,526)	(9,386)	(7,577)
	Fees & charges	(5)	(3)	2	-24%	(3)	(8)	(22)
	Subsidies and grants	(0)	0	0		0	0	(1,406)
	Other revenue	(14)	(33)	(20)	20%	0	(100)	(101)
	Other gains	0	0	0		0	0	326
Revenue Total		(3,147)	(3,164)	(17)	0%	(2,544)	(9,494)	(8,779)
Expenditure	Personnel costs	845	1,012	167	5%	0	Budgeted FTE for quarter one of 2627: 38. Average actual FTE: 31.7. As at Oct26 FTE is 36. 3,246	231
	Depreciation expense	332	332	0	0%	28	997	900
	Finance costs	193	193	(0)	0%	190	579	443
	Other expenses	1,211	1,557	347	7%	2,126	Contractor costs under budget as contracts expire and further shifting to in-house team completing work. There is a seasonal component, spring months will increase with interim contract measures put in place. 4,672	7,331
Expenditure Total		2,581	3,095	514	5%	2,343	9,494	8,906
Parks Total		**(566)**	**(70)**	**497**		**(201)**	**0**	**126**

CBAY facility & Swimming Pools

GM: Mike Wrigley Activity Lead: Mike Wrigley
Activity Description: Incorporates all of Caroline Bay Trust Aoraki Centre (CBAY pools, fitness area, café and related business services) and the 3 additional pools for Geraldine, Pleasant Point and Temuka

Revenue	Rates revenue	(1,686)	(1,686)	0	0%	(2,386)	(5,059)	(7,158)
	Fees & charges	(856)	(811)	45	-3%	(883)	Cbay swim school admission fees $26k above budget. Demand driven (1,451)	(1,438)
	Subsidies and grants	0	(7)	(7)	33%	0	(20)	0
	Other revenue	(259)	(262)	(3)	0%		(1,862)	(1,947)
	Other gains	0	0	0		0	0	(74)
	Vested assets	0	0	0				
Revenue Total		(2,802)	(2,766)	36	0%	(3,525)	(8,392)	(10,616)
Expenditure	Personnel costs	1,043	985	(58)	-2%	887	Timing of casual and waged staff 3,348	3,036
	Depreciation expense	390	390	(0)	0%	312	1,169	1,026
	Finance costs	158	158	0	0%	184	473	448
	Other expenses	1,062	1,134	72	2%	1,394	Maintenance $35k under budget. Used as required. No remaining significant variances 3,402	3,230
Expenditure Total		2,651	2,666	14	0%	2,778	8,392	7,739
Swimming Pools Total		**(151)**	**(100)**	**51**	**0%**	**(747)**	**0**	**(2,877)**

Theatre Royal

GM: Paul Cooper Activity Lead: Scott Gaddes Project team lead (construction): Paul Haggath.
Activity Description: Currently under construction, BAU: Operation of the Theatre Royal in Timaru for visiting cultural and entertainment shows

Revenue	Rates revenue	(409)	(409)	0	0%	(187)	(1,228)	(562)
	Subsidies and grants	0	0	0		(3,050)	(258)	(8,894)
	Other gains	0	0	0		0	0	8,237
Revenue Total		(409)	(409)	0	0%	(3,237)	(1,486)	(1,218)
Expenditure	Personnel costs	47	51	4		0	154	33
	Depreciation expense	85	85	(0)	0%	22	255	58
	Finance costs	189	189	(0)	0%	58	567	222
	Other expenses	87	84	(2)	-1%	113	252	244
Expenditure Total		408	409	2	0%	193	1,228	557
Theatre Royal Total		**(2)**	**0**	**2**	**-1%**	**(3,045)**	**(258)**	**(662)**

Recreation & Leisure Total		**(843)**	**(177)**	**667**	**-1794%**	**(4,084)**	**(37)**	**(4,710)**

Roading and footpaths

Roads and footpaths

GM: Suzy Ratahi Activity Lead: Adam Ward
Activity Description: Providing and maintaining the roading and footpath network, including over 1700kms of roads; bridges and other structures

Activity Revenue and Expenditure		Oct YTD Actuals $000	Oct YTD Budget $000	Oct Variance $000	Variance % of full budget	PY YTD Oct	Commentary >30k variance	26/27 Full Year budget $000	25/26 Actuals
Revenue	Rates revenue	(5,366)	(5,366)	0	0%	(5,463)		(16,099)	(16,395)
	Subsidies and grants	(4,083)	(3,976)	107	-1%	(3,446)	NZTA revenue is calendarized based on funding expected from project mix. Subsidised work such as resurfacing and road reconstruction is completed on a seasonal basis.	(11,694)	(10,189)
	Other revenue	(2)	0	2		(2)		0	(122)
	Other gains	0	0	0				0	4,427
	Vested assets	0	0	0	0%	0		(1,000)	(927)
Revenue Total		(9,451)	(9,342)	109	0%	(8,911)		(28,793)	(23,206)
Expenditure	Depreciation expense	5,368	5,368	(0)	0%	6,063		16,103	14,639
	Finance costs	543	543	(0)	0%	561		1,629	1,410
	Other expenses	3,293	3,252	(41)	0%	3,552	Pre-reseal programme primarily occurs in spring and summer.	9,757	9,556
Expenditure Total		9,204	9,163	(41)	0%	10,177		27,489	25,605
Roads and Footpaths Total		**(247)**	**(179)**	**68**	**-5%**	**1,265**		**(1,304)**	**2,400**

Parking Enforcement

GM: Paul Cooper Activity Lead: Jo Hamilton
Activity Description: Enforcement of council's parking policies

Revenue	Fees & charges	(252)	(423)	(170)	13%	(529)	Staff vacancies reducing capacity for enforcement. Also Stafford St time limit change from 30 to 60 minutes resulted in fewer infringements. (1,268)	374
	Other revenue	(2)	(3)	(1)	11%	(4)	(8)	(7)
Revenue Total		(254)	(425)	(171)	13%	(533)	(1,276)	367
Expenditure	Personnel costs	108	130	22	6%	145	391	367
	Other expenses	137	151	13	2%	199	562	588
Expenditure Total		245	281	35	4%	344	953	955
Parking Enforcement Total		**(9)**	**(145)**	**(136)**	**42%**	**(189)**	**(323)**	**1,322**

Parking Facilities

GM: Nigel Trainor (Vacancy cover) Sophia St; Suzy Ratahi (remaining)
Activity Description: Development and maintenance of carpark parking facilities across the district

