MEETING OF THE

RISK & ASSURANCE COMMITTEE

Thursday 15 October 2026

commencing at 9.30 am

at the Council Chambers,

1 Rosebank Office

BALCLUTHA

CLUTHA DISTRICT COUNCIL

Notice is hereby given that a Meeting of the Risk & Assurance Committee will be held in the Council Chambers, 1 Rosebank Terrace, Balclutha on Thursday 15 October 2026, commencing at 9.30 am.

Steve Hill
CHIEF EXECUTIVE OFFICER

Committee Members

Chair: David Ward
Mayor: Jock Martin

Councillor Dane Catherwood
Councillor Roger Cotton
Councillor Larry Frost
Councillor Bruce Graham
Councillor Rachel Harrison
Councillor Michele Kennedy
Councillor Simon McAtamney
Councillor Dean McCrostie
Councillor Brendon Smith

RISK & ASSURANCE COMMITTEE
15 October 2026

APOLOGIES

None at the time of printing this agenda.

DECLARATION OF INTEREST

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

URGENT BUSINESS

None at the time of printing this agenda.

PUBLIC FORUM

None at the time of printing this agenda.

Item	Page #	Title
1	**9**	**Risk & Assurance Committee Minutes** *(For the Committee's Confirmation)* Minutes of the Risk & Assurance Committee held 23 July 2026.
2	**17**	**Risk & Assurance Chair Report** *(For the Committee's Information)* This report provides an update from the chair.
3	**20**	**Risk Register Status Report** *(For the Committee's Information)* This report presents current organisational risks for consideration.
4	**25**	**Health & Safety Report** *(For the Committee's Information)* The purpose of this paper is to provide Risk and Assurance Committee with Health & Safety reporting.
5	**32**	**Capital Projects Report – Category A** *(For the Committee's Information)* This report provides a final update on progress of the 2026/27 Category A projects.

Item	Page #	Title
6	134	**2026/2027 Capital Prioritisation list** This report is to provide the updated Capital Prioritisation List of Projects that had originally been identified for delivery this financial year.
7	142	**Treasury Management Investment Report** *(For the Committee's Information)* This report covers Councils Investment portfolio, the monitoring of this and compliance with Council Policy.
8	144	**Treasury Management Report (Debt Borrowing & Repayment)** *(For the Committee's Information)* This report covers Council's external LGFA Borrowing portfolio, including information regarding Council's loans with LGFA and interest rate trend comparisons over prior periods.
9	153	**Reasons To Move into Public Excluded Session** *(For the Committee's Decision)* The Risk & Assurance Committee may by resolution or upon motion being made, exclude the public from the whole or any part of the proceedings of any meeting.

Risk & Assurance Committee - Delegations

Constitution	Members of the Committee will be made up of an Independent Chair, Mayor, Deputy Mayor, and all Councillors. Members will be appointed for an initial period not exceeding three years after which they will be eligible for extension or re-appointment, after a formal review of their performance. The Chief Executive, Deputy Chief Executive and the Chief Financial Officer will not be members of the Committee but may attend meetings as observers as determined by the Chairperson. The members, taken collectively, will have a broad range of skills and experience relevant to the operations of the Council. At least one independent member of the Committee should have accounting or related financial management experience with an understanding of accounting and auditing standards in a public sector environment.
Meeting Frequency	6 weekly, or as required.
Objective	To oversee aspects relating to audit and risk management. The Risk & Assurance Committee is an independent committee of Council. The purpose of the committee is to oversee: • risk management • internal control • external accountability • audit • compliance with legislation, policies, and procedures. The Committee has no executive powers and will conduct itself in accordance with the values and ethics of the Council. The Committee is directly responsible and accountable to the Council for the exercise of its responsibilities. In carrying out its responsibilities, the Committee must always recognise that primary responsibility for management of the Council rests with the Chief Executive. The responsibilities of the Committee may be revised or expanded in consultation with, or as requested by, the Clutha District Council from time to time. The Council, at its meeting on 29 October 2025, established the Risk and Assurance Committee for the 2025-28 triennium. The Council authorises the Committee, within the scope of its role and responsibilities, to: • obtain any information it needs from any employee and/or external party (subject to their legal obligation to protect information); • discuss any matters with the external auditor, or other external parties (subject to confidentiality considerations); • request the attendance of any employee, including the Chief Executive, Deputy Chief Executive and Chief Financial Officer and

	• obtain external legal or other professional advice, as considered necessary to meet its responsibilities, at the Council's expense
Quorum	5 members
Additional Attendees	The Committee may invite various parties to attend its meetings. These parties may include other members of senior management or line managers as appropriate. When the Committee is considering a report, the manager responsible for the area under review will be given the opportunity to discuss the report with the Committee. Other elected members may attend but have no voting rights.

Areas of responsibility

1. Risk Management
    a. Ensure that Council has in place a current and comprehensive risk management framework and associated procedures and review for effective identification and management of Council's financial and business risks including fraud.
    b. Review whether a sound and effective approach has been followed in developing strategic risk management plans for major projects or undertakings.
    c. Review the effect of the Council's risk management framework on its control environment and insurance arrangements.
    d. Review annually whether a sound and effective approach has been followed in establishing the Council's business planning continuity arrangements, including whether disaster recovery plans have been tested periodically and
    e. Review the Council's internal controls in relation to preventing fraud and satisfy itself that the Council has appropriate processes and systems in place to capture and effectively investigate fraud-related information and to ensure appropriate action is taken against perpetrators of fraud.

2. Internal Control

    Review whether management's approach to maintaining an effective internal control framework, including over external parties such as contractors and advisers, is sound and effective.

    Review whether management has in place relevant policies and procedures, and that these are periodically reviewed and updated.

    Determine whether the appropriate processes are in place to assess, at least once a year, whether policies and procedures are complied with.

    Review whether appropriate policies and procedures are in place for the management and exercise of delegations.

    Consider how management identifies any required changes to design or implementation of internal controls and

    Review whether management has taken steps to embed a culture that is committed to ethical and lawful behaviour.

3. External Accountability

The Committee's responsibilities are to:

Review the financial statements and provide advice to the Council, including whether appropriate action has been taken in response to audit recommendations and adjustments.

Satisfy itself that the financial statements are supported by appropriate management sign-off on the statements and on the adequacy of the systems of internal controls.

Review the processes in place designed to ensure that financial information included in the Council's annual report is consistent with the signed financial statements.

Review the processes and risk assessment that are in place for the development and adoption of the Council's Long-Term Plan.

Satisfy itself that the Council has appropriate mechanisms in place to review and implement, where appropriate, relevant external audit reports and recommendations; and

Satisfy itself that the Council has a performance management framework that is linked to organisational objectives and outcomes.

4. Audit

The Committee's responsibilities are to:

Act as a forum for communication between the Chief Executive, senior management, and external auditors.

Provide input and feedback on the financial statements and the audit coverage proposed by the external auditor and provide feedback on the audit services provided.

Review all external plans and reports for planned or completed audits and monitor management's implementation of audit recommendations.

Oversee the co-ordination of audit programs conducted by the external auditors and other review functions

Review all audit reports and provide advice to the Council on significant issues identified in audit reports and action taken on issues raised, including identification and dissemination of good practice.

5. Compliance with legislation, standards, and good practice guidelines

The Committee's responsibilities are to:

Determine whether management has appropriately considered legal and compliance risks as part of the Council's risk assessment and management arrangements and

Review the effectiveness of the system for monitoring the Council's compliance with relevant laws regulations, and associated government policies.

Financial Delegations

6. Financial delegations are identified in Appendix B – Financial Delegations.

Power to resolve

7. In exercising the delegated powers, the committee will operate within policies, plans, standards, or guidelines that have been established and approved by the Council, the overall priorities of Council, the needs of the local communities and the approved budgets for the activity.

Power to recommend to Council

8. Strategic Finance

    Financial Strategy.

    Revenue and Financing Policy matters (excluding rates reviews).

    Treasury Management and Borrowing and Investment Policies.

    Adoption of Annual Report.

    Investment strategy.

    Borrowing.

    Management policies (e.g. fraud, sensitive expenditure).

9. Risk

    Risk Management Policy (setting Council's appetite for risk).

    Risk Management outside of budgets (e.g. insurance).

    Risk Management outside of Risk Management Policy.

    Delegations Policy to Chief Executive and direct to officers where required.

    Insurance (including self-insurance) within policy and budgets.

Power to monitor

10. Strategic Finance

    Investment Policy compliance.

    Debt Policy compliance.

    Financial Strategy compliance

    i. risk and opportunities monitoring
    ii. capital programme monitoring.

    Financial Strategy monitoring.

    Investment monitoring (including return on investment for cash and property.

    Debt monitoring.

11. Risk

    Risk management framework.

    Receive major project reports.

    Debt risk management.

    Audit.

    Internal control framework

    i. sensitive expenditure
    ii. conflicts of interest.

    Legal compliance.

    Health and Safety culture and compliance.

Risk & Assurance Committee

Item for CONFIRMATION

Report	Confirmation of Minutes
Meeting Date	15 October 2026
Item Number	1
Prepared By	Rolene Coetzee – EA / Property Manager
File Reference	1059876

REPORT SUMMARY

Attached are the unconfirmed minutes of the Council's Risk & Assurance Committee meeting held 3 September 2026.

RECOMMENDATION

1. **That the Risk & Assurance Committee confirms as a true and correct record the minutes of the Risk & Assurance Committee held 3 September 2026.**

Risk & Assurance Committee

Minutes of the meeting of the Risk & Assurance Committee held in the Council Chambers, 1 Rosebank Terrace, Balclutha, on Thursday 3 September 2026, commencing at 9.30am.

Present	Chair David Ward, His Worship the Mayor Jock Martin, Councillors Dane Catherwood, Roger Cotton, Larry Frost, Bruce Graham, Rachel Harrison, Michele Kennedy, Dean McCrostie, Simon McAtamney
In Attendance	Steve Hill (Chief Executive), Jules Witt (Deputy Chief Executive), Sharon Jenkinson (Finance and Policy Group Manager), Greg Bowie (Chief Financial Officer), Peter Stafford (Strategic Policy Manager), Donna McArthur (Infrastructure Strategy & Delivery Group Manager), Reymar Tiburcio (Manager Project Management Infrastructure Strategy & Delivery), Linda Till (Three Waters Group Manager), Beki McCabe (Senior Communications Advisor), Rolene Coetzee (Executive Assistant/Property Manager), AJ Cross (System and Support Team Lead), Dredd Garcia (Project Manager - Roading and Structures), Ash Edwards (Contractor)
Apologies	Councillor Brendon Smith ***Moved Councillors Graham / Catherwood and Resolved:*** ***"That the apology be sustained"***

Unconfirmed

The Chair David Ward welcomed Councillors, staff, members of the public and those watching on livestream to the meeting. A Karakia was done to start the meeting.

DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC FORUM

There was no Public Forum.

1. CONFIRMATION OF MINUTES

The minutes of the meeting of the Risk & Assurance Committee held on 23 July 2026 were submitted for confirmation.

Moved Councillors Cotton / Frost and Resolved:

"That the Risk & Assurance Committee confirms as a true and correct record the minutes of the Risk & Assurance Committee held 23 July 2026."

2. RISK & ASSURANCE CHAIR REPORT

David Ward – (Risk & Assurance Chair) was in attendance to speak to the report and gave everyone a verbal overview and was available to answer any questions.

He highlighted the following:

- Members discussed the key risks for Council and the Chair noted that the risk register should be reviewed at least twice a year.
- No financial reports were included, as staff were focused on year-end reporting and audit preparation.
- Staff updated the Committee on audit progress, including the roading revaluation, proposed valuation methodology changes, year-end reporting challenges in the new system, and progress on prior audit matters such as service performance, internal controls and bank signatories.
- The draft Annual Report is expected to be the main focus of the 15 October meeting.
- A revised capital project reporting template has been developed for discussion, with a stronger focus on forward-looking information and financial impact.
- Rates capping was discussed, including whether the proposed 4% limit would apply to each rate or as an overall average. A reform update will be circulated.
- Members discussed the need to identify cost drivers and service-level costs, with staff confirming this work is being progressed through the Long Term Plan process.
- The community will be asked for feedback before Christmas on service-level options, including possible service reductions or ceasing services, and the likely costs and effects of those choices.
- User-pays options were discussed, including national and local examples such as toll roads, libraries, swimming pools, reserves, parks, gardens and public toilets.
- The Chair emphasised the importance of clearly identifying and communicating the reasons for cost increases.

Unconfirmed

Moved Councillors Kennedy / Harrison and Resolved:

"That the Risk & Assurance Committee receives the Risk & Assurance Chair Report."

3. RISK REGISTER STATUS REPORT

David Ward – (Risk & Assurance Chair) was in attendance to speak to the report and gave everyone a verbal overview and was available to answer any questions.

He highlighted the following:

- The Committee considered whether the risks identified at the previous meeting remained Council's key governance risks, the relevant risk drivers, the assurance reporting required, and whether the risk ratings remained appropriate.
- Members agreed that the governance risk register should be reviewed again in six months and then regularly thereafter.
- The **consequences of legislative reform** were confirmed as a current risk, with the likelihood considered high as reform is already underway.
- For **failure of waters infrastructure**, members agreed the likelihood should increase from low to moderate and that additional risk drivers should include ageing infrastructure, financial constraints, inability to meet high summer demand, and firefighting demand.
- For **failure to comply with legislation**, members agreed the risk should refer to current legislation and that matters relating to sector reform should sit under the legislative reform risk.
- **Business continuity** was discussed. Activity-level arrangements are in place, but members agreed a draft Council-wide business continuity plan should be developed. Members discussed the importance of ensuring continuity arrangements remain effective during future organisational change, including potential changes arising from sector reform.
- **Failure to engage appropriate resources** was retained as a governance risk, with the rating increased from moderate to significant due to uncertainty, labour market conditions and the perception of local government as a secure employer.
- For natural disaster recovery, members agreed the action to fund a study of overland flood pathways should be removed as this work has already been mapped through Civil Defence.
- Communication during emergency events was discussed, including lessons from the wind event where information was issued but some communities could not access it due to internet outages. The importance of alternative communication pathways was discussed.
- **Loss of building accreditation** was considered more operational than governance-focused and was removed from the proposed governance risk register.

Unconfirmed

- **Reputational risk and effective communication** were discussed, including early communication, message control, staff support and organisational reputation. Following a vote, the rating increased from moderate to significant.
- For **technology failure**, members discussed how systems are assessed as fit for purpose and agreed that dialogue should continue with suppliers and other sector users, particularly around support services and software performance.
- Members confirmed the amended likelihoods and ratings, noting that these would be reviewed again in six months.
- The Chief Executive advised that the governance risks would be compared with Council's operational risk register to identify overlap, avoid duplication and ensure alignment.
- Members noted that post-November election changes may affect work programmes and that a systematic staff and elected member discussion may be required once more information is available.

Moved Councillors Catherwood / Harrison and Resolved:

"That the Risk & Assurance Committee receives the Risk Register Status report."

"That the Risk & Assurance Committee recommends to Council the following risks for reporting to Risk & Assurance Committee for the 2026/27 Financial year:

- ***Consequences of legislative reform***
- ***Failure of waters infrastructure***
- ***Failure to comply with legislation***
- ***Lack of effective business continuity plan***
- ***Failure to engage appropriate resources***
- ***Inability to recover from natural disaster***
- ***Reputational risk and effective communication***
- ***Failure to deliver major project – on time***
- ***Financial pressures / making rates unaffordable***
- ***Technology failure***
- ***Te Tiriti and Iwi/Mana Whenua partnerships***

4. CAPITAL PROJECT REPORT – CATEGORY A

Sharon Jenkinson – (Finance and Policy Group Manager) and Donna McArthur (Infrastructure Strategy & Delivery Group Manager), Reymar Tiburcio (Manager Project Management Infrastructure Strategy & Delivery), Dredd Garcia (Project Manager - Roading and Structures) were in attendance to speak to the report and answer any questions.

They highlighted the following:

- For Balmoral/Tuapeka Rural Water Scheme and Lawrence New Supply, practical completion had been achieved and the main remaining focus was the

Unconfirmed

Waitahuna pump station. Pump options, requirements and asbestos matters were being assessed, with a budget report expected on 17 September 2026. The project was discussed in the context of maintaining supply capacity during high summer demand.
Recent discussions were outlined with the Rural Water Scheme chairperson and staff about options to reduce the risk of undersupply.
Members noted that the current projected solution may be significantly cheaper than earlier estimates.
Questions were raised about what had changed between the previous and new supply arrangements, with discussion noting that water now comes from a different direction and that engineering resistance is affecting flow.
Further questions were asked about capacity, including whether the pipework and wider infrastructure could support increased demand.

- For Milton Streetscape, concrete flooring and plaza lighting were complete, kerb and channel work was underway, and weather had caused minor delays. The plaza was expected to open by the end of September, subject to conditions.
- For the Elsie Stewart Community Library and Pool Project, members noted that the project was on track, with no issues or concerns reported.
- Members who attended the site visit and steel fabrication facility tour noted that it provided useful visibility of the scale of the project and the volume of steel involved.
- The Bruce Community Trust's fundraising progress was noted, with the Trust close to reaching its $2 million milestone. Council had also lodged a Better Off Funding application, with timing of the outcome to be confirmed.
- The proposed 2026/27 Category A reporting template was discussed, including standardised financial information and headings that may vary by project size and stage.
- It was suggested that future project reports include an upfront update on changes since the previous report, as some information will remain historical or unchanged.
- For Datascape, staff advised that Council had successfully completed the rates strike and animal notices, with only minor issues that were resolved quickly. At the time of reporting, 91 tickets remained open, with staff advising that these were being worked through and closed off.
  Staff advised that remaining gaps were being reviewed as part of the year-end process and that additional Datacom support may be sought to help resolve outstanding issues.
  Staff morale impacts from Datascape were discussed. Some modules were initially immature but had improved through development, while parked stage two activities included council-owned property, cemeteries, water meters and IBIS integration.
- For Southern Water Done Well, members were updated on governance and rural representation. Three director candidates were progressing, and nine

Unconfirmed

expressions of interest had been received for the rural representative role, including approximately four from Clutha District.

- It was noted that work continued to progress at pace through the Southern Water Done Well establishment process.
- The Chief Executive noted that the transition work was creating additional workload across teams, including asset management, Three Waters and finance.
- Concern was noted about the future operating model, including how it would fit with Council's current arrangements, avoid unnecessary reactive meetings, and protect local Three Waters capability and service standards.
- The Waitahuna pump station work was not proposed as a Category A report, but members agreed that it should continue to be reported through the Infrastructure Strategy and Delivery report using a no-surprises approach.