Revenue	Other revenue	(17)	(12)	6	-16%	(11)	(35)	(34)
Revenue Total		(17)	(12)	6	-16%	(11)	(35)	(34)
Expenditure	Depreciation expense	39	39	(0)	0%	34	116	103
	Finance costs	72	72	(0)	0%	66	215	166
	Other expenses	103	107	4	1%	72	321	285
Expenditure Total		213	217	4	1%	173	652	554
Parking Facilities Total		**195**	**205**	**10**	**2%**	**162**	**616**	**521**

Road/Street Landscapes

GM: Suzy Ratahi Activity Lead: Suzy Ratahi
Activity Description: Providing and maintaining street trees and CBD maintenance

Revenue	Rates revenue	(350)	(350)	0	0%	(385)	(1,050)	(1,156)
	Subsidies and grants	0	0	0			0	(32)
	Other gains	0	0	0		0	0	(154)
Revenue Total		(350)	(350)	0	0%	(385)	(1,050)	(1,342)
Expenditure	Depreciation expense	9	9	(0)	0%	181	26	39
	Finance costs	84	84	0	0%	22	252	0
	Other expenses	220	257	37	5%	188	Tree maintenance $25k under budget. Delays to trimming works under power lines due to Alpine changing approval processes. 772	699
Expenditure Total		313	350	37	4%	392	1,050	737
Road/Street Landscapes Total		**(37)**	**(0)**	**37**		**7**	**0**	**(604)**

Street Lighting

GM: Suzy Ratahi Activity Lead: Suzy Ratahi
Activity Description: Providing and maintaining street lighting

Revenue	Rates revenue	(87)	(87)	0	0%	(259)	(262)	(776)
	Other revenue	0	0	0			0	(100)
	Vested assets	0	0	0		0	0	(33)
Revenue Total		(87)	(87)	0	0%	(259)	(262)	(910)
Expenditure	Other expenses	127	87	(40)	-15%	99	Decorative lighting expenditure $39k over budget. Incurred earlier than budgeted 262	238
Expenditure Total		127	87	(40)	-15%	99	262	238
Street Lighting Total		**40**	**0**	**(40)**		**89**	**0**	**(672)**

Roading and Footpaths Total		**(57)**	**(118)**	**(61)**	**6%**	**1,334**	**(1,011)**	**2,966**

Three waters

Water Supplies

GM: Andrew Lester Activity Lead: Andrew Lester
Activity Description: Treats and distributes water supplies in compliance with the NZ Drinking water standards. Over 19000 properties are supplied through the network which comprises 19 water intakes; 12 treatment plants; 35 reservoirs; 24 pump stations and approximately 1,850 kms of water supply pipes

Activity Revenue and Expenditure		Oct YTD Actuals $000	Oct YTD Budget $000	Oct Variance $000	Variance % of full budget	PY YTD Oct	Commentary >30k variance	26/27 Full Year budget $000	25/26 Actuals
Revenue	Rates revenue	(5,314)	(5,314)	0	0%	(2,993)		(15,942)	(11,972)
	Rates - water by meter	(682)	(871)	(189)	7%	(540)	Meter readings relate to high water users. Pay actual usage in addition to standard water connection charge, demand seasonally driven.	(2,613)	(2,339)
	Other revenue	(65)	(70)	(5)	3%	(95)		(211)	(568)
	(Gain)/Loss on disposal of PPE	0	0	0		0		0	489
	Vested assets	0	0	0	0%	0		(1,828)	(2,329)
Revenue Total		(6,061)	(6,255)	(194)	1%	(4,748)		(20,594)	(16,720)
Expenditure	Personnel costs	267	273	5	1%	244		889	736
	Depreciation expense	2,462	2,462	(0)	0%	2,330		7,385	6,392
	Finance costs	958	958	(0)	0%	791		2,874	1,983
	Other expenses	2,362	2,539	177	2%	1,946	Reactive maintenance overall is down due to works being offset with reactive capitalised renewals. Additionally, majority of maintenance programmes currently in the planning stage, expenditure expected to increase when works implemented.	7,617	7,834
Expenditure Total		6,049	6,232	182	1%	5,311		18,766	16,944
Other Comprehensive	Water revaluation	0	0	0		0			4,830
Water Supplies Total		**(12)**	**(24)**	**(12)**	**1%**	**563**		**(1,828)**	**5,055**

Wastewater

GM: Andrew Lester Activity Lead: Andrew Lester
Activity Description: Collection and treatment of domestic and industrial wastewater for Timaru, Temuka, Geraldine and Pleasant Point primarily via the main wastewater treatment plant in Timaru. Main infrastructure includes 23 wastewater pump stations and approximately 350km of pipeline.

Revenue	Rates revenue	(3,065)	(3,065)	0	0%	(2,683)		(9,196)	(8,048)
	Fees & charges	(1,177)	(1,284)	(107)	3%	(1,280)	Credit notes issued for PY amounts due to a volumetric charging dispute $58k.	(3,851)	(3,443)
	Other revenue	(138)	(83)	54	-22%	(72)	Cost recovery on third party damage relating to sewer main damage.	(250)	(546)
	(Gain)/Loss on disposal of PPE	0	0	0		0		0	1,495
	Vested assets	0	0	0	0%	0		(1,038)	(818)
Revenue Total		(4,380)	(4,432)	(53)	0%	(4,035)		(14,335)	(11,360)
Expenditure	Personnel costs	242	250	9	1%	193		824	642
	Depreciation expense	2,060	2,060	(0)	0%	1,950		6,180	5,193
	Finance costs	695	695	(0)	0%	708		2,086	1,669
	Other expenses	1,403	1,402	(2)	0%	1,212	Screening disposal costs below budget to date due to lower wastewater solids.	4,206	4,437
Expenditure Total		4,401	4,408	7	0%	4,063		13,297	11,942
Other Comprehensive	Water revaluation	0	0	0		0		0	(14,693)
Wastewater Total		**21**	**(24)**	**(46)**	**4%**	**28**		**(1,038)**	**(14,111)**

Stormwater

GM: Andrew Lester Activity Lead: Andrew Lester
Activity Description: Provides and maintains the network of pipes, pumping stations, and other infrastructure to dispose of stormwater runoff, including approximately 146km of pipeline, 33km of open channel, several pump stations and 6 detention dams,

Revenue	Rates revenue	(1,995)	(1,995)	0	0%	(1,748)		(5,984)	(5,243)
	Fees & charges	(5)	0	5		(4)		0	(12)
	Other revenue	(71)	0	71		0	Stormwater capital contribution not budgeted, demand driven.	0	(461)
	(Gain)/Loss on disposal of PPE	0	0	0		0		0	232
	Vested assets	0	0	0	0%	0		(1,076)	(776)
Revenue Total		(2,071)	(1,995)	76	-1%	(1,751)		(7,059)	(6,260)
Expenditure	Depreciation expense	1,392	1,392	(0)	0%	1,317		4,176	3,502
	Finance costs	0	0	(0)	0%	60		1	30
	Other expenses	563	602	39	2%	335	Professional services $30k under budget. Used as required	1,807	1,434
Expenditure Total		1,955	1,995	39	1%	1,712		5,984	4,967
Other Comprehensive	Water revaluation	0	0	0		0		0	(19,908)
Stormwater Total		**(116)**	**0**	**116**	**-11%**	**(39)**		**(1,076)**	**(21,200)**

Downlands Water Supply

GM: Andrew Lester Activity Lead: Andrew Lester

Activity Description: Management and operation of the downlands water scheme on behalf od the residents of Timaru, Mackenzie and Waimate districts. 82% of the scheme is owned by Timaru. Remaining 18% is on-charged to the other districts

Revenue	Rates revenue	(1,175)	(1,177)	(2)	0%	(1,060)		(3,530)	(3,181)
	Fees & charges	(3)	0	3		1		0	(0)
	Finance revenue	(8)	(2)	6	-90%	(5)		(7)	(16)
	Other revenue	0	(55)	(55)	33%	(0)	No new connections charged in quarter one 2627. Demand driven.	(165)	(197)
	(Gain)/Loss on disposal of PPE	0	0	0		0		0	109
	Vested assets	0	0	0	0%	0		(334)	(389)
Revenue Total		(1,186)	(1,234)	(48)	1%	(1,066)		(4,037)	(3,675)
Expenditure	Depreciation expense	606	606	(0)	0%	574		1,819	1,443
	Finance costs	178	171	(6)	-1%	135		514	505
	Other expenses	372	457	84	6%	324	Reticulation costs under budget due to seasonal conditions.	1,370	1,273
Expenditure Total		1,156	1,234	78	2%	1,033		3,703	3,221
Other Comprehensive		0	0	0		0		0	(5,122)
Downlands Water Supply Total		**(30)**	**0**	**30**	**-9%**	**(33)**		**(334)**	**(5,577)**

Three Waters total	**(136)**	**(48)**	**88**	**-2%**	**519**		**(4,276)**	**(35,833)**

Waste Management

Refuse Collection

GM: Stephen Doran (Vacancy cover) Activity Lead: Grant Hamel

Activity Description: Provides waste collection, recycling, recovery and disposal services

Activity Revenue and Expenditure		**Oct YTD Actuals $000**	**Oct YTD Budget $000**	**Oct Variance $000**	**Variance % of full budget**	**PY YTD Oct**	**Commentary >30k variance**	**26/27 Full Year budget $000**	**25/26 Actuals**
Revenue	Rates revenue	(2,672)	(2,672)	0	0%	(2,615)		(8,015)	(7,846)
Revenue Total		(2,672)	(2,672)	0	0%	(2,615)		(8,015)	(7,846)
Expenditure	Other expenses	2,664	2,672	8	0%	2,488		8,015	7,794
Expenditure Total		2,664	2,672	8	0%	2,488		8,015	7,794
Refuse Collection Total		**(8)**	**0**	**8**		**(128)**		**0**	**(53)**

Waste Management Operations

GM: Stephen Doran (Vacancy cover) Activity Lead: Grant Hamel

Activity Description: Materials are collected and sorted at the Class A landfill: Redruth Resource Recovery Park in Timaru. Council manages the activity and owns the waste minimisation sites and facilities with operational work carried out by contractors - Enviro NZ

Revenue	Fees & charges	(1,770)	(2,005)	(235)	4%	(2,141)	Reduction in material coming in to Redruth facility - demand driven	(5,976)	(6,284)
	Subsidies and grants	(518)	(367)	151	-11%	(473)	Quarterly Waste Levy received. Budget timing to be reviewed	(1,350)	(917)
	Other revenue	(1,603)	(1,614)	(11)	0%	(1,684)		(5,073)	(5,209)
	Other gains	0	0	0		64			(361)
Revenue Total		(3,891)	(3,986)	(95)	1%	(4,234)		(11,957)	(21,046)
Expenditure	Personnel costs	130	133	3	1%	144		398	400
	Depreciation expense	261	261	(0)	0%	257		784	609
	Finance costs	383	383	(0)	0%	460		1,149	963
	Other expenses	2,347	2,870	524	6%	2,192	EnvioNZ Profit Share in credit resulted in variance of $325k - annual washup; Actual quarter 2 washup of diverted materials yet to be received - budgeted at $97k. Remaining relates to professional consultants $62k. Spend depends on 'Unique Emissions Factor' application results for the 2026 calendar year, which will determine any further reports required.	8,611	10,506
Expenditure Total		3,121	3,647	526	5%	3,054		10,942	12,477
Waste Management Operations Total		**(770)**	**(338)**	**432**	**-43%**	**(1,180)**		**(1,015)**	**(8,569)**

Waste Management Total	**(778)**	**(338)**	**439**	**-43%**	**(1,308)**		**(1,015)**	**(8,622)**

Total	(2,796)	(398)	2,394	-36%	(4,480)		(6,696)	(45,040)
Other comprehensive revenue	0	0	0		0		0	(33,654)
Grand Total - exclude other comprehensive	**(2,796)**	**(398)**	**2,394**	**-36%**	**(4,480)**		**(6,696)**	**(11,386)**

Expected to complete	Within budget
Potential delays	Carryforward required
Unlikely to be completed	Additional budget required in 26/27 FY