Moved Councillors Kennedy / Graham and Resolved:

"That the Risk & Assurance Committee receives the 'Capital Project report – Category A'."

5. TREASURY MANAGEMENT DEBT REPORT

This report covers Council's external LGFA borrowing portfolio, including Council's loans with LGFA and interest rate trend comparisons over prior periods.

Greg Bowie – (Chief Financial Officer) was in attendance to speak to the report and gave everyone a verbal overview and was available to answer any questions.

Moved Councillors Frost / Cotton and Resolved:

"That the Risk & Assurance Committee receives the 'Treasury Management Debt Report'."

6. REASONS TO MOVE TO PUBLIC EXCLUDED SESSION

Moved Councillors Graham / McAtamney and Resolved:

"That the Risk & Assurance Committee receives the 'Reasons to Move to Public Excluded Session' report.

That if required, the Risk & Assurance Committee excludes the public from the following part of the proceedings of this meeting pursuant to the provisions of the Local Government Official Information and Meetings Act 1987 namely:"

Unconfirmed

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Matters dealt with in these minutes: • Milton Main Street Sewer and Stormwater Urgent Renewal	The information contained in the report is commercially sensitive.	Section A2 (b) Protect information where the making available of the information would: Disclose a trade secret; or be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.
• Public Excluded Minutes 23 July 2026	The information contained in the report contains details relating to the prevention, investigation, and detection of offences.	The specific provisions of the Act that relate to these minutes can be found in the open minutes of the R&A meeting held on 23 July 2026.

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987, and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown after each item.

The meeting moved into public excluded session at 11:10am.

The meeting moved out of public excluded session at 11:36am and before the closing Karakia, Chair David Ward thanked Councillors and staff.

The meeting closed at 11:38am.

Read and Confirmed

David Ward

CHAIRPERSON

Unconfirmed

Risk & Assurance Committee

Item for INFORMATION

Report	Risk & Assurance Chair Report
Meeting Date	15 October 2026
Item Number	2
Prepared By	David Ward – Risk & Assurance Chair
File Reference	1059892

REPORT SUMMARY

This report introduces matters I would like the Committee to consider at today's meeting and where appropriate, refer to Council in accordance with our terms of reference.

RECOMMENDATION

1. **That the Risk & Assurance Committee receives the Risk & Assurance Chair's Report.**

REPORT

Chairs Report

A) Today's Meeting Focus

During todays meeting we will be taking time to consider a little bit of the old mixed with a little of the new. Focus on the old will be centered around the status of our draft Annual Report for the 2026 Financial year. At the time of writing my Chair's Report Council Staff and our Independent Auditors continue to work through a range of tasks required for compilation and audit overview of that draft document. During today's meeting staff will advise the Committee of the current status, the time frame to which we are working and matters of significance that we need to be aware of in the process thus far.

We will also hear from our Auditors whom I will invite to give their perspective on the process to date and any issues they may have raised for further consideration. If it is considered appropriate I will invite our Independent Audit Director to address any issues during Committee only time.

We will also need to consider whether we need a separate meeting of the Risk and Assurance Committee to receive the draft Annual Report and make any recommendations to Council. I will be absent from mid October to mid November thus is such a meeting is called it will be lead by the Deputy Chair.

The new part of the discussion that we will be having today will focus around the template that we are using for the 2027 Capex reports with particular interest in budget delivery timeframes, performance and public expectation. We introduced this topic at our previous meeting and look forward to the staff response and suggestions for our Capex reporting as we look to the future on each of these identified projects.

We also look forward to engaging in conversation with staff on LTP matters, in which Council is currently immersed, together with an understanding of the monthly financial report suite that we will be receiving in our agendas throughout this financial year.

B) Performance Reporting and Public Accountability

I recently attended an Audit Office Forum which addressed Central Government's Finance and Expenditure Committee report on performance reporting and public accountability. I was particularly interested in this topic as for many years I have been engaged in a sector which spends considerable time compiling and producing quality reports and future planning documents that go largely unread by members of our community. I have often asked the "why" questions around our readers and their areas on interest.

The forum noted that performance reporting doesn't actually work unless there is a demand customer. We need to ensure that we inform our audience about what we do, and where it is considered helpful, to provide additional layers of reporting to identify our areas of responsibility.

There were several areas highlighted that audit and risk committees might like to consider now, including:

- Are we creating enough demand for meaningful performance information, rather than simply accepting the reporting we receive?
- Does our performance framework clearly connect spending and activity with the outcomes and impact the organisation is trying to achieve?
- What information and evaluations will we need in two or three years to assess performance and value for money, and are we putting the systems and capability in place now to collect it?
- Where outcomes depend on several organisations, are we looking beyond our own entity and asking how performance is understood across the wider system?

We also need to further consider questions we may have of our organisations management such as drivers for demand, where we want to be in the future, accessibility of information, our ability to collect meaningful information, and what is the value we are getting for the

money we receive. We may also wish to consider the opportunity cost for spending ratepayers money, and ask is there a better way?

We will watch with interest as these suggested outcomes are debated, and further consider how they may impact on a sector already facing pressures from a significant breadth of suggested changes ahead.

C) Davison Report

Following the tragic event at the Mount Maunganui Beachside Holiday Park, Central Government engaged retired judge Davison to undertake an external review of the matter and to make any appropriate recommendations.

The review identified that the local Council knew of the landslide risk and there were recommendations to develop a trigger action response plan to manage that risk. These recommendations had not been implemented by the date of the tragedy.

The review found that failure to implement these recommendations was systemic, no person had been allocated ownership of the risk, responsibility was not clearly recorded and the matter was not escalated.

There are learnings for all owners of similar facilities. And indeed any public building used by the community or by Council staff. The recommendations also give added weight to the importance of our risk register, the regularity of review of that register and the role of key positions within the organisation.

The Davison report made a number of recommendations which I believe our Council would be well advised to consider. These include –

- Mandatory recording of identified risks to life
- A central register of geotechnical and natural hazard reports
- Risk assessment against defined tolerability criteria
- Trigger Action Response Plans for populated sites
- Scheduled monitoring of known hazard sites
- Geotechnical assessment before physical works on or above populated areas.
- Single, accountable ownership of every risk to life

Where Council has knowledge of low ratings it must take responsible action to minimise risk. During today's meeting we will hear how Council proposes to respond to the key issues raised in the report and how we will incorporate any known matters into our risk register including identified review periods.

Risk & Assurance Committee

Item for INFORMATION

Report	Risk Status Progress Report - Financial pressures making rates unaffordable
Meeting Date	15 October 2026
Item Number	3
Prepared By	Steve Hill - CE
File Reference	1059891

REPORT SUMMARY

The purpose of this paper is to provide the Risk and Assurance Committee with risk status information for the organisation's various risk themes.

This paper's focus is on Risk: ***Financial pressures making rates unaffordable.***

RECOMMENDATIONS

1. **That the Risk & Assurance Committee receives the Risk Status Progress Report – Financial pressures making rates unaffordable**

2. **That the Risk & Assurance Committee notes the residual risk assessment likelihood parameter and that of the Councillor's risk rating in September 2026 in Attachment A is considered High even though individual parameters leading to that assessment differ.**

REPORT

1. **Background**

   In 2023, PwC supported Clutha District Council to review and consolidate more than 100 identified risks into 37. This process included interviews with Elected Members and Senior Leaders to inform the risk themes and ratings.

   Following the Risk and Assurance Committee workshop held on 28 January 2025, it was agreed that the Committee would move from receiving a quarterly overview of our risks to considering Critical and High risks through a series of individual risk status reports.

   At the September 2026 Risk and Assurance Committee meeting, the Committee identified several risks that were considered a priority from a governance perspective and requested that *these* be reported individually. As a result, the reporting

programme will prioritise the risks identified by the Committee, rather than all risks currently assessed as Critical or High.

Some risks identified by the Committee in September were already reflected in the CDC Risk Register under similar, but not identical, names. The intent is to further embed the Committee's governance-priority risks within the organisational risk framework to support alignment between governance oversight and organisational risk management.

The remaining governance-priority risks will be reported to the Committee in the following order:

Reporting order	Committee risk descriptor	CDC x PWC Risks	Last report date
2	Technology failure	**Risk #12**: Cybersecurity, privacy and data loss	23 July 2026
3	Consequences of legislative reform	**Risk #2:** Failure to manage response to and the impacts of Central Government Reforms	24 July 2025
4	Lack of effective business continuity plan	**Risk #6:** Lack of clear business continuity processes in place	18 July 2024
5	Failure to engage appropriate resources	**Risk #5:** Insufficient talent in the right place at the right time	2 February 2023
6	Inability to recover from natural disaster	**Risk #15** Failure to respond to a disaster or emergency	N/A
7	Reputational risk and effective communication		N/A
8	Failure to deliver major project – on time	**Risk #13:** Failure to deliver the program of capital works	19 March 2026
9	Failure of waters infrastructure	**Risk #3:** Water services assets and/or operations failure	20 March 2025
10	Te Tiriti and Iwi/Mana Whenua partnerships	**Risk #9:** Failure to give effect to Te Tiriti and build successful Iwi/Mana Whenua partnerships	4 February 2026
11	Failure to comply with legislation	**Risk #4:** Non-compliance with legal and policy obligations	12 June 2025

2. Risk Summary

The current Risk Summary is provided at Attachment A.

3. Risk Causes

Possible risk causes are also outlined in Attachment A.

4. Current Controls

A summary of current controls, their status and future actions are provided in Table 1 below.

Table 1: Current Risk Controls

Current Controls	Status	Actions
Professional and experienced brokers using a portfolio approach and following investment policy.	In effect	Monitor
Scenario assessments of possible interest rate movement at Annual Plan and Long-Term Plan processes.	In effect	Monitor
Professional and experienced asset revaluers, monitored externally and internally	In effect	Recent change in valuers is being actively monitored
Controls over fraud, accurate financial and project reporting	In effect	Monitor progress with improvements to system issues to improve reporting
Staff Performance Review processes	In effect	Already a mature process

5. New Residual Risk Rating

Revised Risk Rating at this time

- Likelihood = Unlikely
- Consequence or Impact = Major
- **Overall Rating = High**

Risk Rating Goal for Next Review *(if after 30 June 2027)

- Likelihood = Unlikely
- Consequence or Impact = Moderate
- **Overall Rating = Medium**

6. Possible investment/improvement required to reduce risk:

Decision already taken to transfer 3 waters debt to Southern Waters on July 1, 2027. That would reduce the impact of interest rate movements. Possible discussion or decision for Long-term plan of removing or reducing the rates subsidy coming out of the investment account reduces the impact of volatility in the market. We also should be reviewing recent asset revaluation decisions.

Attachment A

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Risk 14: Financial pressures making rates unaffordable

Description	Financial pressures may make rates unaffordable and weaken Council's financial sustainability. Financial risks include investment returns and any impacts on investment equity, non-compliance with financial policy, interest rate movements and the impact on existing debt, significant movements in asset revaluations requiring adjustment of depreciation and the funding of depreciation, and the mismanagement of finances.		
Possible impacts	Rates becoming unaffordable, reduced financial sustainability, constrained service delivery, investment losses, reduced access to debt, policy non-compliance, reputational damage, and pressure on future budgets.		
Category	Financial Risks	Risk owner	Steve Hill
Possible causes	1. Volatility in the Stock Market or poor management by our brokers 2. Global economic and political influences 3. Asset revaluation methodology changes 4. Staff performance issues		
O – Organisational	G – Governance	Select:	G
Inherent Risk Rating			
Inherent Risk Rating	**Likely x Major = Critical**		
Existing Controls			
1. Professional and experienced brokers using a portfolio approach and following an investment policy 2. Scenario assessments of possible interest rate movements at Annual Plan and Long Term Plan processes 3. Professional and experienced asset revaluers, monitored externally and internally 4. Controls over fraud, accurate financial and project reporting 5. Staff Performance Review processes			

Residual Risk Rating			
Residual Risk Rating	**Unlikely x Major = High**		
Councilors Risk Rating Sept 2026	**Possible x Moderate = High**		
What we would need to do to move out of High			
1. Reduce or remove the rates subsidy funded from the investment account 2. Do further work in the roading asset revaluation process to reduce the incidence of significant unexpected revaluation movements 3. Reduce the amount of debt by transferring 3 waters debt to Southern Waters, thereby redcuing the impact of interest rate movements on debt			

Attachment B

Table 3: Levels of Risk

Determine the current level of risk using the Risk Matrix below

LIKELIHOOD	CONSEQUENCE or IMPACT				
	1 Insignificant	2 Minor	3 Moderate	4 Major	5 Catastrophic
5 Almost Certain	H	H	C	C	C
4 Likely	M	H	H	C	C
3 Possible	L	M	H	C	C
2 Unlikely	L	L	M	H	C
1 Rare	L	L	M	H	H

Level 4	Critical risk	Intolerable - active management by operational leaders and notification to Council.
Level 3	High risk	Intolerable – active management by operational leaders and notification to Council.
Level 2	Medium risk	Tolerate if the cost of risk elimination, transfer or reduction is greater than the improvement gained.
Level 1	Low risk	Tolerate if risk is managed by routine procedures.

Risk & Assurance Committee

Item for INFORMATION

Report	Health and Safety Report
Meeting Date	15 October 2026
Item Number	4
Prepared By	Christina Johnston – Manager Risk Management
File Reference	1059885

REPORT SUMMARY

The purpose of this paper is to provide Risk and Assurance Committee with Health and Safety reporting for the period July-August (Quarter 1, FY 26/27).

RECOMMENDATIONS

1. **That the Risk & Assurance Committee receives the Health and Safety report.**

1. EXECUTIVE SUMMARY

1.1 The HSE Partner role became vacant during the quarter following Jocelyn Lindner's departure from Council. I sincerely thank Jocelyn for the care, commitment and energy she brought to health and safety, and for the genuine support she provided to our people. Her contribution has been deeply valued, and I wish her every success for the future.

1.2 Decision to recruit is paused while Council assesses future resourcing requirements ahead of the transfer of Three Waters to the CCO from 1 July 2027. Interim capacity and service priorities will continue to be monitored.

1.3 Reported issues increased slightly from 45 to 47; however, 75% were Low priority, 21% Medium and 4% High. No serious breaches, stop-work instructions, notifiable events or work-related ACC claims were recorded.

1.4 Stress and psychosocial risk remain an ongoing organisational priority. Two key actions are underway: an independent assessment by an external health and safety specialist, and further Senior Leadership Team workshops to establish a consistent organisational approach to identifying, managing and assuring psychosocial risks.

1.5 Performance was mixed: inspections increased to 833, reporting within 24 hours and corrective-action completion declined and require continued management attention.

1.6 **Health and Safety at Work Amendment Act 2026**

The Act comes into force on 1 April 2027. The Amendment Act shifts the focus of HSWA toward the management of critical risks that
could cause serious harm. For elected members, governance expectations and liability settings remain unchanged.

Key changes include:

- a stronger focus on critical risks that could cause death, notifiable injury or illness, a notifiable incident, or a specified occupational disease;
- more proportionate duties for smaller PCBUs, which may affect some Council contractors; and
- greater practical significance for Approved Codes of Practice as recognised methods of achieving compliance.

Implications for elected members:

- the existing exemption from personal prosecution as officers solely by virtue of elected office remains unchanged;
- elected members retain governance responsibility for overseeing health and safety performance and seeking assurance that critical risks and controls are managed effectively; and
- elected members should maintain oversight and seek assurance that appropriate systems, capability and resources support Council's PCBU duties, and consider health and safety implications in governance and strategic decisions.

Council's existing health and safety framework is aligned with the direction of the reforms. Council has established Critical Risks Minimum Standards. Preparation for commencement will focus on verifying that the documented critical controls are implemented consistently and operating effectively by 1 April 2027.

HEALTH AND SAFETY REPORT

Assurance Rating Key

Assurance Level	Meaning
High	Strong controls are in place, operating effectively, and there is evidence they are working. Low likelihood of an unmanaged risk occurring.
Moderate	Controls are in place, but there are known gaps, inconsistencies, or limited evidence of effectiveness. Some improvement is required.
Low	Controls are absent, informal, inconsistent, or not yet verified. Confidence is limited that risks are being identified or managed consistently.

REPORTED ISSUES

Priority	Current Quarter (Q1 26/27)	Previous Quarter (Q4 25/26)	Year to Date	Trend
Low	75%	11%	75%	+
Medium	21%	55%	21%	–
High	4%	33%	4%	–
Total Issues	**47**	**45**	**47**	

Type of Issues Reported			
Category	Current Quarter (Q1 26/27)	Previous Quarter (Q4 25/26)	Trend

Customer-related issues			
Customer Behaviour	4	4	=
Injury Requires First Aid	9	4	+
Injury Requires Medical Treatment	0	2	–
Medical Event	0	0	=
Lack/Absence of Child Supervision	1	0	+
Dry Rescue	0	0	=
Wet Rescue	1	1	=
Contractor-related issues			
Contractor	0	1	–
Staff issues			
Medical Event	0	1	–
Damage	0	1	–
Hazard	12	9	+
Improvement	0	0	=
Incivility	0	0	=
Jeopardised Security	8	3	+
Mental Health and Wellbeing	0	6	–
Psychosocial Risk	1	4	–
Stress/Strain	2	1	+
Other	1	1	=
Pain and Discomfort	2	3	–
Release/Spill of a Hazardous Substance	0	0	=
Unsafe Act	0	0	=
Vehicle	6	4	+
Total	**47**	**45**	**+**
Serious breaches	0	0	=
Stop Work Instruction	0	0	=
Notifiable to WorkSafe NZ	0	0	=
H&S Notice to Contractors	0	1	–
Work related ACC injury claims	0	1	–
Return to Work Programs	2*	2	=

KEY ISSUE TRENDS AND RESPONSE

Key Issue	Evidence from Reports	Assurance Level	Next Action
Customer injury prevention	Customer first-aid events increased from 4 to 9 during the quarter. The events occurred at the pool and libraries, where there is regular public interaction and a higher likelihood of customer first-aid assistance being required. A review of the nine events found no recurring hazard or common pattern. Our focus is on staff capability and ensuring appropriate first-aid and response equipment remains available. Proactive health and safety audits are completed. The libraries have completed their required six-monthly health and safety audits and annual security audits. WorkSafe completed an electrical audit at the Balclutha Pool, regarding customer access to electrical hazards. The audit identified minor improvement opportunities and no significant findings.	**High**	Maintain and monitor current systems.
Security, threatening and abusive behaviour	Jeopardised security reports increased from 3 to 8, while customer behaviour reports remained unchanged at 4. Considered together, the reports indicate a broader public-facing risk theme. The security events primarily involved unauthorised public access, unsecured doors or facilities, and staff working in situations where access controls were limited. Customer behaviour events included challenging interactions and one threat.	**Moderate**	Improvement actions have been identified and progressed, including: • Process for managing aggressive and threatening behaviour • Security Standards
Hazard identification and response	Hazard reports increased from 9 to 12. Five of the 12 reports arose from the proactive WSP assessment of the Balclutha Pool (completed in 2020 but have not been addressed) and related to building condition, chemical	**Moderate**	Departments have been asked to review relevant audit findings, confirm corrective actions and timeframes, and escalate any risks that cannot be addressed within existing resources or delegations.

	storage, seismic restraint and water-treatment equipment. The remaining reports covered electrical and fire safety, emergency egress, slips and trips, hygiene, and accessibility across the council. Ten reports were rated Low priority and two Medium, with no High-priority hazards identified. Most operational issues were resolved during the quarter; however, the pool assessment findings remain open and require planned close-out and verification. The increase therefore reflects stronger hazard identification activity as well as areas where completion and effectiveness of corrective actions still need to be demonstrated.		Staff have also been advised to escalate where there is a risk to life.
Staff stress and psychosocial risk	Stress/strain reports increased from 1 to 2, while psychosocial risk reports decreased from 4 to 1 and mental health and wellbeing reports decreased from 6 to 0. These categories should be considered collectively, as changes in classification may affect the apparent trend. The two stress/strain reports were more significant than those reported in the previous quarter and resulted in lost time to the organisation. Targeted interventions were implemented in response to the individual reports, consistent with the minimum-standard requirement to manage workplace stress on a case-by-case basis. CDC recognises stress (psychosocial risk) as a critical risk. The agreed minimum standards include work redesign, leadership and manager capability, flexible work and leave arrangements, peer support, mental health first aid, confidential reporting, and departmental planning for vacancies, absences and workload capacity. The Better	**Low**	Council has engaged an independent Health and Safety specialist with expertise in psychosocial risk management to undertake an assessment.

	Work by Design framework, which supports work redesign, remains under review. During the quarter, the Senior Leadership Team participated in a workshop to align the organisational approach to psychosocial risk. The agreed next step is to develop an organisational psychosocial risk register that identifies key hazards, existing and required controls, accountable owners and assurance activities.		
Vehicle-related events	Vehicle reports increased from 4 to 6. The events comprised two public complaints about driving behaviour, one reversing-related vehicle damage event, one windscreen chip, one vehicle-door damage event caused by strong wind, and one vehicle becoming bogged. No injuries were reported and the events do not indicate a single recurring cause. However, the mix of driver behaviour, reversing, off-road conditions and environmental factors reinforces the need to verify compliance with our Driving Minimum Standards, including vehicle-use procedures, task-specific competency and training, appropriate licence endorsements, and recording completed training in our system.	**Moderate**	Verify that the Driving Minimum Standards are implemented consistently and that key controls are operating effectively.

PERFORMANCE – REPORTING AND RESPONSE RATES

Indicator	Current Quarter	Previous Quarter	Trend
Issues Reported Within 24 Hours	74%	82%	–
Issues Meeting Response Target	55%	49%	+
Corrective Actions Completed	71%	95%	–
Corrective Actions Completed – on time	49%	61%	–
Inspections Completed	833	662	+
System Actions Raised	356	326	+
System Actions Completed	69%	91%	-

IMPROVEMENT ACTION PLAN

Improvement Area	Assurance Level	Status	Next Action
Workplace Relocations	Low	Not Started	Risk Assessment required
Proactive Asset Inspection & Maintenance	Moderate	In Progress	Implementation of a new asset management system started from 1 Oct. It also includes a work management function, which will facilitate asset condition assessments and capture maintenance data from our team and the Operations team
Psychosocial Risk Management	Low	In Progress	External engaged SLT risk assessment workshop #2
Worker Participation and Consultation	Moderate	Not Started	
Resolution of Health and Safety Concerns	Moderate	In Progress	Monthly monitoring
Stress and Fatigue Management	Low	In Progress	SLT risk assessment workshop #2
Bullying and Respectful Workplaces	Moderate	In Progress	SLT risk assessment workshop #2
Mitti System Usability	Moderate	In Progress	Training
H&S Visibility and Availability	Low	In Progress	Recruitment
Training and Capability Development	Moderate	Complete	Action identified training
Communication Consistency	Moderate	Not Started	
Critical Risk Assurance	Low	In Progress	Extend Critical control audits
Contractor Management	Moderate	In Progress	Legal review
Officer, Manager and HSR Capability	Moderate	In Progress	HSR training prioritised
Location Compliance Certificates	High	Complete	

Risk & Assurance Committee

Item for INFORMATION

Report	Capital Project Report – Category A
Meeting Date	15 October 2026
Item Number	5
Prepared By	Sharon Jenkinson – Finance & Policy Group Manager Donna McArthur – Infrastructure Strategy & Delivery Group Manager
File Reference	1059888

REPORT SUMMARY

At the Councill meeting on the 20th August Council resolved to include the following projects as Category A projects for reporting to the committee for the 2026/27 financial year.

- Elsie Stewart Community Library and Pool Project
- Milton Main Street Group of projects:
  - North Milton State Highway 1 Pipeline Renewals
  - Milton Streetscape
  - Milton AC and concrete pipeline renewals
  - Milton Sewer and Stormwater network renewals
- Mt Cooee Capital Projects
- Rosebank Hill (Clyde Street) pipeline Renewals
- Transportation Group of Projects (year 3)
- Wastewater Compliance Projects 22
- Datascape ERP Upgrade
- Southern Water Done Well Transition Process
- Long Term Plan Project."

RECOMMENDATIONS

1. **That the Risk & Assurance Committee receives the 'Capital Project report – Category A'.**

REPORT

Council reviewed, updated and approved the following projects to be categorised as Category A projects for reporting and monitoring for the 2026/27 financial year.

- 5A - Elsie Stewart Community Library and Pool Project
- Milton Main Street Group of projects:
  - 5B - North Milton State Highway 1 Pipeline Renewals
  - 5C - Milton Streetscape
  - 5D - Milton AC and concrete pipeline renewals
  - 5E - Milton Sewer and Stormwater network renewals
- 5F - Rosebank Hill (Clyde Street) pipeline Renewals
- 5G - Transportation Group of Projects (year 3)
- 5H - Wastewater Compliance Projects 22
- 5I - Southern Water Done Well Transition Process
- 5J - Long Term Plan Project.
- Datascape ERP Upgrade – below no template
- Mt Cooee Capital Projects – no report, not started

A new reporting template has been developed and discussed with you and shared with project leads, who have been asked to use it for this reporting cycle. Some projects were considered unsuitable for the full template approach and are therefore reported separately below. The effectiveness of the new template, along with any suggested refinements, will be reviewed with elected members at the meeting.

Projects not using the full templated approach:

ERP Upgrade - Datascape

We have commenced our second financial year of operation with Datascape as Council's main financial system.

Throughout the year we have faced a variety of operational, project related and functionality issues which we have been working through. Staff are having less regular meetings with Datacom support staff on issue resolution. We continue to discuss progress and stress the importance of each issue to the business. Current open tickets are 106, last meeting was 91.

Staff are still working through the Annual Report process for the first time with Datascape, this process has been very challenging, especially around data migration reconciliations and reporting. Datacom have been working through the data migration for us and as at the date of writing this report, have almost reconciled. Reporting is a larger issue and is related to the "out of the box" set up Council signed up for. Datacom have committed a resource to come and spend time with us reviewing this later in the year.

The Regulatory modules are still not working as they should. This is with Datacom to do a complete review of the set up and functionality of some modules.

Other stage 2 activities are currently parked. These include Council Owned property, Cemeteries, water meters, and Ibis (budgeting system) integration. We do not plan on

implementing these modules until we have resolution on the many other operational issues we are facing.

ATTACHMENTS

- 5A - Elsie Stewart Community Library and Pool Project
- 5B - North Milton State Highway 1 Pipeline Renewals
- 5C - Milton Streetscape
- 5D - Milton AC and concrete pipeline renewals
- 5E - Milton Sewer and Stormwater network renewals
- 5F - Rosebank Hill (Clyde Street) pipeline Renewals
- 5G1 - Transportation Group of Projects (year 3) – PM - Dredd Garcia
- 5G2 - Transportation Group of Projects (year 3) – PM - Sonu Kumar
- 5G3 - Transportation Group of Projects (year 3) – PM - Sean Braid
- 5H - Wastewater Compliance Projects 22
- 5I - Southern Water Done Well Transition Process
- 5J - Long Term Plan Project.

Clutha District Council Category A
Attachment 05A - Elsie Stewart Community Library and Pool Project

Subject:	Elsie Stewart Community Library and Pool Project
Date:	15 October 2026
From:	Donna McArthur – Group Manager Infrastructure Strategy and Delivery
File Reference:	1059925

Key Changes Since Last Report

This period has been very productive onsite as the main pool hall continues to take shape with pre-cast panels installed to Grids A, 2, I and the lower section of Grid 9, as well as a large percentage of structural steel has been installed from Grids 2 - 8. The foundations to Grids 9 - 10 are complete with the installation of various pre-cast panels and services in this area. The balance tank floor slab is complete with services installed where required at this stage. Excavations for foundations and footings to the plant room area has commenced and with their construction in progress. The manufacture of all the pre-cast concrete panels is complete, and the fabrication of the structural steel is finished, with the remainder of the painting of it progressing well.

The swimming pool has arrived from Italy and is currently in storage at Calder Stewart.

The commercial team have signed up the main sub-contractors and suppliers to lock them in for the duration of the project.

A meeting was held with Clutha District Operations teams for the Milton Library and Pool, to discuss electrical plan and agreed positions for these items.

Calder Stewart have also advised they will provide timelapse photo captures and an overall project timelapse at the end of the project for prosperity and for CDC to archive, and no charge.

Overall Project Rating

Overall Status: On Track / Monitor / At Risk / Off Track

1. Project Overview and Objectives

Milton's Elsie Stewart Community Library and Pool project is set to become a significant community asset for the Clutha District, bringing recreation and learning together from a purpose-built facility.

The venue will provide long-term benefits for residents and will also be a welcome boost to the local economy through investment, construction and employment.

The project, named in honour of respected Milton resident the late Elsie Stewart, is expected to take 19 months to complete, with the facility scheduled to open in early 2028.

The project is the result of the Our Place Milton Community Plan, which identified the need for a purpose-built community facility to serve Milton and the surrounding areas.

Home to about 2100 residents, Milton remains one of the Clutha District's key service towns.

Designed with accessibility and flexibility in mind, the aquatic centre will include a six-lane pool, spa, dedicated toddler pool complete with water toys, accessible changing facilities and a wheelchair ramp into the main pool.

The adjoining library will feature modern offices and a community meeting room available for hire, while separate entrances and acoustic design between the two facilities will allow both spaces to operate independently.

2. Health and Safety Indicators

For the last month no Near Miss (NM) or Loss Time Injuries (LTI) to report

Four weekly Site Safety Inspections were completed in the month of August 2026:

Critical Risk Inspection	Inspection Date	Status	Completed
Steel Erection Safety Inspection	05 Aug 2026	Closed	28/28
Crane Work Safety Inspection	14 Aug 2026	Closed	18/18
Environmental Health Inspection	21 Aug 2026	Closed	12/12
Height Work Safety Inspection	31 Aug 2026	Closed	13/13

3. Project Team and Contractors

Project Manager: Clutha District Council internal staff

Engineer's Representative: Craig Byers – Savills New Zealand

Engineer to Contract: Clutha District Council internal staff

Contractor to Council: Calder Stewart

4. Project Status

Implementation

5. Financials/Budget Status

Project/Work Code	Project Desc	Contract	Award Value	Actuals to Date	Forecast	Variance	Total Budget	19,400,000
WO.276 -570007	Milton Pool		17,748,368	4,557,306	9,286,421		15,095,369	
WO.105 -560019	Milton Library			1,191,760	2,712,880		4,304,631	
		Professional Services (incl all other costs outside of contract award value)						
	Milton Pool		1,288,273	1,096,435	191,838			
	Milton Library		363,359	299,057	64,302			
	Totals		**19,400,000**	7,144,559	12,255,441	**0**		
	Total Forecast Costs						**19,400,000**	
	Total Budget Available							

6. Funding and Cashflow Position

Council has received notification on 17th September 2026, that our Better Off Funding Application for $1.9M has been approved.

Project is within budget.

7. Rating Impacts

As this project is within budget and already rated, we do not foresee any additional rate impacts.

8. Procurement Management

Procurement & Deliverables Schedule

PROJECT: Milton Community Library and Pool
LAST UPDATED: 1/09/2026

		SUPPLIER/SUB-CONTRACTOR DETAILS	
Trade Code	**Trade**	**Sub-contractor or Supplier**	**Letting Complete**
18	Propping & Scaffolding	Sub-contractor	
19	Demolition	CSC	n/a
20	Excavation	CSC	n/a
21	Drainage	Sub-contractor	Yes
22	Site works - Full package	Sub-contractor	
23	Site works - TacStuds	Sub-contractor	Yes
24	Reinforcing - Supply	Sub-contractor	Yes
25	Reinforcing - Install	Sub-contractor	Yes
26	Concrete Supply	Supplier	n/a
27	Concrete Pumping	Supplier	n/a
28	Concrete Placing	Supplier	n/a
29	Concrete Cutting	Supplier	n/a
30	Precast Concrete - Flat slabs	Sub-contractor	Yes
31	Precast Concrete - Supply	Sub-contractor	n/a
32	Sealant/Tanking	Sub-contractor	Yes
33	Structural Steel	Sub-contractor	Yes
34	Structural Steel - Stainless components	Sub-contractor	Yes
35	Metal work - Handrails/balance tank hatch/benchtops	Sub-contractor	Yes
36	Metal work - Roof pop up Louvres	Supplier	
37	Aluminium Joinery	Sub-contractor	Yes
38	Carpentry	CSC	n/a
39	Carpentry - Insulation	Sub-contractor	

40	Joinery - Shelving/Kitchenette/Reception	Sub-contractor	
41	Joinery - Fire doors	Sub-contractor	
42	Hardware	Sub-contractor	
43	Plasterboard Lining & Fixing	Sub-contractor	
44	Plasterboard Stopping (Including villaboard)	Sub-contractor	Yes
45	Butyl	Sub-contractor	Yes
46	Metal Roof & Wall Cladding	Sub-contractor	Yes
47	Plumbing	Sub-contractor	Yes
48	Mechanical Services	Sub-contractor	Yes
49	Electrical	Sub-contractor	Yes
50	Communications/Telephone/Data	Sub-contractor	Yes
51	Security	Sub-contractor	Yes
52	Fire protection	Sub-contractor	Yes
53	Grid suspended ceilings	Sub-contractor	
54	Tiling	Sub-contractor	
55	Floor coverings	Sub-contractor	
56	Floor coverings - Degafloor	Sub-contractor	
57	Painting	Sub-contractor	
58	Glazing	Sub-contractor	Yes
59	Aluminium Composite panels	Sub-contractor	Yes
60	Fencing	Sub-contractor	Yes
61	Landscaping/Irrigation	CSC	
62	Height Safety & Roof Platforms	Sub-contractor	Yes
63	Louvres	Supplier	
64	Fire Curtains	Sub-contractor	Yes
65	Pool Supply	Supplier	Yes
66	Filtration Equipment	Supplier	Yes
67	Pool Water and Filtration	Sub-contractor	Yes
68	Pool Install/Stainless Steel Handrails	Sub-contractor	Yes
69	Feature Glulam timber	Supplier	Yes
70	Pool Ceiling (acoustic panels)	Supplier	Yes
71	Autex acoustic walls	Sub-contractor	
72	Pool waterplay features	Sub-contractor	
73	Tip and roll seating	Sub-contractor	Yes
74	Pool and library barriers	Sub-contractor	
75	Bench seats, lockers, cubbie holes, toilet partitions, vanity tops	Sub-contractor	Yes

9. Programme and Key Milestones

Task Name	Dur	Start	Finish	% Com
KEY DATES	**558 d**	**Mon 8/09/25**	**Fri 17/12/27**	**33%**
Contractor Pricing	20 d	Mon 8/09/25	Fri 3/10/25	100%
Review Pricing & Award Contract	10 d	Mon 6/10/25	Fri 17/10/25	100%
Sub Contractor Mobilisation and Early Trade Letting	5 d	Mon 20/10/25	Fri 24/10/25	100%
Approval Of Pre-consent Works	0 d	Fri 31/10/25	Fri 31/10/25	100%
Issue Building Consent	0 d	Tue 24/02/26	Tue 24/02/26	100%
Commence Onsite	0 d	Tue 24/02/26	Tue 24/02/26	100%
Construction Duration	430 d	Tue 24/02/26	Fri 19/11/27	30%
Final Council Inspection	0 d	Tue 2/11/27	Tue 2/11/27	0%
Form & Apply For Building CPU	3 d	Wed 17/11/27	Fri 19/11/27	0%
Form & Submit CCC Application	0 d	Fri 19/11/27	Fri 19/11/27	0%
Practical Completion	**0 d**	**Fri 19/11/27**	**Fri 19/11/27**	**0%**
Process & Issue CCC/CPU (statutory duration)	20 d	Mon 22/11/27	Fri 17/12/27	0%
MILESTONES	**237 d**	**Mon 30/11/26**	**Fri 19/11/27**	**0%**
Precast concrete installation complete	0 d	Mon 7/12/26	Mon 7/12/26	0%
Main pool structure installation complete	0 d	Mon 30/11/26	Mon 30/11/26	0%
Structural steel erection complete	0 d	Fri 22/01/27	Fri 22/01/27	0%
Roof structure and cladding complete (weathertight)	0 d	Wed 9/06/27	Wed 9/06/27	0%
Linings complete (walls & ceilings)	0 d	Wed 2/06/27	Wed 2/06/27	0%
Building services commissioning complete	0 d	Tue 2/11/27	Tue 2/11/27	0%
Practical Completion / CPU achieved	0 d	Fri 19/11/27	Fri 19/11/27	0%
PROCUREMENT	**585 d**	**Tue 1/07/25**	**Wed 28/07/27**	**38%**

10. Community and Stakeholder Impacts

Currently nothing to report.

11. Key Risks and Mitigation Measures

Based on advice from the Consulting Environmental Engineer, contaminated material may be stockpiled and reused or buried on site where suitable and compliant with regulatory requirements. The project team's strategy is to separately stockpile the various soil layers, undertake ongoing testing and classification, reuse contaminated material where practicable, and dispose of only surplus clean, tested material off site. This approach reduces cartage and disposal costs while ensuring contaminated materials are appropriately managed.