Capital spend to date by project October 2026

Activity	Project by work order	Oct YTD Actuals $	Full Year Budget $	Percentage of full year budget spent	Schedule - complete in 26/27	Project spend on track for Year End	Commentary
Community Support		**28,071**	**462,420**	**6%**			
Cemeteries	W1938. Timaru Cemetery New Site -CAPEX-Contractors	5,275	227,200	2%			Options assessment in draft, decision paper to come to Council beginning Q3
	W2066. Cemeteries-Concrete Beams, Furniture, Structures	-	45,000	0%			
Civil Defence	W1642. Equipment	-	10,220	0%			
Public Toilets	W2081. Public Toilets Renewals	4,715	20,000	24%			
Social Housing	W2341. Social Housing - Unit upgrades	18,080	160,000	11%			
Corporate Support		**990,934**	**3,558,376**	**28%**			
Council Building	W2299. Council Building Capital Expenditure	14,625	55,148	27%			
	W2342. Council building H-VAC	948	459,034	0%			Design work in progress, then going out to tender. Final pricing to be completed - paper to come to council regarding total project cost by Dec26
Information Technology	W2022. IT Services Capital Expenditure on Computer Hardware	187,087	329,467	57%			Purchased laptops in bulk, due to expected price increases in the near future.
	W2023. LIM Project	-	269,727	0%			Delayed due to prioritisation of Altitude project.
	W2029. Digital services platform	21,114	520,000	4%			Project commenced. Waiting on invoicing. Dependent on the timing of Altitude project
	W2067. IT Services CapEx -Software Purchase & Upgrade	490,408	500,000	98%			Timing. Majority of purchases occur at the start of the financial year .
	W2320. Altitude Project Implementation	276,211	1,205,000	23%			In progress. Timing of monthly invoicing. Reviewed guidance on capitalisation. Mgmt consider this to meet the definition of a controlled, identifiable intangible asset which will provide future economic benefits . Can discuss with audit when we are under an audit engagement
	W2329. Resource consent digital scanning project	541	200,000	0%			Project not going forward, 'scan on demand' service initiated instead. Not expected to use full budget. Waiting on confirmation of confirmed change in pricing
Land Transport Unit	W1682. LTU - Furniture & Fittings	-	20,000	0%			
Environmental Services		**2,604**	**483,281**	**1%**			
Animal Control	W2293. New Pound	2,604	483,281	1%			Preliminary design obtained, new site investigation was put on hold for the headstart reform. Final options assessment and recommendation on preferred site will come to Council beginning Q3. No longer expected to be completed in 26/27. Once site determined, final design can occur, then final estimate of project cost in 26/27 & 27/28 can be provided
Other Activities		**487,543**	**1,445,300**	**34%**			
Property	W2082. Reroof Clyde St, Cameron Courts Temuka, Huffey Street	113,803	153,300	74%			Delay in Woodlands Rd reroof, expected to be included in 25/26, no carryforward requested.
	W2287. Temuka Alpine Energy Stadium - EQ Repairs	11,845	392,000	3%			The project has entered the execution phase, with roof works now underway.
Vehicle Management	W1645. Vehicle Management	8,600	400,000	2%			Electric vehicle to be invoiced in November 26.

	W2074. Parks Vehicles	353,295	500,000	71%			In house work to be completed, new vehicles required for Spring season. Some reallocation may be required from vehicle mgmt - council paper will be provided for the reallocation request if necessary
Recreation & Leisure		**497,893**	**2,893,117**	**17%**			
Aigantighe Art Gallery	W1652. Arts Purchases	1,270	-				NA - bequest funded - expected to be within bequest reserves
	W2069. General Upgrade Renewals - Grounds and Building	14,354	89,531	16%			
	W2343. Art Gallery Hvac replacement	-	155,000	0%			The project is in the scoping phase but has not yet started.
Cbay & Swimming pools	W2063. Swimming Pools CBay Building Capital Works	-	42,924	0%			
	W2344. Pleasant point pool capital works	-	250,000	0%			Elected members to confirm go-ahead of this project later in the year.
Halls & Community Centres	W1632. Halls & Community Centres Capital Works	-	112,420	0%			
	W2345. Community facilities capital works	-	30,660	0%			
	W2346. Soundshell upgrade	-	15,330	0%			
Libraries	W1648. Purchase Books & Resources	90,550	214,620	42%			
	W1649. Libraries Renewals	-	20,440	0%			
	W1650. Building Capital Works - Libraries	4,920	53,144	9%			
	W2288. Libraries Furniture - General Renewals	-	50,000	0%			
	W2347. Libraries - RFID upgrade and self checkout	-	50,000	0%			Potential to not go ahead. Being reviewed
Motor Camps	W2073. Motor Camps Renewals - General Capex works	5,663	10,220	55%			
Museum	W2348. Museum - collection storage upgrade	-	300,000	0%			Options Assessment to be updated by Property following finalisation of required scope parameters by Museum/Gallery. Final options assessment and recommendation on preferred solution will come to Council beginning Q3
Parks	W1693. Parks General - Renewals	12,784	350,000	4%			Works is currently in procurement for Aorangi Park Internal safety changes $150k, with the remaining budget allocated to identified projects awaiting contractor commencement.
	W1698. Shared Urban Tracks	210,914	300,000	70%			1. Timaru-Temuka Highway, Arowhenua - new shared pathway (Amber)- The 100% detailed design has been submitted, with a response expected by the end of November. KiwiRail sign-off is pending. Construction is indicatively planned to begin in December, with completion targeted by the end of the year. 2.The Hilton Highway, Washdyke – New Shared Pathway project is in the execution phase.
	W2071. Parks - Land purchases	-	48,828	0%			No purchases planned at this time, budget still required in case of development activity/consenting requirements
	W2084. Capex Plant & Equipment	157,438	800,000	20%			Relates to many minor projects - currently being scoped or in procurement phase. No individually significant variances.
Roading and Footpaths		**3,280,392**	**27,830,190**	**12%**			
Road/Street Landscapes	W1676. CCTV Equipment	-	15,000	0%			
	W1741. City Hub - Geraldine Strategic Plan	28,839	71,540	40%			
	W1742. City Hub - Temuka Strategic Plan	-	71,540	0%			
	W1743. City Hub - Pleasant Point Strategic Plan	27,994	71,540	39%			
Subsidised Roading	W1379. Heaton Street/Hayes Street, Timaru - Southern Road Port Access	4,980	2,700,000	0%			Project has been Deferred - The project is not currently deliverable by Council and KiwiRail due to funding uncertainty. As funding approval has been delayed, the project cannot be completed within the current financial year. Further details are to be confirmed with LTU GM