High Risk Activity Next Period	Controls in place
Buried Services	GPR scanning complete & marked out onsite with whiskers.
Crane Operations	Close approach permit, JSA, Trained operator, exclusion zones where practicable.
Excavation works	Use isolations such as flag rope, barriers & fencing when necessary.
Existing Services	GPR scanning complete & marked out onsite with whiskers.
Working at Height	Complete mobile plant pre-starts, trained operators, complete JSA's, isolation zones, tether tools.
Working in and around Mobile Plant	Flashing lights, eye to eye contact, complete pre-start checks.
Working with Temporary Works	The site team will follow the temporary works plan signed off by the structural engineer.

12. Current Issues, Dependencies and Constraints

The excavation of contaminated ground presents several risks, including potential environmental impacts, public nuisance, and significant off-site disposal costs. To manage these risks, erosion and sediment controls have been established and are being maintained in accordance with the project's Erosion and Sediment Control Plan (ESCP).

13. Next Steps / Escalation Required

A Steering Group Meeting has been scheduled for 19 November 2026 to finalise colour boards, and for the Steering Group to start discussions on items that had been parked (nice to have's) until we got to a point in the project where these decisions (subject to funds available) were required. Items for discussion are:

- Security - Expanded access control
- Security - CCTV
- Acoustic louvres to external plant areas
- Additional barriers
- Disability hoist
- Lighting control
- AV - Audio System
- AV - General AV cabling
- AV - Displays
- AV - Hearing Assistance
- Increased pool temps
- Operable Wall - Makers Rm
- Pool reception counter moved into pool hall
- CCTV costs
- Calder Stewart will bring latest updated schedule of pricing for these items for decisions/discussion.

14. Photos and Supporting Information

Balance tank progressing well

View of the pool panels from Grid 9

Pre-cast installation is progressing well.

The main pool hall looking great

Clutha District Council Category A
Attachment 05B - North Milton State Highway 1 Pipeline Renewals

Subject:	North Milton State Highway 1 Pipeline Renewals
Date:	15 October 2026
From:	Ash Edwards – Project Manager
File Reference:	1059930

Key Changes Since Last Report

We have received the decision from the Independent Certifier regarding the variation for reinstating State Highway 1. This is currently in dispute from the contractor, and no further evidence has been presented at the time of writing this report.

The structural asphalt has been installed on Union Street, with the State Highway now trafficable. The final layer of SMA (Stone Mastic Asphalt) will be installed early November.

Overall Project Rating

Overall Status: On Track / Monitor / At Risk / Off Tra

1. Project Overview & Objectives

This project is to renew both Stormwater and Wastewater mains along Union Street, Melville Avenue and Park Road. The total length of wastewater to be renewed is 910m and 265m of Stormwater. This project is about future proofing the network for years to come.

2. Health & Safety Indicators

A cat was run over by an Isaac Construction staff member while passing a vehicle that was parked in the lane. Traffic management staff will continue to monitor vehicle movements in and out of site, as required.

3. Project Team & Contractors

Isaac Construction are managing the State Highway reinstatement works under the original contract. They have engaged Fulton Hogan as a subcontractor to install the asphalt. Andrew Haulage 2011 Ltd have been appointed to complete the remaining

drainage works on Melville Ave, Union Street and Park Road. Beca is the Contract Administrator for the project, and Jeremy Rees of Bonisch is the Independent Certifier.

4. Project Status

The project is in its final stages for the State Highway pavement works, with only the last remaining surfacing layer to be installed early November. The Drainage works is currently 85% completed, with 15% remaining (Melville Ave, Park Road, and Union Street).

5. Financials/Budget Status

The project is currently in a negative financial position due to unforeseen soft ground conditions, additional professional services required, and associated project delays. These additional costs are captured under the Independent Certifier's decision and are considered claimable under the relevant variation.

At the time of writing this report, Isaac Construction has formally advised that is does not accept the Independent Certifiers decision and has requested a further review. This request was issued on 28 September 2026.

						Original Budget			**2,000,000**	
						PE Council 17.9.26 Additional Budget			**328,111**	
						Current Budget			**2,328,111**	
Project/Work Code	**Project Description**	**Contract**	**Award Value**		**Actuals to Date**	**Forecast**	**Variance**			
		Isaac Original Contract Value	1,648,563							
		Descoped Amount	- 123,432							
402023/452007	Milton Wastewater/Stormwater Pipeline Renewals	Isaac Contruction - Contract 908	1,525,131		1,525,131	-	0	De-scoped value		
WO.242/243		Andrew Haulage	592,366	**	-	592,366	-	New Contract		
		Professional Services (incl all other costs outside of contract award value)								
		Fluent, Beca, Bonisch	200,000	*	253,003	167,606	220,609			
	Totals		2,317,497		1,778,134	759,972	220,609			
	Total Forecast Costs								2,538,106	
	Total Budget Available								**- 209,995**	***

**$200,00 Fluent and Bonisch Only – additional Professional Services Costs due to extended time and contract disputes – all of these costs currently are claimable from contractor due to IC decision*
***$592,366 awarded in PE Council Meeting 17 September 2026*
**** $209,995 total variance from awarded budget values ($2,328,111 – (1,778,134+759,972))*

6. Funding & Cashflow Position

Elected members approved the transferring of funds from the 26/27 Urban Water Portfolio, to fund the completion costs for the remaining works under this contract (Contract 908).

7. Rating Impacts

No rating impact.

8. Procurement Management

At the time of writing this report, Isaac Construction has notified Council that there would be a delay in procuring the final surfacing layer of SMA (Stone Mastic Asphalt) for the asphalt, resulting in the final layer not being installed until November. Alternative materials are being investigated.

9. Programme & Key Milestones

Laying of the new structural asphalt has been a significant milestone, and this portion of works was completed ahead of programme (1 week). Subject to NZTA approval of traffic management plans, and required permits, Andrew Haulage will be starting drainage works on Melville Avenue Sewer renewals from Monday 5th Oct, with an approx. timeframe of 40 days to complete all remaining Drainage works.

10. Community & Stakeholder Impacts

We are receiving numerous customer service requests (CSR) to which we are responding to these in a timely manner. Council has been updating the local community through social media and Antenno, with letter drops delivered to residents directly.

11. Key Risks & Mitigation Measures

A key risk of this project is the liability for the Pavement works. The Independent Certifier has issued their decision, and the effected party has responded stating they do not accept this. We have been advised that the contractor has formally requested further review of the Independent Certifier, issued 28 September 2026. Current Issues, Dependencies & Constraints

At the time of writing this report, Council is in discussions with Waka Kotahi (NZTA) to obtain the required permits to enable Andrew Haulage to continue works on Union Street.

12. Current Issues, Dependencies / Constraints

N/A

13. Next Steps / Escalation Required

Works will begin on the installation of the sewer pipeline and manholes on Melville Avenue, shortly followed thereafter is the Stormwater on Union Street.

14. Photos & Supporting Information

<u>Milling works on Union Street – Before</u>

New Asphalt Union Street (Final surface SMA not installed)- After

Clutha District Council Category A
Attachment 05C - Milton Streetscape

Subject:	Milton Streetscape
Date:	15 October 2026
From:	Dredd Garcia - Project Manager - Roading and Structures
File Reference:	1059938

Key Changes Since Last Report

All previously scheduled construction works have been completed, this includes:

- Installation of brick pavers within the three river sections
- Completion of footpath surfacing works
- Installation of the park bench
- Installation of kerb and channel at the former site entrance
- Formation of the nib kerb and completion of miscellaneous finishing works
- Installation and testing of additional electrical sockets
- Installation of the water filter and drinking fountain

Overall Project Rating

Overall Status: On Track ~~/ Monitor / At Risk / Off Track~~

1. Project Overview & Objectives

Based on Council report September 2025, the project consists of the completion of the Gray Street Plaza (including the carpark behind the public toilet facilities), Union Street and Gray Street Intersection kerb and channel with added green spaces. Removal of the water feature next to the brick wall 1.8m from the east boundary, reduction of landscape elements with no additional bulbous kerb to the east of the Gray Street and Union Street intersection.

2. Health & Safety Indicators

Indicator	**Status**
Notifiable Incidents	Nil
Lost Time Injuries (LTI)	Nil
Health & Safety Audits	Satisfactory
Contractor H&S Compliance	Satisfactory
Site Traffic Management	Approved

3. Project Team & Contractors

Role	**Organisation**
Project Manager	Clutha District Council Internal Staff
Contract Administrator (CA)	Stantec
Independent Certifier (IC)	Bonisch
Contractor	Andrew Haulage
Traffic Management	Andrew Haulage / Approved TTM Providers
Quality Assurance	Andrew Haulage and Contract Administrator

4. Project Status

Area	**Status**
Design / Validation	Complete
Procurement	Complete
Construction Readiness	Complete
Physical Works	On-going*

*Remaining works are the installation of tiger turf, brick veneer, painting back of the wall and planting.

5. Financials/Budget Status

				From DS			**Total Budget**	**2,250,000**
Project/Work Code	**Project Description**	**Contract**	**Award Value**	**Actuals to Date**	**Forecast**	**Variance**		
P310002	Milton Main Street / Streetscape Project	Andrew Haulage	1,191,126	968,678	222,448	-		
WO.230.3082 CAP								
		Professional Services (including all other costs outside of contract award value)						
		Stantec, Bonisch	250,000	177,578	72,422	-		
		Variations Outside the Contract (Pedestrian crossing at Union Street)	63,958	3,958	-			
		Variations Outside the Contract (CCTV Cameras)	8,675	8,675	-			
		Variations Outside the Contract (ROUGH MILNE MITCHELL LANDSCAPE ARCHITECTS)	7,325	7,325	-			
	Totals		1,521,084	1,226,214	294,870	-		
	Total Forecast Costs							1,521,084
	Total Budget Available							**728,916**

6. Funding & Cashflow Position

Funding remains sufficient to deliver Contract 851.

In accordance with the tender procurement plan (MFiles 923779) the project is funded through rates and is non-subsidised.

Funding Status: Green

7. Rating Impacts

There is currently no additional rating impacts associated with Contract 851.

8. Procurement Management

The contract was awarded to Andrew Haulage on 23 June 2025 following the approved procurement process.

9. Programme & Key Milestones

Milestone	Target Date	Status
Plaza Opening	September 2026	Completed
Tiger Turf, Brick Veneer Installation, Painting back of the wall and Planting*	October 2026 – November 2026	Upcoming

*The contractor is coordinating with its subcontractors to complete the Tiger Turf, brick veneer, painting and planting works concurrently, with work planned to commence in late October, subject to suitable weather conditions.

10. Community & Stakeholder Impacts

Expected impacts include:

- Improved public access and amenity following the opening of site
- Temporary fencing around a small section awaiting Tiger Turf installation
- Enhanced the plaza's appearance and create a more attractive community space following completion
- Public notification was sent last week and completed on 25 September 2026

11. Key Risks & Mitigation Measures

Risk	Impact	Mitigation
Surface temperature requirements before installation of turf, painting back of the wall and brick veneer.	Programme delays	Complete the remaining works and make the site open to public by 25 September 2026. The contractor is coordinating with its subcontractors to complete the remaining Tiger Turf, painting back of the wall and brick veneer works concurrently starting late October
Delay in sourcing plants because the contractor's previous supplier has closed.	Programme delays	The contractor is identifying alternative plant suppliers. The area has been filled with topsoil. The contractor intends to coordinate the planting with the

		Tiger Turf and brick veneer works so all remaining works are completed at the same time.

12. Current Issues, Dependencies & Constraints

- Tiger Turf, painting and brick veneer installation remain dependent on suitable weather and temperature conditions
- Completion of planting depends on securing an alternative supplier and plant availability

13. Next Steps / Escalation Required

- The plaza was opened to the public on 25 September 2026
- Install the remaining Tiger Turf, brick veneer and painting back of the wall starting end of October, subject to suitable weather and confirm an alternative plant supplier and complete planting at the same time

14. Photos Next Steps / Escalation Required

Figure 1: Photo taken on 25 September 2026.

Figure 2: Photo taken on 21 September 2026.

Figure 3: Photo taken on 21 September 2026.

Figure 4: Photo taken on 21 September 2026.

Figure 5: Photo taken on 21 September 2026.

	Before					Current
ID	% Work Complet	Task Name	Duration	Start	Finish	% Work Completed August
1	0%	***851 - Updated Plan July 2026***	34 days	Mon 29/06/26	Fri 14/08/26	
2						
3	**0%**	**Feature Wall**	**124 days?**	**Mon 29/06/26**	**Mon 21/12/26**	
4	0%	Point the wall and paint the road side black	1 day	Tue 30/06/26	Tue 30/06/26	0%
5	75%	Pour strip at the base of the wall	2 days	Tue 7/07/26	Wed 8/07/26	100%
6	0%	Procure brick slips - (Arrived 18th June 2026)	1 day	Mon 29/06/26	Mon 29/06/26	100%
7	0%	Attaching brick slips - Intended for summer as needs the heat	15 days	Tue 1/12/26	Mon 21/12/26	0%
8	0%	Insert Tiger Turf	10 days?	Mon 5/10/26	Fri 16/10/26	0%
9	**0%**	**Landscaping**	**22 days?**	**Wed 1/07/26**	**Fri 31/07/26**	
10	100%	1. Box out the first section river	1 day	Wed 1/07/26	Wed 1/07/26	100%
11	0%	Place brick pavers	2 days	Thu 2/07/26	Fri 3/07/26	100%
12	100%	First slab pour	1 day	Mon 6/07/26	Mon 6/07/26	100%
13	100%	Install the Acco drain to the edge of the footpath on Union Stree	5 days	Tue 7/07/26	Tue 14/07/26	100%
14	0%	2. Box out the second section river	1 day?	Wed 15/07/26	Wed 15/07/26	100%
15	0%	Place brick pavers	2 days	Thu 16/07/26	Fri 17/07/26	100%
16	0%	First slab pour	1 day	Mon 20/07/26	Mon 20/07/26	100%
17	0%	Install the Acco drain to the edge of the footpath on Grey Street	5 days	Tue 21/07/26	Mon 27/07/26	100%
18	0%	3. Box out the third section river	1 day?	Tue 28/07/26	Tue 28/07/26	100%
19	0%	Place brick pavers	2 days	Wed 29/07/26	Thu 30/07/26	100%
20	0%	First slab pour	1 day	Fri 31/07/26	Fri 31/07/26	100%
21	100%	Asphalt the footpath on Union Street remaining corner	1 day	Mon 29/06/26	Mon 29/06/26	100%
22	**0%**	**Electrical**	**3 days**	**Wed 29/07/26**	**Fri 31/07/26**	
23	0%	Install light poles and mount the lights and test, when paving is	3 days	Wed 29/07/26	Fri 31/07/26	100%
24	0%	Install additional sockets and test	3 days	Wed 29/07/26	Fri 31/07/26	100%
25	**0%**	**Footpath and Roading**	**9 days?**	**Tue 4/08/26**	**Fri 14/08/26**	
26	0%	Footpath preparation	1 day?	Tue 4/08/26	Tue 4/08/26	100%
27	0%	Footpath surfacing	1 day?	Wed 5/08/26	Wed 5/08/26	100%
28	0%	Kerb and Channelling Installation - Current site entrance	2 days	Thu 6/08/26	Fri 7/08/26	100%
29	0%	Formation of the nib curb and miscellaneous items	5 days	Mon 10/08/26	Fri 14/08/26	100%

Figure 6: Contractor's Schedule of Works Completed Since the Last Report.

Clutha District Council Category A
Attachment 05D - Milton AC and concrete pipeline renewals

Subject:	Milton AC and concrete pipeline renewals
Date:	15 October 2026
From:	Enrique Orellana - Senior Project Manager- Three Waters
File Reference:	1059939

Key Changes Since Last Report

New Report

Overall Project Rating

Overall Status: On Track / **Monitor** / At Risk / Off Track

1. Project Overview & Objectives

The Milton Asbestos Cement (AC) Pipeline Renewals – Water Main project is required to replace aging asbestos cement (AC) pipelines in two critical sections:

Section 1: Springfield Road - Cross Street (From Chaucer Street to Tower Road, including Centennial Avenue to Keinan Avenue) and,

Section 2: Water Tower Road to Cross Street, (excluding the railway crossing).

These pipelines are in poor condition, posing risks to water supply reliability, public health, and safety. Proactive renewal of these sections reduces the likelihood of failures and costly emergency repairs, ensures compliance with regulatory obligations, and aligns with Clutha District Council's long-term strategy to deliver safe, reliable, and sustainable water services for the Milton community.

The Milton Concrete Pipeline Renewal – Water Main project is required to replace deteriorated concrete water supply pipelines within Milton's urban network in two critical sections:

Section 1: Johnson Street - Shakespeare Street (From Spenser Street to Cowper Street) and,

Section 2: Chaucer Street, (From Ossian Street to Abercombie Street on the valve at 56 Chaucer Street).

The existing concrete water supply pipelines within Milton's urban network have been assessed as being in extremely poor condition. These pipelines have reached the end of their service life and are classified as Priority 1 assets due to their high risk of imminent failure.

The project has been initiated to:

- Replace aging AC and concrete water mains that are in poor condition and at high risk of failure.
- Improve water supply reliability and reduce unplanned service interruptions.
- Reduce the likelihood of costly emergency repairs and reactive maintenance.
- Support public health and safety through a secure and reliable drinking water network.
- Ensure compliance with regulatory and asset management obligations.
- Improve the resilience and performance of Milton's water infrastructure.
- Align with Clutha District Council's Long-Term Plan and Asset Management Strategy.
- Deliver sustainable infrastructure that supports the current and future needs of the Milton community.

2. Health & Safety Indicators

- No health and safety issues identified at the time of writing.

3. Project Team & Contractors

Project Manager – CDC Internal Staff

Consultant - GHD

Contractor – TBC

MSQA CA/IC Role – TBC

4. Project Status

Milton AC Pipeline Renewal Project (351060): GHD has completed design activities; however, feedback from an affected landowner has raised concerns regarding the proposed pipeline alignment across private land. The project team is currently assessing alternative alignment options within the road reserve to minimise land access, stakeholder, operational, and reputational risks. Technical, programme, and cost implications are being evaluated before a preferred option is confirmed by end of October 2026.

Milton Concrete Pipeline Renewal Project (351059): has completed detailed design and is progressing through procurement planning. Internal procurement documentation is being prepared, and the Project Initiation Document (PID) is currently under stakeholder review to confirm project scope and delivery requirements.

Both projects were originally intended to be delivered under a single construction contract. However, due to potential scope changes associated with the AC renewal project, the procurement strategy is being reassessed. The project team is evaluating whether a combined or separate procurement approach will provide the best value for money,

maintain programme certainty, and effectively manage project risks. This is considering other 3 waters services pipeline renewal projects allocated for Milton urban area within the CDC LTP and this financial year. For example, Milton wastewater and stormwater pipeline renewal projects reported in 04E project report.

5. Financials/Budget Status

							Total Budget	1,148,135
Project/Work Code	**Project Description**	**Contractor/Consultant Name**	**Award Value**	**Actuals to Date**	**Forecast**	**Variance**		
351059/ WO.784.3082 CAP	**Milton Concrete Pipeline Renewals**	**Physical Work - TBA**	-	-	918,508	918,508		
		Contingency 10%			114,814	114,814		
		Professional Services (incl all other costs outside of contract award value)						
		Design GHD (CDC Panel Consultant)	91,851	35,339	56,512	-		
		MSQA (CDC Panel Consultant)	22,963	-	22,963	-		
		Variations Outside the Contract	-	-				
	Totals		114,814	35,339	1,112,796	1,033,322		
	Total Forecast Costs							1,148,135
	Total Budget Available							-

							Total Budget	1,529,138
	Project Description	**Contractor/Consultant Name**	**Award Value**	**Actuals to Date**	**Forecast**	**Variance**		
Project/Work Code	**Milton AC Pipeline Renewal**	**TBA**	-	-	1,192,728	1,192,728		
351060/WO.785.3082 CAP		Contingency 10%			152,914	152,914		
		Professional Services (incl all other costs outside of contract award value)						
		Design - (CDC Panel Consultant) GHD	107,040	33,351	73,689	-		
		MSQA - (CDC Panel Consultant) GHD		-	76,457	76,457		
		Variations Outside the Contract	-	-				
	Totals		107,040	33,351	1,495,787	1,269,185		
	Total Forecast Costs							1,529,138

	Total Budget Available							-

6. Funding & Cashflow Position

These projects are funded under the approved LTP budget 2024-2034.

7. Rates Impact

No rates impact.

8. Procurement Management

- Procurement planning and delivery strategy review initiated.
- Assessment of combined versus separate procurement options underway.
- Regular review and update of project risks and issues.
- Ongoing monitoring of programme, budget, and delivery milestones.
- Project governance and management reporting undertaken to support decision-making.
- Packaging pipeline renewal projects in similar locations or within 500m radius to maximise traffic management costs and minimise residential disruption during construction.

9. Programme & Key Milestones

Milton AC Pipeline Renewal – Water Main

Milestone	Target Date	Status
Design Phase	Completed	Complete
Design Phase Extended – Change of alignment.	November 2026	In Progress
Tender Award	January 2027	Not Started
Construction Phase	February – June 2027	Not Started

Milton Concrete Pipeline Renewal – Water Main

Milestone	Target Date	Status
Design Phase	Completed	Complete
Packaging Contracts – Clashes with other pipeline renewal projects in same street.	October 2026	In Progress
Tender Award	January 2027	Not Started
Construction Phase	February – June 2027	Not Started

10. Community & Stakeholder Impacts

The following assurance activities have been completed to date:

- Stakeholder engagement undertaken with affected landowners and key project stakeholders.
- Review of pipeline alignment options for the AC Renewal Project following stakeholder feedback. One landowner is disputing the initially proposed pipeline alignment within their properties, which now triggers the pipeline design adjustment work as recommended by 3 Waters Asset Management.
- Detailed design completed for the AC Pipeline Renewal Project.
- Design development and stakeholder review completed for the Concrete Pipeline Renewal Project.

11. Key Risks & Mitigation Measures

Risk	Rating	Mitigation
Pipeline Alignment Changes (AC Project)	High	Assess alternative alignments within road reserve and engage with affected landowners to minimise impacts.
Procurement Strategy Uncertainty	Medium	Complete assessment of combined versus separate contracts and confirm procurement approach before tender release.
Stakeholder Concerns	Medium	Continue proactive stakeholder engagement and communication to address concerns and maintain project support.

12. Current Issues, Dependencies & Constraints

The following emerging issues are being monitored:

- Landowner concerns regarding the proposed AC pipeline alignment across private property.
- Potential scope changes arising from the assessment of alternative pipeline alignments within the road reserve.
- Due to design phase extended for the AC pipeline renewal project, this will be procured separately with the Concrete pipeline renewal project.
- Potential cost implications associated with alternative alignment options and procurement approach changes.

13. Next Steps / Escalation Required

Current Actions

The following management actions are underway:

- Finalise the preferred pipeline alignment for the AC Renewal Project by October 2026
- Continue engagement with affected landowners and stakeholders. Ongoing
- Assess programme and cost impacts associated with alignment options. Pending
- Confirm the procurement strategy for delivery of the Concrete Renewal Project by October 2026. AC Pipeline Renewal Project will be delayed until November 2026
- Complete procurement documentation and tender preparation by end of October 2026 for the Concrete Pipeline Renewal Project plus any other 3 water services infrastructure renewal project in close proximity as the concrete pipeline project
- Complete PID review and obtain required project approvals. Ongoing
- Continue monitoring and reviewing project risks and issues. Ongoing
- Maintain programme oversight to support commencement of construction in January 2027

It is recommended that:

- The preferred alignment for the Milton AC Pipeline Renewal Project be confirmed as a priority to maintain programme certainty.
- Stakeholder engagement continues with affected landowners to support alignment resolution and minimise reputational risk.
- The procurement strategy be finalised, including confirmation of whether the AC and Concrete Renewal Projects will be tendered as a combined or separate contract.
- Cost and programme impacts associated with alignment changes be closely monitored and reported.
- Procurement documentation and approvals be completed to enable tender release in accordance with the planned programme.
- Ongoing risk reviews and project governance activities continue through the procurement and pre-construction phases.
- Construction readiness activities be progressed to support commencement of works in January 2027.

14. Photos & Supporting Information

AC Pipeline Renewal Project:

Figure 2: Springfield Street AC Main Renewal

Figure 3: Trunk Main renewal

Milton Concrete Pipeline Renewal Project:

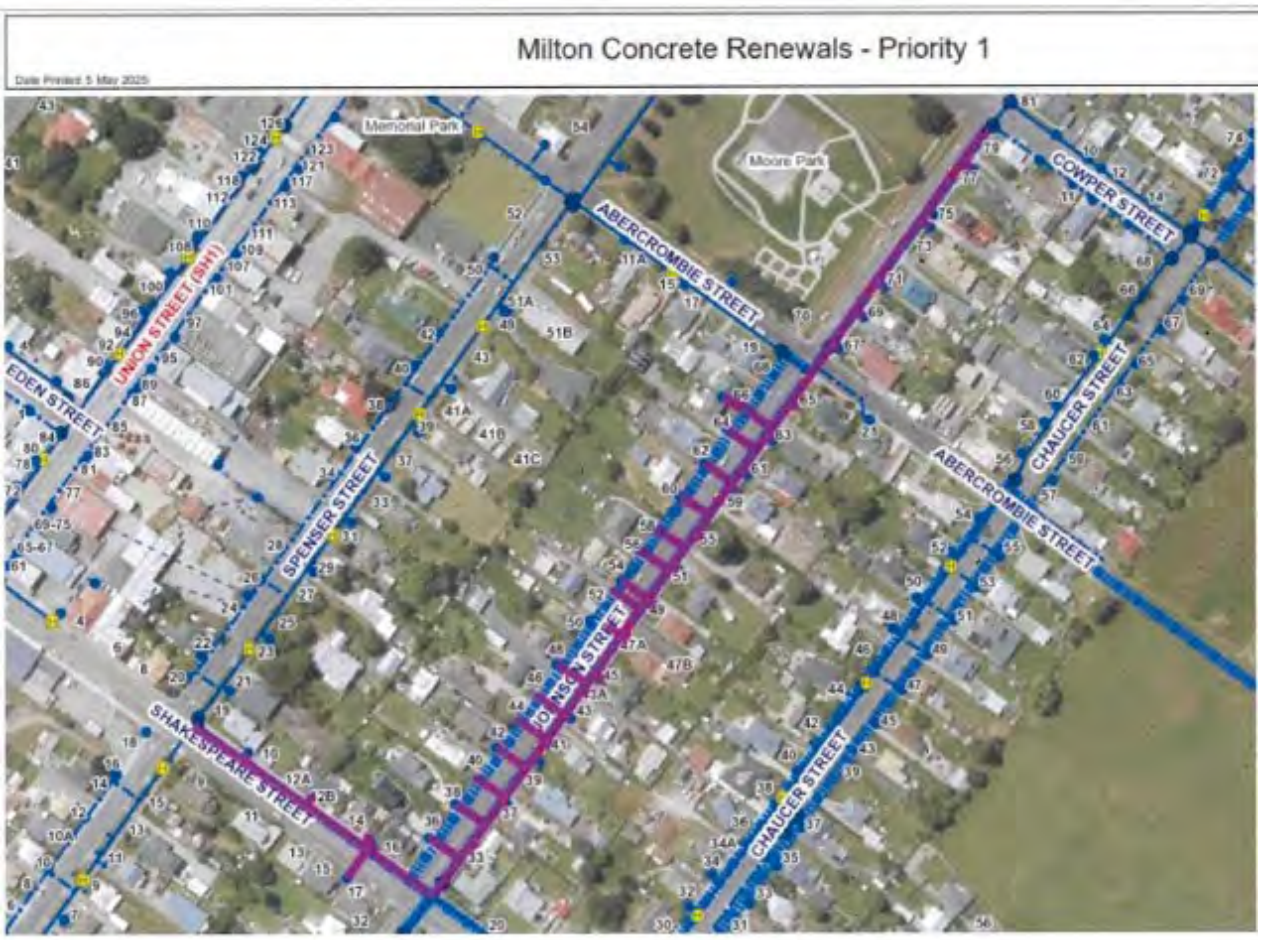

Figure 4: Johnson Concrete pipeline renewal

Figure 6: Chaucer Street Concrete pipeline renewal

Clutha District Council Category A
Attachment 05E - Milton Sewer and Stormwater network renewals

Subject:	Milton Sewer (400026) and Stormwater (450036) network renewals
Date:	15 October 2026
From:	John Eteuati - Project Management Team Leader- Three Waters
File Reference:	1059940

Key Changes Since Last Report

- New Report

Overall Project Rating

Overall Status: On Track / **Monitor** / At Risk / Off Track

1. Project Overview & Objectives

These are two separate projects with respective budgets approved as multiyear funded projects in the LTP 2024-2034.

Milton Sewer Network Renewal Project:

Section 1: Primary Gravity Main – an existing 300mm diameter concrete pipeline c.1963 (~63 years old) from High St – Bruce St via Pope St and Scott St, approximately 707 m, together with a short Ø150 earthenware branch and approximately 12 property laterals.

Section 2: Existing 100mm diameter concrete pipeline along Spenser St from Springfield St to the north to Shakespeare St heading south. Installed in 1963 and currently assessed as in extremely poor condition.

Milton Stormwater Network Renewal Project:

Pending information from 3 Waters Asset Management Team to confirm details of stormwater network renewal scope of works (SOW) required for Milton this financial year. Once SOW is received, a project initiation document (PID) will be prepared for approval. Then progress the project forward to next phase.

2. Health & Safety Indicators

- Underground resource contamination.
- High inflow and infiltration levels causing surcharged floodings during extreme rain events.

3. Project Team & Contractors

Project Manager – CDC Internal Staff

Contractor – TBC

Design & Tender Docs – TBC

MSQA CA/IC Role – TBC

4. Project Status

Milton Sewer Network Renewal Project: Design phase.

Milton Stormwater Network Renewal Project: Planning and Scoping phase.

5. Financials/Budget Status

Milton Sewer Network Renewal Project

							Total Budget*	2,242,392
Project/Work Code	**Project Description**	**Contractor/ Consultant Name**	**Award Value**	**Actuals to Date**	**Forecast**	**Variance**		
400026/ WO.567.3082CAP	Milton Sewer Network Renewal Project	Physical Works - TBA	-	-	1,862,015	1,862,015		
		Contingency 10%			224,339	224,339		
		Professional Services (incl all other costs outside of contract award value)						
		Design TBA (CDC Panel Consultant)	-	-	112,170	112,170		
		MSQA TBA (CDC Panel Consultant)			44,868	44,868		
	Totals		-	-	2,243,392	2,243,392		
	Total Forecast Costs							2,242,392
	Total Budget Available							-

**FY26/27 Budget - $2,141,192 plus FY25/26 Budget – $101,200 to be carried forward.*

Milton Stormwater Renewal Project

							Total Budget	2,110,870
Project/Work Code	**Project Description**	**Contractor/Consultant Name**	**Award Value**	**Actuals to Date**	**Forecast**	**Variance**		
450036/ WO.396.3082CAP	**Milton Stormwater Network Renewal Project**	**TBA**	-	-	1,752,022	1,752,022		
		Contingency 10%			211,087	211,087		
		Professional Services (incl all other costs outside of contract award value)						
		Design TBA (CDC Panel Consultant)	-	-	105,544	105,544		
		MSQA TBA (CDC Panel Consultant)	-	-	42,217	42,217		
	Totals		-	-	2,110,870	2,110,870		
	Total Forecast Costs							2,110,870
	Total Budget Available							-

6. Funding & Cashflow Position

Milton Sewer Network Renewal Programme LTP Budget 2024-2034

FY25/26 Budget – $101,903

FY26/27 Budget - $2,141,192

Milton Stormwater Network Renewal Programme LTP Budget 2024-2034

FY25/26 Budget - $0

FY26/27 Budget - $2,110,870

7. Rating Impacts

No rates impact expected.

8. Procurement Management

There is a possibility to deliver some of the pipeline renewals under these projects together with the Milton concrete pipeline renewal project 351059 if location within a proximity of 500m radius or within the same street.

9. Programme & Key Milestones

Milton Sewer Network Renewal Project:

Milestone	Target Date	Status
Planning & Scoping Phase	Completed	Complete
Design Phase	November 2026	In progress
Tender Award	February 2027	Not Started
Implementation Phase	March – June 2027	Not Started

Milton Stormwater Network Renewal Project

Milestone	Target Date	Status
Planning & Scoping Phase	October 2026	In progress
Design Phase	December 2026	Not Started
Tender Award	March 2027	Not Started
Implementation Phase	April – June 2027	Not Started

10. Community & Stakeholder Impacts

Community notices and stakeholder consultations will be prioritized when the project implementation plan is confirmed.

11. Key Risks & Mitigation Measures

To be updated as the project progresses with completion of the design phase.

Commonly known risks in the Milton residential and urban area- based on previous infrastructure projects completed recently, are as follows:

- Unknown poor underground conditions which will require geotechnical assessment to confirm these conditions for the purpose of accepting the best installation methodology to be applied.
- Underground archaeological sensitive zone which requires authorisation from Heritage NZ to allow construction works to commence with specific conditions.
- Existing underground utilities infrastructure services which may impact the alignment of the new pipeline installation work which can be determined prior to start of construction work.

12. Current Issues, Dependencies & Constraints

There is a risk of the stormwater not being delivered within this financial year 2026-2027 because the scope of works has not been received yet when this report was written. Should the project continue with the delayed start date, it is assumed to be handed over to Southern Water Done Well project delivery portfolio after June 2027.