W1677. Purchase of Land	55,383	-				Reserve funded. Completion of purchase of Hopgood Lane funds from Geraldine endowment fund will credit this out.
W1774. Domain Avenue/Cemetery Hill/High Street, Timaru - Intersection	7,324	540,000	1%			The Domain Avenue intersection improvements at James Street, Collins Street, Cemetery Hill, High Street and Patiti Street are currently in the planning phase
W1777. Levels Plain Road/Foley Road and Falvey Road, Timaru - Intersection	4,323	550,000	1%			Coordinated projected with Opuha water subject to third party budgets and potential land acquisition.
W1862. Kellands Hill Road/Rosewill Valley Road/Cartwright Road and SH 8	130,243	2,400,000	5%			Tender award report included in council agenda pack Oct26 approved, subject to NZTA approving additional funding. Current expenditure relates to design work completed. Potential reallocation request from W2352 below
W1880. Mitre 10 Service Lane Stopping	6,073	-				Will be oncharged to external party at 100% when project complete.
W1881. Fitzgerald Road Stopping	2,340	-				Will be oncharged to external party at 100% when project complete.
W2052. Unsealed Road Rehabilitation	463,976	1,004,300	46%			Half of the programme is completed in early spring, other half in late autumn.
W2053. Drainage Renewals - includes kerb and channel	168,298	1,469,800	11%			Relates to culvert replacements when completing road rehabilitations. Refer to Road rehab projects below - under budget.
W2055. Bridge & Structures Component Replacement	35,933	664,300	5%			Currently deferred while reviewing programme to accommodate retaining wall construction on Rocky hundreds Rd and Te Moana Rd.
W2057. Traffic Services Renewal	143,351	511,000	28%			
W2058. Footpath Renewals	523,686	2,044,000	26%			Geraldine Tiles - Next steps are completion of the design with officers to present this to the Community Board for final scope confirmation. Geraldine community board has indicated a preferred start date in May 2027, as the area is busy with cruise ship visitors during the summer period. Temuka Tiles - In Planning phase
W2060. Cycle Path Renewals	-	51,100	0%			
W2064. Public Transportation Infrastructure	8,891	40,880	22%			
W2065. Cycleway Implementation	3,141	300,000	1%			Waiting for KiwiRail approval to complete Arowhenua project. On budget if delivered on schedule
W2094. Landsborough Road Bridge	127,049	3,882,690	3%			Council has approved the contract award. The tender has been accepted, and the project is progressing to construction.
W2145. Washdyke Stages 1 -3, Timaru - New Road	1,488	-				As per PX resolution 2026/125
W2276. Pages Road, Timaru - New Kerb and Channel	-	25,000	0%			
W2277. Wai-iti Road/Otipua Road, Timaru - Modifications to Islands	-	25,000	0%			
W2278. North Terrace Road, Geraldine - Footpath Improvements	-	25,000	0%			
W2279. Shaw Street, Timaru - New Footpath	-	25,000	0%			
W2321. Victoria Street Intersection Rehabs - Timaru	73,538	500,000	15%			Work completed, awaiting final claim from supplier.
W2335. Rehabs 2026-27 Robinson Road Rehabilitation	146,936	1,200,000	12%			Primarily undertaken in Spring - Autumn.
W2336. Rehabs 2026-27 Earl Road Rehabilitation	94,020	1,200,000	8%			Primarily undertaken in Spring - Autumn.
W2337. Rehabs 2026-27 Rockdale Road Rehabilitation	201,225	799,000	25%			Primarily undertaken in Spring - Autumn.
W2338. Reseals 2026-27 Asphalt	23,058	1,000,000	2%			Primarily undertaken in Spring - Autumn.
W2339. Reseals 2026-27 Chipseal corridor rural	182,143	2,000,000	9%			Primarily undertaken in Spring - Autumn.
W2340. Reseals 2026-27 Chipseal corridor urban	816,159	1,938,000	42%			Primarily undertaken in Spring - Autumn.
W2350. Rehabs 2026-27 Road Rehabilitation	-	1,200,000	0%			Primarily undertaken in Spring - Autumn.
W2351. Elm Street Construction	-	600,000	0%			Primarily undertaken in Spring - Autumn.

	W2352. Pleasant Valley/Craig Road/ Kennedy Street Safety Improvements	-	650,000	0%			Project under review for deliverability. Community impact not agree with design - project is currently on hold. Local component of NZTA funding will potentially have a reallocation request to W1862 Kellands Hill project above
	W2353. Environmental Renewals	-	255,500	0%			Reactive. If unspent no carryforward required
Waste Management		**299,715**	**1,027,686**	**29%**			
Waste Management Operations	W1665. Landfill Cells Development	299,715	650,000	46%			Landfill cell development project expected to be complete in Q2/3 of the financial year. Waiting on Waste Review outcome prior to opening any further projects. Review expected to be completed by Dec26.
	W1666. Landfill Roading Programme (sealed areas)	-	30,660	0%			
	W1667. Landfill gas systems	-	94,386	0%			
	W1669. Waste Minimisation - Fixed Plant & Equipment Renewals	-	102,200	0%			
	W2354. Waste - Fixed plant and Equipment	-	150,440	0%			
Stormwater		**688,869**	**4,937,460**	**14%**			
Geraldine Stormwater	W0572. Geraldine Stormwater Reactive Renewals	1,775	20,000	9%			
	W0704. Geraldine Stormwater Renewals and Upgrades	22,988	400,000	6%			Soakpit improvement programme. End of stage 1 recently completed. Planning for Stage 2 underway.
Rural Stormwater	W0926. Pleasant Point (+Rural) Stormwater Renewals and Upgrades	20,233	150,000	13%			
Temuka Stormwater	W0573. Temuka Stormwater Reactive Renewals	287	20,000	1%			
	W0898. Temuka Stormwater Renewals and Upgrades	5,069	380,000	1%			Domain Ave Stage One joint with LTU currently in planning stage. Dependencies/working with LTU so some risk carried
Timaru Stormwater	W0574. Timaru Stormwater Reactive Renewals	9,505	40,000	24%			
	W0663. Gleniti Area Stormwater System Construction	80,147	-				Revenue funded, work proceeding but will be fully offset against Stormwater other revenue capital contributions.
	W0711. Timaru Stormwater Renewals and Upgrades	390,678	2,251,760	17%			Next significant project: Jonas Street Stage 2 construction, not yet underway - projected to commence Q3.
	W0899. Timaru Stormwater Plant Renewal	64,514	413,700	16%			Primarily relates to the Washdyke pump station, multiyear project, expenditure so far only relates to enabling the design and consenting works.
	W1609. Waitarakao/Washdyke Stormwater Improvements	93,673	1,262,000	7%			Joint operation with Ecan and Alpine to build stormwater ponds. Currently aligning tender process with Ecan, contract expected to be awarded in December 26, with construction expected to commence in Q3. Dependencies ECan/Alpine so some risk carried
Downlands Water Supply		**352,733**	**1,498,750**	**24%**			
Downlands Water Supply	W0833. Downlands Reticulation Reactive Renewals	39,225	50,000	78%			
	W0837. Downlands Reticulation Renewals and Upgrade	244,541	788,040	31%			McLeods Road Watermain Renewal project and Taiko Road Watermain Renewal are part of this programme
	W0940. Downlands Water Network Modelling	48,268	35,000	138%		Refer to commentary	More claimed in FY27 vs FY26 than expected. Work package complete, reviewing to finalise. Potentially offset against Downlands Reticulation renewals budget. Expected to stay within overall activity budget even if a project within the activity as had unexpected cost overruns. If not possible, will result in a request to council for additional funds. Have reviewed current tender process underway, conclude sufficient budget to offset against Reticulation Renewals

	W1478. Downlands Water Plant Renewals and Upgrade	14,000	250,000	6%			Investigations underway for waste management review at Te Ana Wai WTP. Review in progress with capital solution yet to be determined. Should be clearer next quarter.
	W2302. Downlands Reservoir Pipework Renewals	6,700	375,710	2%			Options review ongoing. Updated plan being prepared for next Downlands Committee.
Wastewater		**549,344**	**3,558,900**	**15%**			
Wastewater	W0724. Sewermain Reticulation Renewals & Upgrades	363,996	1,894,000	19%			Tender recently awarded for Talbot Street, construction expected to commence Q2. Paper going to Council in November
	W0758. Sewer Reticulation Reactive Renewals	6,213	500,000	1%			Reactive, used as required for breakages.
	W0761. Wastewater Plant, Equipment, Mechanical and Electrical Capital	176,446	1,105,000	16%			Screen replacement purchased for Pleasant Point ponds, installation to be completed. Safety improvements capital programme planned for Q3/4. Unclear whether entire budget will be utilised this year, note carry forward for next year not applicable with transfer to CSIW
	W1255. Wastewater Reticulation Modelling	2,690	59,900	4%			
Water Supplies		**1,583,481**	**10,899,192**	**15%**			
Beautiful Valley Water	W1421. Beautiful Valley Water Reticulation Renewals	41	2,044	2%			
Rangitata/Orari Water	W1000. Rangitata Orari Water Race and Intake Renewals	-	14,648	0%			
Seadown Water	W0565. Seadown Water Reticulation Reactive Renewals	22,688	15,000	151%			
	W0815. Seadown Water Plant and Equipment Capital	1,871	15,000	12%			
	W0998. Seadown Watermain Renewals and Upgrade	54,577	1,885,000	3%			Construction has just commenced on Stage Two Trunk Main Upgrade.
Te Moana Water	W0566. Te Moana Water Reticulation Reactive Renewals	10,547	20,000	53%			
	W0642. Te Moana Watermain Renewals and Upgrade	18,078	480,000	4%			Construction at Pleasant Valley and Gapes Valley Pump Stations commencing toward end of Q3.
	W0821. Te Moana Water Plant Renewals	5,197	450,000	1%			Construction at Tripp St Pump Station commencing toward end of Q3.
Urban Water	W0560. Geraldine Water Reticulation Reactive Renewals	67,994	50,000	136%		Refer to commentary	Split of the overall reactive renewal budget $1M. Not budgeted separately in previous years. Overall reactive spend expected to be within budget. Variance due to more detailed project budgeting in the current year.
	W0562. Pleasant Point Water Reticulation Reactive Renewals	7,291	50,000	15%			Reactive Renewal budget.
	W0563. Temuka Water Reticulation Reactive Renewals	30,857	100,000	31%			Reactive Renewal budget.
	W0564. Timaru Water Reticulation Reactive Renewals	218,912	750,000	29%			Reactive renewal budget - will balance against rest of Urban for overall budget.
	W0702. Urban Watermain Reticulation Renewals and Upgrades	717,577	2,000,000	36%			Work continuing to progress, Contract 2707 Opihi Raw Water Trunk Main and carrying on the main renewal around Caroline Bay up along Marine Parade. Issues remain with Opihi Raw Watermain, delivery this year remains a risk.
	W0820. Urban Water Plant Renewals	239,030	700,000	34%			Working on compliance monitoring systems to date with planning underway on treatment process improvements commencing with Pleasant Point Water Treatment plant.
	W0978. Peel Forest Water Reticulation Reactive Renewals	8,079	25,000	32%			Reactive Renewal budget.
	W1243. Temuka Source Upgrade	9,317	531,000	2%			Tender is currently out to market.
	W1378. Timaru Intake Renewals	-	1,560,000	0%			Expected to commence delivery Q3.
	W1420. Winchester Water Reticulation Reactive Renewals	4,113	25,000	16%			Reactive Renewal budget.
	W1975. Water Supplies Resource Consents	18,721	766,500	2%			Early planning for Geraldine Water Take consent renewal, most costs expected to be incurred Q4. Budget unlikely to be fully utilised for this purpose. Reallocation request will be presented to council if partial reallocation would be appropriate, e.g. W702 or W1991.

	W1991. Geraldine Trunk Main Duplication	144,394	610,000	24%			
	W2330. Stafford Street to Barnard Street Three Water Services Renewal	4,196	850,000	0%			Contract to be awarded.
Total - excluding major projects		**8,761,579**	**58,594,672**	**15%**			

Major projects

Activity	Project	Oct YTD Actuals $	Full Year Budget $	Percentage of full year budget spent	Schedule - complete in 26/27	Project spend on track for Year End	
Rec and Leisure: Aorangi	W2129. Aorangi Park Redevelopment	3,283,477	9,851,680	33%			
	W2290. Equipment and Furniture - new stadium	180,950	850,000	21%			
Rec and Leisure: Theatre Royal	W2130. Heritage Precinct Redevelopment	10,204,211	29,123,461	35%			
	W2349. Heritage hub fit out	-	2,000,000	0%			Fitout to be completed after redevelopment project completed.
Water supplies: Urban Water	W0932. Claremont Water Treatment Plant Upgrade Enabling Works	1,712,372	18,423,146	9%			Construction commenced. Uncertainty around delivery timeframes
Total - major projects		**15,381,010**	**60,248,287**	**26%**			
Grand total		**24,142,589**	**118,842,959**	**20%**			

8.5 Stafford Street Asset Renewal – Project Update and Funding Bring-Forward Request

Author: **Susannah Ratahi, General Manager Land Transport and Parks**
Andrew Lester, General Manager Drainage and Water

Authoriser: **Nigel Trainor, Chief Executive**

Recommendation

That Council:

1 Receives *the Stafford Street Renewal Project Update;*

2 Approves Option 2, being the continued development of the Stafford Street renewal business case and associated option assessment;

3 Approves the Stafford Street Renewal project being referred to the Projects and Procurement Committee for oversight of business case development, including authority to consider and confirm refinements to the project scope, staging and asset requirements;

4 Approves the bring-forward of $50,000 from the existing Stafford Street project budget to the 2026/27 financial year to support development of the business case;

5 Notes that Council will retain decision-making authority over the preferred renewal option, future construction staging and capital investment, informed by the completed business case and relevant Long Term Plan decisions and;

6 Notes that the tender evaluation process for the Stafford Street business case has been completed, with a preferred tenderer identified and appointment to be progressed under existing financial delegations.