13. Next Steps / Escalation Required

N/A

14. Photos & Supporting Information

Milton Sewer Network Renewal Project: Site Location

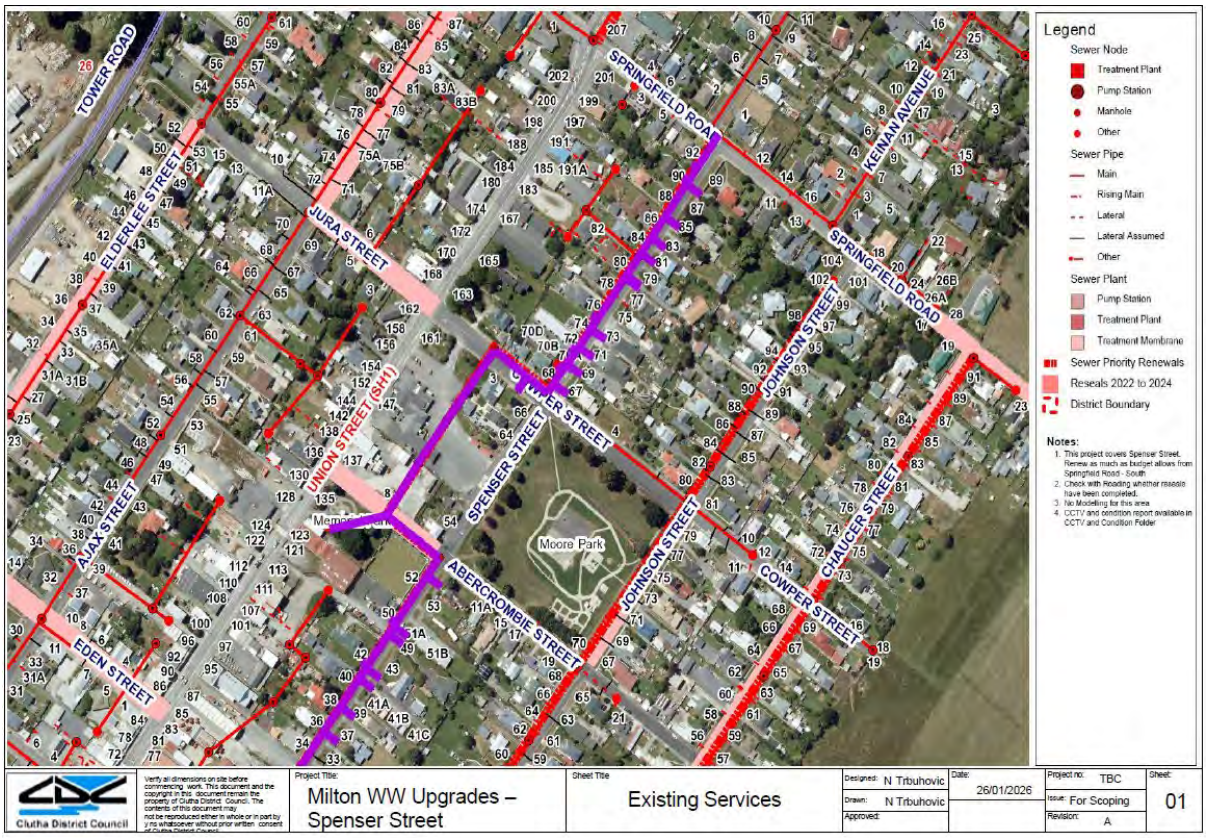

Figure 1: Spencer Street sewer network renewal

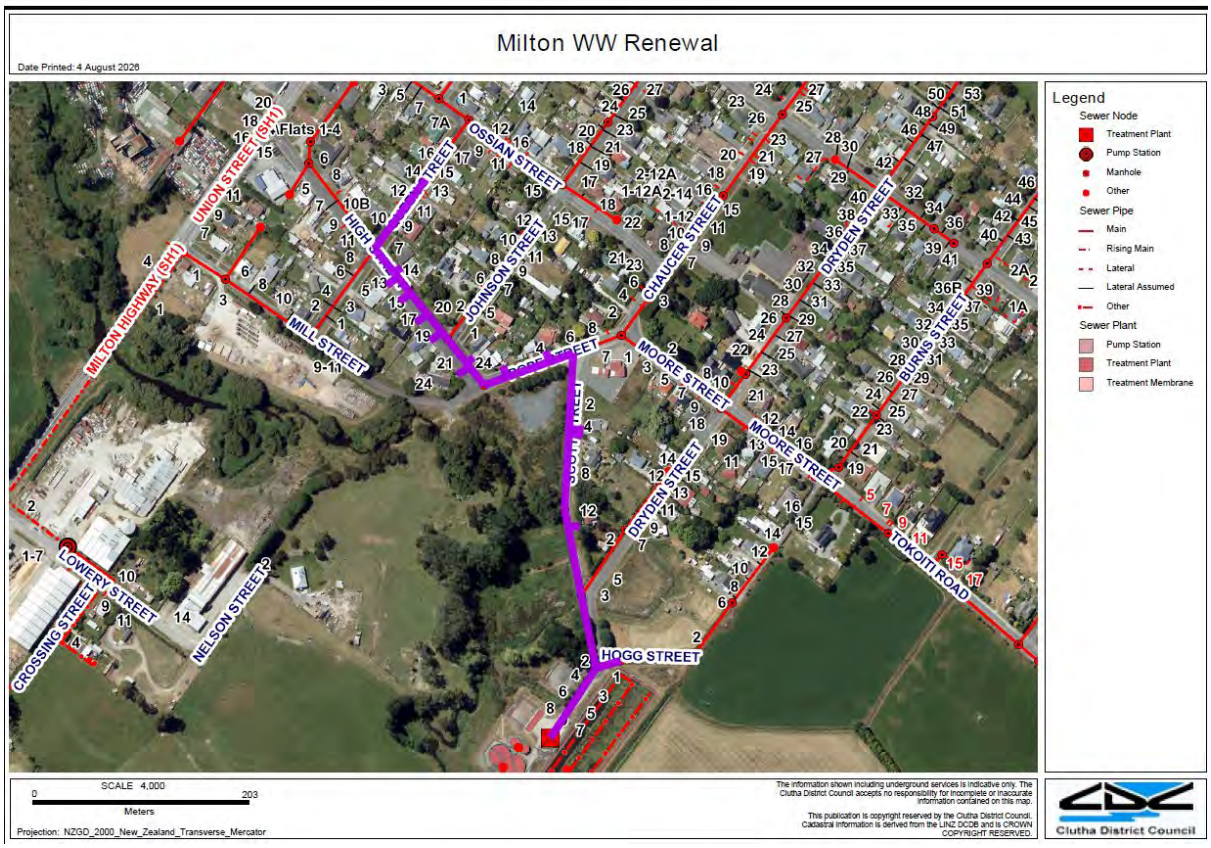

Figure 2: Primary Gravity Main leading towards the Milton WWTP

Clutha District Council Category A Attachment 05F – Rosebank Hill (Clyde Street) pipeline Renewals

Subject:	Rosebank Hill (Clyde Street) pipeline Renewals
Date:	15 October 2026
From:	Enrique Orellana - Senior Project Manager- Three Water
File Reference:	1059947

Key Changes Since Last Report

- New Report

Overall Project Rating

Overall Status: On Track / Monitor / At Risk / Off Track

1. Project Overview & Objectives

Rosebank Hill Water & Wastewater, Clyde Street (SH1) Renewals Project

The project is required to replace deteriorating wastewater and water supply assets that have reached the end of their serviceable life and can no longer meet the performance, reliability, and resilience requirements of the Balclutha North network, due to asset deterioration, increased failure risk, and ageing infrastructure including asbestos cement water mains.

From the northern to southern extents of the Rosebank Hill corridor, generally along and adjacent to State Highway 1 (Clyde Street), covering approximately 387 metres of wastewater main and approximately 837 metres of watermain renewal, including associated connections, fittings, and hydrants.

The project has been initiated to:

- Renew ageing Three Waters infrastructure
- Address assets approaching end of life
- Improve network reliability and service performance
- Coordinate asset renewals ahead of NZTA's programmed pavement rehabilitation works
- Minimise future operational and maintenance costs
- Reduce future disruption to road users and the community

Figure 1. Existing SH1 Clyde Street Corridor at Rosebank Hill

2. Health & Safety Indicators

Failing/aging infrastructure leads to high inflow and infiltration levels causing excessive surcharge of flood waters during extreme rain events and causing increase levels of underground resources contamination.

3. Project Team & Contractors

- Project Manager – CDC Internal Staff
- Contractor – TBC
- Design & Tender Docs – Bonisch
- MSQA CA/IC Role – TBC

4. Project Status

The project is currently progressing through procurement in accordance with the approved programme.

Detailed design has been completed and released to market. Tender submissions are currently being sought through the open procurement process.

The primary project risks are associated with:

- Programme interface management with NZTA
- Contractor capability and resource availability
- Corridor access approvals
- Programme delivery within the available construction window

No critical issues currently prevent delivery of the project; however, programme dependency between CDC and NZTA works remains a key area requiring ongoing management and coordination.

The project remains on track to achieve the current Practical Completion target of 26 February 2027.

5. Financials/Budget Status

	Project Description	Contract	Award Value	Actuals to Date	Forecast	Variance	Total Budget	1,170,000
Project/Work Code	**Rosebank Hill (Clyde St.) - Water Supply**	**Physical Works - TBA**	-	0.00	971,100	971,100		
352020/WO.1225.3082 CAP		Contingency 10%	-	-	117,000	117,000		
		Professional Services (incl all other costs outside of contract award value)						
		Design (CDC Panel Consultant)	58,500	27,500	31,000	-		
		MSQA (CDC Panel Consultant) - TBA	-	-	23,400	23,400		
	Totals		58,500	27,500	1,142,500	1,111,500		
	Total Forecast Costs							1,170,000
	Total Budget Available							-

	Project Description	Contract	Award Value	Actuals to Date	Forecast	Variance	Total Budget	630,000
Project/Work Code	**Rosebank Hill (Clyde St.) - Wastewater Supply - Urban**	**Physical Works - TBA**	-	0.00	522,900	522,900		
402024/WO.1226.3082 CAP		Contingency 10%	-		63,000	63,000		
		Professional Services (incl all other costs outside of contract award value)						
		Design (CDC Panel Consultant)	31,500	16,500	15,000	-		
		MSQA (CDC Panel Consultant)	12,600	-	12,600	-		
	Totals		44,100	16,500	613,500	585,900		
	Total Forecast Costs							630,000
	Total Budget Available							-

6. Funding & Cashflow Position

Total funding of $1,800,000 had been sought through Council meeting on the 19 May 2026 to finance the subject projects from 3 Waters Urban Portfolio Budget approved in the LTP 2024-2034.

Budget approved as follows:

Water: $ 1,170,000

Wastewater: $ 630,000

7. Rating Impacts

Rates will not be affected.

8. Procurement Management

Current Actions

- Manage the ongoing tender process.
- Respond to tender queries and issue NTTs as required.
- Continue engagement with NZTA regarding programme interface matters.
- Monitor key programme milestones.
- Maintain and review the project Risk Register.
- Planned Actions
- Complete tender evaluation.
- Award construction contract.
- Review contractor methodology and delivery programme.
- Reassess project risks following contractor appointment.
- Develop contractor-specific contingency measures where appropriate.
- Continue coordination with NZTA regarding programme interface requirements.

9. Programme & Key Milestones

Milestone	Target Date	Status
Funding Approval	19-May-26	Complete
Design Coordination Workshop (CDC / Bonisch / NZTA)	2-Jul-26	Complete
Detailed Design Complete	10-Aug-26	Complete
Tender Released	13-Aug-26	Complete
Tender Close (extended)	28-Sept-26	Complete
Contract Award	19-Oct-26	In Progress
Construction Commencement	02-Nov-26	Not Started
Practical Completion	26-Feb-27	Not Started

10. Community & Stakeholder Impacts

NZTA Programme Interface

NZTA has requested further information regarding programme contingency arrangements and has advised that potential time and cost impacts may arise should the CDC programme not align with NZTA's planned rehabilitation programme.

Further engagement is underway to better understand:

- NZTA rehabilitation programme and key milestones.
- Programme flexibility within the NZTA delivery programme.
- Potential time and cost implications referenced by NZTA.
- Opportunities for joint contingency and interface planning.

Early Corridor Access Request (CAR)

An Early CAR was submitted by CDC to support programme coordination during procurement.

The application has subsequently been placed on hold pending clarification of submission requirements with NZTA. The successful Contractor will remain responsible for obtaining all required corridor access approvals prior to construction.

11. Key Risks & Mitigation Measures

Risk ID	Risk	Rating	Current Status
R001	CDC and NZTA programmes become misaligned	High	Active
R002	Ownership of programme consequences is unclear	High	Active
R003	Contractor unable to meet programme commitments	High	Active
R005	Corridor access approvals affect programme	High	Active
R012	Tender does not attract suitable contractors	High	Active

The highest-ranked risks are associated with programme delivery and the interface between CDC and NZTA programmes. These risks remain under active management during the procurement phase and will be reassessed following contractor appointment.

Refer to the attached Risk Register for further details.

12. Current Issues, Dependencies & Constraints

Area	Status	Commentary
Scope	Green	Scope confirmed and detailed design completed.
Programme	Amber	Programme remains achievable but contains external dependencies and limited float.
Procurement	Green	Tender released and progressing to programme.
Design	Green	Detailed design completed and issued to market.
Stakeholders	Amber	Ongoing coordination required with NZTA regarding programme interface and rehabilitation planning.
Risk	Amber	Several high-rated interface and delivery risks remain active.
Assurance	Green	Key design, procurement and governance controls are in place.
Health & Safety	Green	No current issues identified.
Approvals	Amber	Corridor access approvals remain dependent on contractor appointment and submissions.

13. Next Steps / Escalation Required

- Continue with the current procurement strategy and programme.
- Continue managing the CDC and NZTA relationship as a programme interface risk.
- Seek clarification from NZTA regarding:
  - Rehabilitation programme constraints;
  - Programme flexibility;
  - Referenced time and cost impacts;
  - Contingency arrangements.
- Reassess programme and delivery risks following contractor appointment.
- Continue governance oversight of high-rated project risks through regular Risk & Assurance reporting.

Overall Recommendation

The project remains on track and continues to progress through procurement in accordance with the approved programme.

The primary area requiring ongoing attention is the interface between the CDC Three Waters Programme and NZTA's planned rehabilitation programme. Continued engagement and coordination with NZTA are recommended while maintaining the current procurement and delivery strategy.

14. Photos & Supporting Information

To be uploaded when project physical works commences.

Clutha District Council Category A
Attachment 05G1 – Transportation Group of Projects (year 3)

Subject:	Transportation Group of Projects (year 3)
Date:	15 October 2026
From:	Dredd Garcia - Project Manager - Roading and Structures
File Reference:	1059952

Key Changes Since Last Report

- New Report

Overall Project Rating

Overall Status: On Track ~~/ Monitor / At Risk / Off Track~~

- Year 3 works under NZTA Work Category 215 Structures Component Replacement and 114 Structures Maintenance.
- Stage 1 optioneering and reprioritisation are complete, with 108 high-priority defects across 93 bridges selected to progress to Stage 2 detailed design.
- Stage 2 will progress to repair drawings, technical specifications, Safety in Design documentation, Engineer's Estimates and it will be package in Typical and Bespoke repair packages in the North and South regions.
- Early contractor involvement is proposed, with the North repairs delivered as a separable portion of Contract 887 – Minor Bridge Repair and the South repairs delivered as a separable portion of Contract 886 – Erosion and Stability Bridge Repairs, to accelerate the physical works with an estimated savings of three months to the programme.
- The current programme targets completion of the Typical Repairs design package by 23 October 2026 and the Bespoke Repairs design package by 4 December 2026.

1. Project Overview & Objectives

The Bridge Forward Works Programme addresses 108 high-priority defects across 93 bridges. Following Stage 1 optioneering assessment and reprioritisation, Stage 2 will develop Typical and Bespoke repair designs in North and South packages. Typical Repairs use standard details for recurring defects, while Bespoke Repairs require site-specific engineering solutions.

- Complete drawings, technical specifications, Safety in Design documentation and Engineer's Estimates for the Typical and Bespoke repair packages.
- Complete procurement and contractor engagement early to meet the construction programme.
- Address 108 high-priority defects across 93 bridges to improve safety, extend asset life and reduce future maintenance costs.
- Package and coordinate the North and South works efficiently to reduce delivery time and make effective use of available funding.
- Complete the delivery of the physical bridge repair works, target completion before 30 June 2026.

2. Health & Safety Indicators

Indicator	Status
Notifiable Incidents	Nil
Lost Time Injuries (LTI)	Nil
Health & Safety Audits	To be completed during delivery
Contractor H&S Compliance	To be completed before delivery
Site Traffic Management	To be implemented prior to works commencement

Health and safety requirements will continue to be monitored through contractor reporting, site inspections, and traffic management audits throughout the delivery period.

3. Project Team & Contractors

Role	Organisation
Project Manager	Clutha District Council Internal Staff
Professional Service Consultant	Beca
Contractor - Contract 887	Downer
Contractor - Contract 886	SouthRoads
Traffic Management	Downer / SouthRoads / Approved TTM Providers
Quality Assurance	Downer / SouthRoads and Contract Admin (to be confirmed)

4. Project Status

Area	Status
Stage 1 - Optioneering Assessment	Completed
Stage 2 – Design / Technical Specification	In progress • Typical Repairs package due 23 October 2026 • Bespoke package due 4 December 2026
Procurement	Planned • Delivery approach proposed, packages will be a separable portion from Contract 886 and Contract 887. • Subject to the pricing it may or may not go for council approval
Physical Works	Planned • Following design and procurement, with a target completion before 30 June 2026.

5. Financials/Budget Status

Project/Work Code	Project Description	Contract	Award Value	Actuals to Date	Forecast	Variance	Budget	1,700,000
WO.616.3015 CAP	WC215 - Structures Component Replacement						WO.616	600,000*
WO.332	WC114 - Structures Maintenance						WO.332	1,100,000
P300013	Structures component replacements Project	SouthRoads Typical/Bespoke Downers Typical/Bespoke			1,028,619	0		
		Professional Services (incl all other costs outside of contract award value)						
		Beca			-	-		
		Stage 1 - High-Priority Bridge Optioneering Assessment	80,200	45,562	34,638	0		

		Stage 2 - Detailed Design - Project/Design Management - Typical Repair Works North/South -Bespoke Repair Works North/South -10% Contingency	391,181		391,181	0		
		Contract Administrator / Independent Certifier / MSQA (Estimated)	150,000		150,000	0		
		Other Cost, Heritage, Consent (Estimated)	50,000		50,000	0		
	Totals		671,381	45,562	1,654,438			
	Total Forecast Costs							1,700,000
	Total Budget Available							**0**

*Work Category 215 has a total budget of $1,624,558, of which $600,000 is allocated to this project. The remaining balance of $1,024,558 may be allocated to other eligible works, subject to approval.

6. Funding & Cashflow Position

Funding remains available and sufficient to deliver the programme.

Project will be funded by NZTA's:

- Work Category 215 – Structures Component Replacement has a total budget of $1.6M, of which $600,000 is allocated to this project.
- Work Category 114 – Structures Maintenance has a total budget allocation of $1.1M for this project.

Funding Status: Green

7. Rating Impacts

No additional rates impact is anticipated from the Bridge Forward Works Programme.

The works is part of the approved bridge maintenance and renewal programme funded through existing Council and NZTA funding provisions

8. Procurement Management

An early contractor involvement approach is proposed to accelerate delivery of the Forward Works Programme following the completion of the design packages.

- The Typical and Bespoke North works will be a separable portion under Contract 887 – Minor Bridge Repair Project.
- The Typical and Bespoke South works are intended to be delivered under Contract 886 – Erosion and Stability Bridge Repairs Project.

9. Programme & Key Milestones

Milestone	Target Date	Status
Stage 1 optioneering Assessment	Completed	Complete
Typical Repairs design package	23 October 2026	In progress
Bespoke Repairs design package	4 December 2026	In progress

10. Community & Stakeholder Impacts

Expected impacts include:

- Temporary traffic delays and reduced speed limits at active bridge work sites.
- Short-term lane restrictions or controlled access.
- Improved bridge safety, condition and service life following completion.

Public notifications and direct engagement with affected stakeholders will be undertaken where required to minimise disruption to road users and local communities.

11. Key Risks & Mitigation Measures

Risk	Impact	Mitigation
Delay in completing the Typical or Bespoke repair designs	Procurement and physical works may be delayed	Monitor Beca's progress against the 23 October and 4 December 2026 milestones and resolve technical decisions promptly
Contractor capacity across Contracts 886 and 887	Delayed delivery of the North and South repair packages	Confirm contractor resources and programmes early through the proposed early contractor involvement approach
Contractor pricing exceeds available programme funding	Reduced programme scope	Obtain early pricing and monitor costs against the Work Category 215 and 114 budgets. Where funding is insufficient, design-ready works may be deferred to the next financial year.
Long lead times for specialist bridge repair materials	Construction activities may be delayed	Early procurement and supplier engagement

Risk	Impact	Mitigation
Unexpected heritage or archaeological finds during works	Work may be suspended, causing programme delays and additional investigation cost	Review known heritage records and engage a heritage consultant early to assess the bridges and identify any heritage or archaeological requirements.
Adverse weather conditions	Programme delays	Flexible scheduling and prioritisation of suitable sites
Site access and traffic management constraints across bridge locations	Work disruption, programme delays, and temporary impacts on road users	Confirm traffic management requirements before construction and notify affected stakeholders in advance

12. Current Issues, Dependencies & Constraints

The following current issues, dependencies and constraints require ongoing management:

- The Typical and Bespoke repair designs remain in progress, and procurement cannot be finalised until the relevant design packages are complete.
- The final scope delivered this financial year will depend on contractor pricing and available funding; design-ready works may need to move to the next financial year.
- Site-specific access, traffic management and specialist material requirements will be confirmed before physical works commence.