Purpose of Report

1 The purpose of this report is to provide Council with an update on the Stafford Street renewal project and seek approval to bring forward $50,000 to progress the business case, with oversight of the project and refinement of its scope referred to the Projects and Procurement Committee.

2 The report does not seek approval for a preferred construction option or future capital expenditure. Those decisions will remain with Council and will be considered following completion of the business case and alongside relevant Long Term Plan funding decisions.

Assessment of Significance

3 The decisions sought in this report are considered to be of low significance in accordance with Council's Significance and Engagement Policy, as they relate to progressing investigation and business case development rather than approving construction or significant capital expenditure.

4 The proposed $50,000 budget bring-forward is not expected to increase the overall project budget. Future decisions regarding renewal scope, funding and construction may have a higher level of significance and will be assessed separately.

Background

5 Renewal of Stafford Street requires consideration of both the above-ground streetscape and transport assets and the underground infrastructure.

6 Initial work has identified that the project should be considered as a series of discrete blocks and intersections rather than as a single construction project. This will allow Council to assess the relative priority, asset condition, remaining useful life, cost and disruption associated with each section and determine an appropriate staging programme.

7 The study area is currently divided into seven sites, being Stafford Street Sites 1 to 6, and Site 7 being Bay Hill itself:

- Site 1 - Canon Street to Sefton Street
- Site 2 - Canon Street intersection
- Site 3 - Canon Street to Church Street
- Site 4 - Church Street intersection
- Site 5 - Church Street to King George Place
- Site 6 - King George Place intersection
- Site 7 - Bay Hill

8 The scope and precise project limits will be confirmed through development of the business case.

9 This approach recognises that further technical investigation may identify opportunities or constraints that alter the most appropriate project boundaries, staging or combination of individual sites.

Discussion

Current Project Status:

10 Council has been to market for a suitably experienced project lead to develop the Stafford Street business case and renewal options.

11 Release of the Request for Proposal was approximately three weeks later than originally programmed, resulting in a corresponding delay to the project programme.

12 Tenders have closed, the evaluation process has been completed, and a preferred tenderer has been identified.

13 The tender recommendation report is currently being finalised. Once completed, the appointment can be approved under existing financial delegations, allowing the project lead to commence development of the business case.

14 The project lead will bring together the transport, streetscape three waters and other underground asset information and develop a business case identifying practical renewal and staging options for Council consideration through the Long-Term plan process.

Governance and Oversight:

15 It is recommended that the Stafford Street Renewal project now be referred to the Projects and Procurement Committee for oversight of the business case phase.

16 The next stage of the project requires coordinated input across transport, streetscape and underground assets, together with procurement, cost development, programme planning and stakeholder engagement.

17 Oversight by the Projects and Procurement Committee will provide a clear governance pathway while the project scope is refined and options are developed.

18 It is proposed that the Committee be authorised to refine and confirm the project scope as the business case develops. This would include:

- confirming project boundaries;
- determining the most appropriate staging and packaging of works;
- coordinating technical input from transport and underground asset owners (including 3 waters);
- refining asset renewal requirements;
- considering investigations and design work required to inform the business case;
- reviewing cost estimates and delivery programmes; and
- overseeing stakeholder and business consultation.

19 This authority is intended to allow the project to progress efficiently through the business case phase without requiring every refinement of scope or staging to return to Council.

20 It would not provide authority to approve the preferred construction option, commit Council to future construction stages, or approve capital expenditure outside existing delegations and approved budgets.

21 Council would retain decision-making authority over the future of the project.

Initial Asset Assessment

22 An initial desktop review of Council's asset information has been undertaken across the seven identified Stafford Street project sites to better understand the remaining useful life, existing asset values and potential scale of infrastructure renewal required. This assessment is preliminary and will be further developed through the business case.

23 The existing road surfacing has a recorded remaining useful life of between one and four years, while the underlying pavement structures have recorded remaining useful lives of between 30 and 100 years. This indicates that full pavement reconstruction is not necessary across the entire project area, although further investigation will be required to confirm the condition and suitability of the underlying pavement following disruption from underground services.

24 The existing clay-paver footpaths have a relatively short remaining useful life recorded in the asset register, based on installation dates and standard asset lives. However, their physical condition suggests they could remain serviceable for a further 15 years or more. The suitability of these surfaces will therefore need to be considered as part of the wider renewal, taking account of accessibility, maintenance, amenity and community expectations.

25 An initial assessment of water supply, wastewater and stormwater infrastructure has identified a combined depreciated asset value of approximately $1.9 million across the project area. Preliminary renewal cost estimates total approximately $4.5 million, based on recent tender rates with a 30% contingency allowance. These estimates include a provision of

approximately $585,000 for raingardens and have not yet been refined to establish which assets require replacement, rehabilitation or retention.

26 Across the Land Transport assets assessed to date, the existing road surfacing, footpaths and stormwater sumps have a combined recorded depreciated value of approximately $573,000. The underlying pavement valuation has not yet been established as it currently does not need renewing.

27 These asset values represent the existing depreciated value of infrastructure, rather than the amount that would necessarily be written off as part of the project. The extent of any asset write-offs will depend on the final scope of renewal, and which assets are removed or replaced.

28 The next stage of the project will involve further investigation and coordination across asset groups to confirm infrastructure condition, opportunities to retain existing assets, appropriate renewal interventions and the timing and cost of proposed works. This will inform the development of options through the business case, with scope refinement overseen by the Projects and Procurement Committee and future investment decisions retained by Council. Options and Staging.

29 The business case will develop staged renewal options for consideration by Council.

30 Current planning assumes that each block or intersection can form a separate package, although sites may be combined or boundaries adjusted where this provides better value, improves constructability or reduces overall disruption.

31 Indicative construction durations currently being used for planning purposes are:

- approximately eight weeks for each mid-block section; and
- approximately twelve weeks for each intersection.
- These durations will be refined through the business case.

32 The project lead will assess potential packages against:

- asset condition and remaining useful life;
- critical underground infrastructure requirements;
- transport and pedestrian function;
- renewal and replacement cost;
- construction duration;
- impacts on businesses and property access;
- consequence of asset failure;
- interaction with adjoining projects;
- risk of future rework or excavation; and
- opportunities to coordinate renewal across asset groups.

33 A prioritisation table will be developed as part of the business case.

Options and Preferred Option

34 **Option 1:** Defer further project development

34.1 Under this option, Council would defer further development of the Stafford Street renewal business case and continue maintaining the existing tiled footpaths and other surface assets until renewal of the underground infrastructure is required or a future Council decision support progressing the project.