Overall Constraint Rating: Low

13. Next Steps / Escalation Required

No escalation is required at this stage. Next steps are to complete the design packages, confirm contractor pricing and programmes, progress procurement, and commence physical works

14. Photos & Supporting Information

N/A

Clutha District Council Category A
Attachment 05G2 – Transportation Group of Projects (year 3)

Subject:	Transportation Group of Projects (year 3)
Date:	15 October 2026
From:	Sonu Kumar - Senior Project Manager
File Reference:	1059995

Transportation Group of Projects (year 3)

1. Contract 858- Reseal and Pre-seal repair (Year 4)
2. Contract 913- Bridge Renewal – Package 1
3. Chasland Highway Remedial Work RP 11.0
4. Sealed Road Rehabilitation- Freezing Works Road and Glenledi Road (WC 214)

PROJECT 1: CONTRACT 858- RESEAL AND PRE-SEAL REPAIR (YEAR 4)

Key Changes Since Last Report

- Year 3 works under Contract 858 have been completed.
- Contract has been extended for a further one-year term.
- Validation of the 2026/27 reseal and pre-seal repair sites has been completed.
- Physical works are programmed to commence from 27 September 2026.
- Remaining FY25/26 budget allocation of $1.30M will be carried forward into FY26/27 for delivery under Contract 858. This year's budget allocation is $5.23M ($4.49M (reseal) + $0.74M (Pre seal)).

Overall Project Rating

Overall Status: On Track / Monitor / At Risk / Off Track

The contract is performing as expected. Year 3 works have been successfully completed with the defects period expiring in April 2027. The contract extension has been executed, site validation has been completed, and the FY26/27 work programme is ready for construction commencement. Funding remains available and aligned with the approved forward works programme.

1.1 Project Overview & Objectives

Contract 858 delivers the Council's annual sealed road programme, including pavement repairs, pre-seal repairs, and chipseal resealing works across the district road network.

The objectives of the contract are to:

- Maintain road asset condition and serviceability.
- Protect the underlying pavement through timely resealing.
- Extend asset life and reduce future maintenance costs.
- Improve safety and ride quality on the network.
- Deliver approved Annual Plan and Land Transport Programme renewals.

The contract was awarded to Fulton Hogan in November 2023 as a three-year term contract and has subsequently been extended for an additional year.

1.2 Health & Safety Indicators

Indicator	Status
Notifiable Incidents	Nil
Lost Time Injuries (LTI)	Nil reported
Health & Safety Audits	To be completed during delivery season
Contractor H&S Compliance	Satisfactory
Site Traffic Management	To be implemented prior to works commencement

Health and safety requirements will continue to be monitored through contractor reporting, site inspections, and traffic management audits throughout the delivery season.

1.3 Project Team & Contractors

Role	Organisation
Principal/Engineer to Contract	CDC Internal Staff
Engineer Rep	Beca
Contractor	Fulton Hogan
Traffic Management	Fulton Hogan / Approved TTM Providers
Quality Assurance	Fulton Hogan and Engineer Rep

1.4 Project Status

Area	Status
Design / Validation	Ongoing – seal design supplied to Engineer’s Representative, for review
Site Selection	Complete
Procurement	Complete

Construction Readiness	Complete
Physical Works	Commencing 27 September 2026

**Next report would include the physical works milestones.*

1.5 Financials/Budget Status

Sealed road resurfacing (WC 212) $4,726,435 (2026/2027)

Sealed pavement maintenance (WC 111) $828,625 (2026/2027)*

* Only for Capital Project budget contract 858.

Project/ Work Code	Project Description	Contract	Award Value	Actuals to Date	Forecast	Variance	Budget	4,726,435*
300010	Sealed road resurfacing (WC 212)	Fulton Hogan extension of contract	3,955,084	0	3,955,084	-		
	Escalation (WC111 and WC 212) (8%)		-	-	375,961	-		
300044 604.301								
		Professional Services (incl all other costs outside of contract award value)						
		Beca for Engineer Rep and MSQA services	95,630	354	95,276	-		
		Professional Services for Contract 922 - FY 27/28 Contract	-	-	63,438	-		
	Totals		4,050,714	354	4,489,759			
	Total Forecast Costs							4,490,113
	5% Admin*							236,322
	Total Budget Available							**-**

*Admin Charges

WC 111

Project/Work Code	Project Description	Contract	Award Value	Actuals to Date	Forecast	Variance	Total Budget	**744,429***
300001	Pre Seal (WC 111)		744,429	0	744,429	-	-	
300035 327.1082								
		Professional Services (incl all other costs outside of contract award value)**						
				0	-	-		
	Totals		744,429	-	744,429	-		
	Total Forecast Costs							744,429
	Total Budget Available							**- -**

* Only for Capital Project budget contract 858

** Professional fess included with WC 212 (reseal work) – both are part of contract 858.

1.6 Funding & Cashflow Position

Funding remains available and sufficient to deliver the approved FY26/27 reseal programme.

Key points:

- Carry-forward funding of approximately $1.30M is available. Planned expenditure for Year 4 is $5.55 M (including Operation team budget) for reseal and pre seal repair work.
- Expenditure is expected to increase from late September 2026 as construction activities commence.
- No funding shortfalls have been identified. We will be adjusting the programmed sites to match the available funding given this is the last year of the funding block.
- Forecast expenditure is expected to align with approved programme budgets.

Funding Status: Green

1.7 Rating Impacts

There is currently no additional rating impacts associated with Contract 858.

The works form part of the approved roading renewal programme funded through existing Council and NZTA funding provisions.

1.8 Procurement Management

The contract was awarded to Fulton Hogan in November 2023 following the approved procurement process.

Current status:

- Original three-year contract completed.
- One-year contract extension executed in accordance with contract provisions.
- No procurement concerns identified.
- Contractor performance remains satisfactory.

Procurement Status: Green

1.9 Programme & Key Milestones

Milestone	Target Date	Status
Contract Award	November 2023	Complete
Year 3 Works Completed	FY25/26	Complete
Contract Extension Approved	FY26/27	Complete
Site Validation Completed	September 2026	Complete
Commence FY26/27 Reseals	27 September 2026	On going
Complete FY26/27 Programme	31 March 2027	Planned

1.10 Community & Stakeholder Impacts

Expected impacts include:

- Temporary traffic delays during sealing operations.
- Reduced speed limits through active work sites.
- Temporary restrictions to maintain seal integrity immediately following application.
- Improved ride quality and network condition following completion.

Public notifications will be provided where required to minimise inconvenience to road users and affected communities.

1.11 Key Risks & Mitigation Measures

Risk	Impact	Mitigation
Adverse weather conditions	Programme delays	Flexible scheduling and prioritisation of suitable sites
Contractor resource constraints	Delayed delivery	Early programme confirmation and regular coordination
Increased traffic volumes on fresh seals	Seal damage	Appropriate traffic management and post-seal monitoring
Cost escalation	Reduced programme scope	Ongoing budget monitoring and prioritisation of critical sites
Material availability	Construction delays	Early procurement and supplier engagement

1.12 Current Issues, Dependencies & Constraints

- Delivery timing remains dependent on suitable weather conditions.
- Traffic management approvals must be in place prior to commencement.
- Works must be coordinated with other maintenance and capital projects to minimise disruption.
- No significant issues are currently affecting programme delivery.

Overall Constraint Rating: Low

1.13 Next Steps / Escalation Required

N/A

1.14 Photos & Supporting Information

N/A

PROJECT 2: CONTRACT 913- BRIDGE RENEWAL – PACKAGE 1

Key Changes Since Last Report

- Contract 913 was awarded to Downer New Zealand Limited for $2,992,209 including 10% contingency.
- Mobilisation / pre-construction activities underway.
- The contract covers replacement of Bridges 121 Taumata Road, 134 Hillfoot Road, 147 Slopedown Road and 173 Waitepeka Road, with completion due 30 June 2027.

Key plan

- Bridge 174 Gray Road repair has been included as a separable portion variation to Downer New Zealand. Downer's submitted price is $245,054 excluding contingency, approximately 12% below engineer estimate.

- Bridge 174 works are programmed to commence from 19 October 2026 and are not expected to affect the 30 June 2027 completion date for the original contract works.

Overall Project Rating

Overall Status: On Track / Monitor / At Risk / Off Track

The main contract has been awarded and due to be completed by 30 June 2027. Bridge 174 has been added as a separable portion and is planned ahead of the original bridge sites. The overall project deliverable is within the approved budget.

2.1 Project Overview & Objective

Contract 913 is a design-and-construct bridge renewal project for replacement of Bridges 121 Taumata Road, 134 Hillfoot Road, 147 Slopedown Road and 173 Waitepeka Road. The works form Package 1 of Council's bridge upgrade programme to improve access for 50MAX and High Productivity Motor Vehicles. Repair of Bridge 174 Gray Road has been added as a separable portion variation following washout damage adjacent to the bridge and wingwalls during the October 2024 rain event. The objectives of the contract are to:

- Replace the four existing bridges with resilient structures that meet the Principal's Requirements and provide a 100-year design life.
- Upgrade network capability for 50MAX and High Productivity Motor Vehicles.
- Deliver the works safely, within the approved budget and by 30 June 2027.
- Manage traffic, property, consenting, heritage and environmental interfaces while maintaining appropriate local access.
- Complete the Bridge 174 retaining-wall and scour-protection repairs to address the identified hydraulic failure mechanism and prevent further degradation.

2.2 Health & Safety Indicators

Indicator	Status
Notifiable Incidents	Nil
Lost Time Injuries (LTI)	Nil reported
Health & Safety Audits	To be completed during construction period
Contractor H&S Compliance	Satisfactory
Site Traffic Management	To be implemented prior to works commencement

Health and safety requirements will continue to be monitored through contractor reporting, site inspections, and traffic management audits throughout the delivery season.

2.3 Project Team & Contractors

Role	Organisation
Principal/ Organisation	CDC Internal Staff
Engineer to Contract	Beca
Engineer Rep	Beca
Contractor	Downer New Zealand Limited
Traffic Management	Downer / Approved TTM Providers
Quality Assurance	Downer and Engineer Rep

2.4 Project Status

Area	Status
Contract Award	Complete
Original Contract 4 Bridges	Pre-construction design, programme, consenting and stakeholder coordination on- going
Boundary Surveys	Complete
Bridge 174 Variation	Complete
Bridge 174 Physical Works	Planned from 19 October 2026.

2.5 Financials/Budget Status

- Funding was initially approved by NZTA under Work Category (WC) 216.
- Funding was reallocated to WC 341 Low-Cost Low-Risk (LCLR) to allow the bridge renewal programme to progress.
- Bridge 174 Gray Road was awarded as a separable variation to Contract 913, funded from emergency maintenance funds under NZTA WC 141.
- Additional bridges are planned in FY 26/27 for construction from the saving of contract 913.

Project/Work Code	Project Description	Contract	Award Value	Actuals to date	Forecast	Variance	Total Budget	6,316,419
300016	216 - Bridge renewals / 341 WC	Downer New Zealand	2,992,209	0	2,992,209	-	5,059,873	
300063		To be Award (Additional 3 Bridges planned)		0	2,056,188	-		
		Professional Services (incl all other costs outside of contract award value)						
		MSQA Services	158,689	12,387	146,302			
		Additional 6 Bridges design professional services	361,954	0	361,954	-		
		MSQA Services for additional 3 bridges	-	-	120,000	-		
		Geotech for additional 6 bridges	-	-	85,000	-		
		Beca for Survey work - encroachment	8,248	-	8,248	-		
		Downer New Zealand for survey work (encroachment)	17,814	-	17,814	-		
		Heritage Properties Ltd. - 4 bridges	11,476	8,462	3,014	-		
		Heritage Properties Ltd. - 6 bridges	15,120		15,120	-		
		E3 Scientific Limited	13,900	-	13,900	-		
	Totals		3,579,410	20,849	5,819,749	-		
	Total Forecast Costs							5,840,598
	Ops Team Budget				160,000			160,000
	Admin Charges (5%)*							315,821
	Total Budget Available							**-**

*Included admin charges

Budget for 174 Bridge Gray Road

Project/Work Code	Project Description	Contract	Award Value	Actuals to Date	Forecast	Variance	Total Budget	467,682
300067	174 Gray Road repair work (WC141)	Downer New Zealand as a variation in contract 913	269,560*	-	269,560	-	-	
		Professional Services (incl all other costs outside of contract award value)						
		Beca for remedial work design	143,327	44,347	98,980	-		
		Variation for additional design (Beca)	45,839	-	45,839	-		
		Heritage			8,946	-		
	Totals		458,726	44,347	423,325	-		
	Total Forecast Costs							467,672
	Total Budget Available							*

*Fully awarded amount including contingency.

Key points:

- No funding shortfalls have been identified.
- Forecast spending is expected to as per awarded value of 4 bridges,
- Planned to construct the 3 additional bridges from the saving of FY 26/27 budget.
- Beca was appointed to carry out the survey, investigation and design for 6 additional bridges. Out of the six additional bridges, three are expected to be delivered in FY26/27, subject to the estimated bridge costs.

2.6 Funding & Cashflow Position

- The existing 4 bridges project contract 913 remains within the approved budget. No funding shortfalls have been identified in this contract.
- There is a plan to construct three additional bridges, a will depend on engineering estimation.

Funding Status: Green

2.7 Rating Impacts

- There is currently no additional rating impacts associated with Contract 858.
- The works form part of the approved roading renewal programme funded through existing Council and NZTA funding provisions.

2.8 Procurement Management

The contract was awarded to Downer New Zealand in August 2026 following the approved procurement process.

Current status:

- Contract 913 was awarded to Downer New Zealand Limited.
- No procurement concerns identified.
- Contractor performance remains satisfactory.

Procurement Status: Green

2.9 Programme & Key Milestones

Milestone	Target Date	Status
Contract Award	5 August 2026	Complete
Repair Bridge 174 Gray Road Completion	20 December 2026	Traffic Management
Bridge 121 – Taumata Road Completion	25 March 2027	Survey and design on-going
Bridge 173 – Waitepeka Road Completion	20 April 2027	Survey and design on-going
Bridge 147 – Slopedown Road Completion	15 June 2027	Survey and design on-going
Bridge 134 – Hillfoot Road Completion	30 June 2027	Survey and design on-going
Additional 3 Bridges completion (Bridge no. 223, 443 and 386)	30 June 2027	Design and survey on-going

2.10 Community & Stakeholder Impacts

Expected impacts include:

- Temporary traffic detours during construction.
- Improved ride quality and network condition following completion.
- Timely Public notifications in first week of October to minimise inconvenience to road users and affected communities.

2.11 Key Risks & Mitigation Measures

Risk	Impact	Mitigation
Heritage, Wildlife or archaeological material	Work stoppage and authority requirements.	Engaged archaeologist, Ecologist.
Long detours and restricted stakeholder access	Community disruption, delays and stakeholder conflict	Early stakeholder engagement, access planning and appropriate traffic management
Adverse weather and unforeseen geotechnical conditions	Programme delays, design changes and increased costs	Maintain programme and budget contingency, monitor forecasts and undertake early geotechnical investigations
Inaccurate or incomplete existing asset information	Design changes, rework, programme delays and increased costs	Verify records through surveys, site investigations and early contractor review.
Environmental non-compliance	Work stoppage, remediation costs, penalties and reputational damage	Implement the environmental management plan, monitor consent conditions and complete regular site inspections
Landowner or stakeholder objections and remote rural locations	Access delays, logistical constraints and increased delivery costs	Engage early with landowners and stakeholders, secure access agreements and plan resources and logistics in advance

2.12 Current Issues, Dependencies & Constraints

- No issues yet

Overall Constraint Rating: Low

2.13 Next Steps / Escalation Required

N/A

2.14 Photos & Supporting Information

Bridge 121

Bridge 134

Bridge 147

Bridge 173

PROJECT 3: CHASLAND HIGHWAY REMEDIAL WORK RP 11.0

Key Changes Since Last Report:

- WSP has been appointed to provide design, procurement and construction-phase professional services.
- The preferred solution is Option 2A for slope protection, comprising a reinforced soil slope, together with Drainage Option 2, an additional culvert.
- WSP is finalising the detailed design, engineer's estimate and tender documents. CDC targeted publication on GETS from 12 October 2026.

Overall Project Rating

Overall Status: On Track / Monitor / At Risk / Off Track

The preferred remediation solution has been selected and detailed design is progressing. Tender issue was programmed for 12 October 2026.

3.1 Project Overview & Objectives

This project covers permanent remediation of the road embankment slip at RP 11.0 on Chaslands Highway following the October 2024 rainfall event. Investigations identified persistent upstream ponding, seepage through poorly compacted embankment fill and inadequate drainage capacity as the principal drivers of instability.

The objectives of the contract are to:

- Restore a safe and resilient two-lane road formation at RP 11.0.
- Address the hydraulic failure mechanism by improving drainage and reducing upstream ponding and seepage.
- Deliver a reinforced soil slope solution that is constructible within the site constraints.
- Complete design, tendering and construction in accordance with NZTA Waka Kotahi requirements and NZS 3910:2023.
- Manage environmental, land-access, traffic and health-and-safety interfaces before physical works commence.

WSP New Zealand Limited was engaged on 14 May 2026. The optioneering stage is complete, and WSP is progressing the detailed design, estimate and tender documentation.

3.2 Health & Safety Indicators

Indicator	Status
Notifiable Incidents	Nil
Lost Time Injuries (LTI)	Nil reported
Health & Safety Audits	To be completed during delivery season
Contractor H&S Compliance	Satisfactory
Site Traffic Management	To be implemented prior to works commencement

Health and safety requirements will continue to be monitored through contractor reporting, site inspections, and traffic management audits throughout the delivery season.

3.3 Project Team & Contractors

Role	Organisation
Principal	CDC Internal Staff
Contract Administrator	WSP
Independent Certifier	To be confirmed
Contractor	To be confirmed

3.4 Project Status

Area	Status
Optioneering	Complete; preferred slope and drainage options selected
Detailed Design	In progress with WSP
Tender Documentation	In progress with WSP
GETS Tender	Targeted from 12 October 2026
Physical Works	Planned for the 2026/27 summer construction period (Jan 27 to Mar 27) following tender award.

**Next report would include the physical works milestones.*

3.5 Financials/Budget Status

The project is funded under WC 141 Emergency Works. The construction cost will be confirmed through the engineer's estimate and competitive tender.

Project/Work Code	Project Description	Contract	Award Value	Actuals to Date	Forecast	Variance	Total Budget	522,072*
300067	Chaslands highway slip remediation	To be Award (Under Design/tender phase)	-	0	400,000	-		
		Professional Services (incl all other costs outside of contract award value)						
		WSP for design and MSQA	152,500	30,428	122,072	-		
	Totals		152,500	-	522,072	-		
	Total Forecast Costs							522,072
	Total Budget Available							-

*Includes the additional budget from Preseal work (WC 111)- $261,991

3.6 Funding & Cashflow Position

The construction cost will be confirmed through the engineer's estimate and competitive tender Key points:

- WSP's professional-services engagement.
- The physical-works value is not yet fixed and will be confirmed through tender.

Funding Status: Green

3.7 Rating Impacts

No additional rating impact has been identified at this stage.