34.2 This would avoid further project development expenditure in the short term and allow existing assets to remain in service where their condition permits.

34.3 However, the existing road surface deterioration and ongoing maintenance requirements would remain, and Council would not have a coordinated renewal programme or sufficiently developed cost estimates to inform future Long Term Plan decisions.

35 **Option 2:** Continue business case development with oversight by the Projects and Procurement Committee (Preferred Option)

35.1 The preliminary asset assessment indicates that while some assets are approaching the end of their recorded useful lives, others may remain serviceable for many years. A coordinated business case will allow Council to make informed decisions about which assets require renewal and the most appropriate timing and staging of works.

35.2 Under this option, Council would continue developing the Stafford Street renewal business case and refer project oversight to the Projects and Procurement Committee. The Committee would be authorised to consider and confirm refinements to the project scope as investigations and option assessments progress.

35.3 Referring oversight to the Projects and Procurement Committee will provide an appropriate governance pathway for confirming and refining the project scope as the business case develops.

35.4 Council will retain responsibility for decisions on the preferred renewal option, future investment and construction timing through the Long-Term Plan process.

35.5 This approach would allow Council to better understand which assets require renewal, which can remain in service, and how works could be coordinated and staged to minimise disruption and maximise value. It would also provide a governance pathway for progressing the project while retaining decisions on future construction and funding with Council through the Long-Term Plan process.

35.6 The disadvantage of this option is the continued cost of business case development and investigation, and no fast tracking of the footpath replacement ahead to the Long-Term Plan adoption. However, this work is necessary to inform future investment decisions and reduce the risk of unnecessary renewal expenditure.

36 **Option 3:** Progress targeted surface renewals without developing a comprehensive business case

36.1 Under this option, Council would focus on renewal of the most deteriorated tiled footpath and surface areas, rather than progressing a coordinated business case for the wider Stafford Street corridor.

36.2 This could address some of the immediate surface condition and amenity concerns at a lower initial cost than a comprehensive renewal programme. However, it would not address the need to coordinate works with underground infrastructure and

could result in renewed surface assets being disturbed by future utility works, increasing overall costs and disruption.

Consultation

37 Significant engagement with Stafford Street businesses will be required before preferred construction staging and timing are confirmed.

38 Construction timing will need to balance asset renewal requirements with the need to minimise disruption to businesses, customers, freight and pedestrian access.

39 At this stage, a late winter/early spring construction period is considered likely to provide the least disruptive delivery window. This will be tested through consultation with affected businesses as the options are developed.

40 Previous feedback on the project scope will also be incorporated into the business case.

Relevant Legislation, Council Policy and Plans

- Local Government Act 2002
- Timaru District Council Long Term Plan 2024–2034
- CityTown Master Plan
- Timaru District Council Significance and Engagement Policy
- Timaru District Council Infrastructure Strategy
- Timaru District Council Asset Management Plans

Financial and Funding Implications

Amount Requested: $

Capital Expenditure: $

Operational Expenditure: $

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

Is the proposed expenditure: Budgeted ☒ or Unbudgeted ☐

Is a budget reallocation required? Yes ☒ No ☐

What budget is the proposed expenditure being reallocated from LTP year 4:

Budget Reallocation	Year 1	Year 2	Year 3
Amount	$50,000	$	$
Ongoing Expenditure	$0	$	$

41 An amount of $50,000 is proposed to be brought forward from the existing Stafford Street project budget to the 2026/27 financial year to support development of the business case.

42 This funding will enable the appointed project lead to progress the assessment of renewal options, including refinement of project scope, construction staging, costs and the coordination of infrastructure renewal requirements across the relevant asset groups.

43 The proposed bring-forward represents a change in the timing of planned expenditure rather than a request to increase the overall project budget, subject to confirmation of available funding by Finance.

44 Preliminary asset assessments indicate that future renewal expenditure could be substantial. However, these estimates have not yet been sufficiently developed to determine the preferred scope, timing or capital investment requirements.

45 No approval for construction expenditure is sought through this report. Future funding requirements will be considered by Council following completion of the business case and through the Long-Term Plan process.

Other Considerations

Attachments

Nil

9 Consideration of Urgent Business Items

10 Consideration of Minor Nature Matters

11 Public Forum Items Requiring Consideration

12 Exclusion of 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,—

12.1 Public Excluded Minutes of the Emergency Council Meeting held on 20 October 2026

12.2 Public Excluded Minutes of the Council Meeting held on 27 October 2026

12.3 Public Excluded Minutes of the Emergency Council Meeting held on 5 November 2026

12.4 Bond Agreements Relating to 101/102.2025.149.1 & 101/102.2025.174.1

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
12.1 - Public Excluded Minutes of the Emergency Council Meeting held on 20 October 2026 **Matters dealt with in these minutes:** 6.1 - Contract 2813 - Stafford Street and Barnard Street Water Services Renewal	Section 48(1) of the Local Government Official Information and Meetings Act 1987.	The public excluded minutes of the meeting held on 20 October 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 20 October 2026.
12.2 - Public Excluded Minutes of the Council Meeting held on 27 October 2026 **Matters dealt with in these minutes:** 13.1 - Bad Debts Written Off as at 30 September 2026 13.2 - Appointment and Reappointment of Directors to Venture Timaru	Section 48(1) of the Local Government Official Information and Meetings Act 1987.	The public excluded minutes of the meeting held on 27 October 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 27 October 2026.

13.3 - Reappointment of Director to Timaru District Holdings Limited 13.4 - Timaru District Holdings Limited and Venture Timaru Director Fees 13.5 - Public Excluded Minutes of the Council Meeting held on 29 September 2026 13.6 - Contract 2647- Landsborough Road Bridge Tenders 13.7 - Contract 2797- Kellands Hill/Rosewill/ Cartwright Road "SH1 Resilience Route" tenders. 13.8 - Shareholders Agreement for Central South Island Water Limited 13.9 - Insurance Programme Update 13.10 - Former Criterion Hotel and Chinese Gardens 13.11 - Railway Station Boiler House Divestment 13.12 - Chrome Platers update		
12.3 - Public Excluded Minutes of the Emergency Council Meeting held on 5 November 2026 **Matters dealt with in these minutes:** 6.1 - Purchase of land for council operational purposes	Section 48(1) of the Local Government Official Information and Meetings Act 1987.	The public excluded minutes of the meeting held on 5 November 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 5 November 2026.
12.4 - Bond Agreements Relating to 101/102.2025.149.1 & 101/102.2025.174.1	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."