The works are being progressed through the approved roading emergency-works funding provisions under NZTA WC 141.

3.8 Procurement Management

WSP was engaged to complete optioneering, detailed design, tender preparation and MSQA services. The physical works will be procured under Contract 915 using NZS 3910:2023 conditions.

Current status:

- Optioneering complete.
- Tender documents are being finalised for issue on GETS.
- CDC is reviewing project-specific contract provisions, insurances, reporting requirements and damage percentages.
- No physical-works contractor has yet been appointed.

Procurement Status: Green

3.9 Programme & Key Milestones

Milestone	Target Date	Status
WSP Appointment	14 May 2026	Complete
Optioneering Workshop	9 July 2026	Complete
Tender Issue on GETS	12 October 2026	Planned
Contract Award	December 2026	Planned
Practical Completion	March 2027	Planned

3.10 Community & Stakeholder Impacts

Expected impacts include:

- Temporary traffic controls and possible lane or road closures during construction.
- Construction access constraints at the steep embankment and natural gully.
- Potential effects on the adjacent watercourse and Department of Conservation land.

3.11 Key Risks & Mitigation Measures

Risk	Impact	Mitigation
Environmental non-compliance	Work stoppage, remediation costs, penalties and reputational damage	Implement the environmental management plan, monitor consent conditions and complete regular site inspections.
Wet weather, unstable ground or water flows	Safety, delay and cost exposure	Programme planned in summer (Jan to Mar 27)
Resource Consents	Work Stoppage	Inform to concerned authority as per Global consent requirement.

3.12 Current Issues, Dependencies & Constraints

N/A

Overall Constraint Rating: Low

3.13 Next Steps / Escalation Required

N/A

3.14 Photos & Supporting Information

N/A

PROJECT 4: SEALED ROAD REHABILITATION- FREEZING WORKS ROAD AND GLENLEDI ROAD (WC 214)

Key Changes Since Last Report

- This project has transferred from the Asset Team to the Capital Delivery Team following completion of site assessment and feasibility work.
- Freezing Works Road and Glenledi Road were confirmed for pavement rehabilitation; Wooded Hill Road was excluded from the rehabilitation scope.
- Wooded Hill Road declined as it did not meet the NZTA funding criteria.
- Topographical survey and test-pit planning commenced, with detailed design and the engineer's estimate dependent on survey processing and material-testing results.

Overall Project Rating

Overall Status: On Track / Monitor / At Risk / Off Track

Beca appointed for survey, investigation, detailed design, tender support and MSQA. The scope includes test-pit planning, topographical survey, pavement and geometric design, drawings, technical specification, schedule of prices, engineer's estimate, Safety in Design, pricing support and construction-phase MSQA.

4.1 Project Overview & Objectives

This project delivers pavement rehabilitation under WC 214 at Freezing Works Road and Glenledi Road. The sites were selected following field inspection and Project Feasibility Report assessment. The Freezing Works Road site extends approximately from RP 5078 to RP 6130 and has significant rutting, shoving, cracking, historical patching and drainage needs.

The objectives of the contract are to:

- Complete site investigations, topographical survey and materials testing for both sites.
- Develop safe, durable and cost-effective pavement rehabilitation designs.
- Prepare drawings, technical specifications, schedules of prices and engineer's estimates suitable for contractor pricing.
- Coordinate Safety in Design, procurement support, construction supervision and MSQA.
- Deliver the physical works within the approved WC 214 funding and FY 2026/27 programme.

4.2 Health & Safety Indicators

Indicator	Status
Notifiable Incidents	Nil
Lost Time Injuries (LTI)	Nil reported
Health & Safety Audits	To be completed during delivery season
Site Traffic Management	To be implemented prior to works commencement

No notifiable incidents or lost-time injuries have been reported.

4.3 Project Team & Contractors

Role	Organisation
Principal	CDC Internal Staff
Professional Services Consultant	Beca
Independent Certifier (IC) /Contract Administrator (CA)	To be confirmed
Physical Works Contractor	To be confirmed

4.4 Project Status

Area	Status
Site Assessment / PFR	Complete; Freezing Works Road and Glenledi Road selected
Beca Engagement	Approved and signed 17 September 2026
Survey and Test Pits	In progress / being coordinated
Detailed Design and Estimate	To follow survey processing and material-testing results
Contractor Pricing / Award	Planned following completion of design and schedule of prices
Physical Works	Planned for the 2026/27 construction season

**Dates for contractor pricing and physical works will be confirmed when the design programme and contractor availability are finalised.*

4.5 Financials/Budget Status

The FY 2026/27 capital budget is:

Project/Work Code	Project Description	Contract	Award Value	Actuals to Date	Forecast	Variance	Total Budget	1,742,541*
300012	Sealed road pavement rehabilitation	To be Award (Under Design phase)			1,072,000	-	1,742,541	
		Professional Services (incl all other costs outside of contract award value)						
		Beca for design and MSQA	128,463	1971.00	126,492	-		
	Totals		128,463	1,971	1,198,492	-		
	Total Forecast Costs							1,200,463
	Admin Charges (5%)							87,127
	Milton Centennial Road Repair (planned)							454,951
	Total Budget Available							**-**

**Proposed repair/rehab of Milton Centennial Road.*

4.6 Funding & Cashflow Position

The project is funded under WC 214. Consultant expenditure will occur through survey, investigation, design and MSQA stages, with the majority of cashflow expected during physical works.

Key points:

- Beca appointed for this work.
- Unspent WC 214 funding planned to utilise for repair/rehab work of Milton Centennial road.
- Physical-works expenditure will be confirmed after design and competitive or negotiated contractor pricing.
- Cashflow and affordability will be reviewed when the engineer's estimates are available for both sites.

Funding Status: Green

4.7 Rating Impacts

No additional rating impact has been identified at this stage.

The works are being progressed through the approved WC 214 roading programme.

4.8 Procurement Management

Beca was appointed through Service Agreement 001, Variation 060 under the CDC professional-services panel. The signed variation covers design and construction support.

The physical-works procurement method will be confirmed after completion of the design, technical specification and schedule of prices.

Current status:

- Design, Survey and Geotechnical work is under progress.

Procurement Status: Green

4.9 Programme & Key Milestones

Milestone	Target Date	Status
Capital Team Handover	17 August 2026	Complete
Consultant Appointed	17 September 2026	Complete
Topographical Survey	30 September 2026	In progress
Test-Pit Plan	16 September 2026	For confirmation
Detailed Design and Estimate	Approximately 6 weeks after survey processing and test results	Planned
Contract Award	Target FY 2026/27	To be confirmed
Physical Works / Completion	FY 2026/27 construction season	Planned in between Jan to March 27

4.10 Community & Stakeholder Impacts

Expected impacts include:

- Temporary traffic controls, reduced speeds and possible short-duration access restrictions during investigations and construction.
- Coordination with adjacent property owners where accessways, farm fences or works near road boundaries may be affected.
- Construction noise, dust and disruption to rural traffic and heavy vehicles.
- Improved pavement condition, safety, drainage performance and network resilience after completion.

4.11 Key Risks & Mitigation Measures

Risk	Impact	Mitigation
Unknown ground or contaminated material	Redesign, delay and additional cost	Include appropriate risk allocation and contingency
Adverse weather during construction	Programme and ground-condition impacts	Planned in summer (Jan 27 to Mar 27)

4.12 Current Issues, Dependencies & Constraints

N/A

4.13 Next Steps / Escalation Required

Complete design, drawings and tender documentation; and commence construction within the FY 2026/27 delivery season.

4.14 Photos & Supporting Information

N/A

Clutha District Council Category A Attachment 05G3 – Transportation Group of Projects (Year 3) – Roading Operations

Subject:	Transportation Group of Projects (Year 3)
Date:	15 October 2026
From:	Sean Braid – Operations Manager
File Reference:	1059996

Key Changes Since Last Report

- New Report

Transportation Group of Projects (year 3)

- Contract 821 - Roading Network Maintenance
- Contract 876 - Street Lighting Maintenance
- Contract 832 - Road Marking

Overall Project Rating

Overall Status: On Track / Monitor / At Risk / Off Track

1. Project Overview & Objectives

Roading operations are delivered through 3 maintenance Contracts that collectively ensure the safe and efficient operation of the district's transport network. These are Roading Network Maintenance Contract 821, the Street Lighting Maintenance Contract 876, and the Road Marking Contract 832.

Contract 821 - Roading Network Maintenance

Clutha District's roading network. The Contract encompasses the routine, cyclic and emergency maintenance of sealed and unsealed roads, drainage systems, bridges, footpaths, traffic facilities, signs, street furniture, vegetation control, winter maintenance and incident response activities. It also includes maintenance of roads, carparks and accessways within Council parks, reserves, sportsgrounds, cemeteries and public facilities, together with traffic data collection, routine inspections, customer response services and operation of the Tuapeka Mouth Punt. Contract 821 excludes:

detailed network inspections, resurfacing major pavement rehabilitation, major bridge structure components replacement and/or full replacements, street lighting and road marking.

- Maintain a safe, reliable and accessible transport network for all road users across the Clutha District.
- Preserve and protect Council's transport infrastructure assets through timely and cost-effective maintenance activities.
- Deliver agreed levels of service for roads, bridges, footpaths, drainage systems, traffic facilities.
- Ensure effective response to emergencies, weather-related events and incidents to minimise disruption and maintain network resilience.
- Provide high-quality customer service through timely response to service requests, enquiries and community concerns.
- Maintain compliance with Council and NZTA requirements, statutory obligations and health and safety expectations.
- Achieve value for money through efficient Contract delivery.

Contract 876 - Street Lighting Maintenance

Contract 876 Street Lighting Maintenance provides infill lighting installations, along with the inspection, testing, and maintenance of carriageway lighting assets across the district. Maintenance requirements across the lighting network have reduced significantly following the upgrade to LED lights, which has delivered improved reliability and lower ongoing maintenance demands. In December 2025, Council was advised that New Zealand Transport Agency Waka Kotahi (NZTA) would assume responsibility for the operation and maintenance of State Highway lighting assets within the district from March 2026, further reducing the scope of lighting maintenance activities under the Contract.

- Completion of the infill lighting installation project.
- Respond to lighting faults promptly to minimise outages and safety risks.
- Maintain a functioning streetlight network.

Contract 832 - Road Marking

Contract 832 Road Marking provides the installation, renewal, and maintenance of road markings throughout the district's transport network. This Contract excludes post capital works line marking.

- Maintain clear, visible, and compliant road markings across the transport network in line with the approved annual program.
- Ensure line markings do not fail with in the 12-month warranty period.

2. Health & Safety Indicators

Contract 821: SouthRoads Limited report on formal site safety audits, incidents, injuries and near hits. In the month of August 2026, our Contractors reported 8 incidents and 5 near misses. There were no injuries reported.

Contract 876: NES Limited (Network Electrical Servicing) have reported no incidents, near misses or injuries in the month of August 2026.

Contract 832: Fulton Hogan have reported no incidents, near misses or injuries in the month of August 2026.

3. Project Team & Contractors

Contract 821 Contractor: SouthRoads Limited.

Contract 876 Contractor: NES Limited (Network Electrical Servicing).

Contract 832 Contractor: Fulton Hogan Limited.

Principal: Clutha District Councils Roading Operations Team

4. Project Status

Roading Operations is currently in year 3 of 3 of the Long-Term Plan (LTP) and National Land Transport Programme (NLTP) and is forecasting to exhaust the budget, all contractors are preforming as expected.

5. Financial/Budget Status

WC	Activity	Operations Budgets	Actual Spend to date	Forcast Spend	Variance
		Local Road Operations			
114	Structures Maintenance	400,000.00	131,413.37	268,586.63	0.00
121	Environmental Maintenance	800,000.00	158,447.84	641,552.16	0.00
122	Network Service Maintenance	360,000.00	54,628.78	305,371.22	0.00
151	Network and Asset Management	60,000.00	10,492.59	49,507.41	0.00
222	Traffic Services Renewals	130,000.00	12,739.08	117,260.92	0.00
	Totals	**1,750,000.00**	**367,721.66**	**1,382,278.34**	**0.00**
		Local Road Pothole Prevention			
111	Sealed Pavements Maintenances	1,899,162.00	110,767.56	1,788,394.44	0.00
112	Unsealed Pavement Maintenance	2,600,000.00	440,933.00	2,159,067.00	0.00
113	Routine Drainage Maintenance	1,524,565.00	285,352.96	1,239,212.04	0.00
211	Unsealed Road Metalling	2,172,389.00	309,379.80	1,863,009.20	0.00
213	Drainage Renewals	639,850.00	79,866.60	559,983.40	0.00
	Totals	**8,835,966.00**	**1,226,299.92**	**7,609,666.08**	**0.00**
Walking and cycling maintenance					
125	Footpath Maintenance	72,313.00	2,099.37	70,213.63	0.00
	Totals	**72,313.00**	**2,099.37**	**70,213.63**	**0.00**
Local Road Improvements					
341	Low Cost Low Risk	160,000.00	0.00	160,000.00	0.00
	Totals	**160,000.00**	**0.00**	**160,000.00**	**0.00**
Safety					
432	Road Safety	120,567.35	37,500.00	83,067.35	0.00
	Totals	**120,567.35**	**37,500.00**	**83,067.35**	**0.00**
	Overall Totals	**10,938,846.35**	**1,633,620.95**	**9,305,225.40**	**0.00**

6. Funding & Cashflow Position

The New Zealand Transport Agency (NZTA) funds 67% of the approved LTP/NTLP programme across eligible work categories, with the remaining 33% funded by Council.

The Roading Operations LTP/NLTP budget for the current financial year is $10,938,846.35. To date, 14.93% of the budget has been expended, and current forecasts indicate that the full budget allocation will be utilised by the end of the financial year.

7. Rating Impacts

Outside of emergency events in principle, our work programmes are created in line with the LTP/NLTP approved budgets. Accordingly, no additional rates impact is anticipated, and the risk of this position changing is assessed as low.

8. Procurement Management

Clutha District Councils Procurement Strategy 2026–2029 has recently been endorsed by the New Zealand Transport Agency.

At the Council meeting held on 17 September 2026, Council approved SouthRoads Limited a 5-year extension of Contract 821 - Roading Network Maintenance. Formal offering of the Contract extension is pending.

Contract 876 Street Lighting Maintenance has recently been extended to 31 December 2027.

Contract 832 is currently under review for a possible 5-year Contract extension.

9. Programme & Key Milestones

As of 1 September 2026, the Roading Network Maintenance Programme has transitioned to a 3-month rolling works programme, providing greater visibility of upcoming activities and enabling work to be planned and coordinated well in advance. This approach will improve programme management, resource allocation, and contractor coordination, while also increasing the accuracy of financial forecasting and budget monitoring.

In August 2026, the Operations team developed a new Key Performance Measure (KPM) schedule for the Roading Network Maintenance contract to strengthen performance monitoring and improve reporting against agreed levels of service. Following consultation with SouthRoads in September 2026, agreement was reached on the proposed performance framework and reporting approach. The new KPM schedule will come into effect on 1 October 2026 and will provide greater transparency, accountability, and insight into contract performance, supporting continuous improvement and more informed decision-making across the roading maintenance programme.

10. Community & Stakeholder Impacts

The district's transport network is critical to economic activity, community connectivity, and access to essential services. Proper delivery of the Roading Network Maintenance, Street Lighting Maintenance, and Road Marking Contracts maintains a safe, reliable, and

efficient transport network that supports residents, businesses, freight operators, emergency services and visitors to the district. A well-maintained road network reduces travel disruptions, improves safety, and increase productivity, and contribute to the district's overall economic performance.

11. Key Risks & Mitigation Measures

A key risk facing Roading Operations is the potential underspend of approved LTP/NLTP funding. Expenditure in years 1 and 2 was below budget. To address this risk, Roading Operations has increased financial monitoring and reporting and has put a higher emphasis on forecasting 12 months ahead and the implementation of a 3-month rolling works programme. This approach provides greater certainty around future work, improves forecast accuracy, and supports the timely delivery of maintenance activities to ensure available funding is effectively utilised during the final year of the LTP/NLTP.

Another key risk for Roading Operations is the potential for underspend within the capital works programme, which may result in increased pressure on operational budgets throughout the financial year if budget allocations are adjusted. To mitigate this risk, monthly transport financial review meetings have been established involving the wider Transport Team and the Infrastructure Strategy & Delivery Group Manager. These meetings provide regular oversight of programme expenditure, budget performance, and delivery progress, enabling issues to be identified early and any required adjustments to be implemented in a timely manner.

Cost escalation pressures continue on an upward trend, since the beginning of the contract indicating cumulative cost increases of approximately 26%. While this shouldn’t cause an overspend, ongoing escalation costs may reduce the overall scope of works that can be delivered within existing funding levels. As a result, continued cost increases have the potential to impact programme delivery and may require prioritisation of activities to remain within budget.

12. Current Issues, Dependencies & Constraints

Roading Operations is currently awaiting confirmation of final budgets, while the Capital Projects Team continues to define the scope and delivery programme for the bridge renewal, pre reseal repairs and Chasland Highway Slip projects. Once budget allocations and project scopes have been finalised, work programmes will be updated accordingly to ensure our work programme aligns to the budgets.

13. Next Steps / Escalation Required

Finalise Operational Budgets: Operational budgets will be finalised once the Capital Projects team has confirmed the scope and delivery programme for the bridge renewal, reseal projects and Chasland Highway Slip Project.

14. Photos & Supporting Information

New Key Performance Measures and At-Risk payment graph for Contract 821.

SOUTH ROADS
Your Contractor of Choice

Roading KPM Schedule

Clutha District Council

New KPM#	Name	Performance Measure	Type	Frequency	Target	Weight
Safety						
1	H&S Self-Auditing	The Contractor completed safety audits during the month, in accordance with the Health & Safety (H&S) Plan. "Audits are programmed monthly, and each designated manager is required to complete a minimum of two safety audits or inspections per month, with one being a nominated audit"	Pass/Fail	Monthly	100%	3
2	TTM Compliance	The contractor completed Temporary Traffic Management audits during the month (minimum of 5) with no corrective actions from approved Traffic Management Plan and site specific risk assessments.	Pass/Fail	Monthly	100%	3
3	H&S Investigations Not Delivered	The number of issues identified during the month, from the Contractor Safety Self-Audits and Council Audits shall be investigated and results provided in the monthly report no later than the end of the following month.	Count (no more than)	Monthly	0	3
Management Reporting and Data						
4	Monthly Report Quality	The monthly report is submitted on time and is in the expected format and includes all the specified information.	Pass/Fail	Monthly	100%	1
5	Data Quality Compliance	Percentage of dispatches in RAMM that do not require data to be updated to achieve maintenance cost transfer.	Pass/Fail	Monthly	95%	3
6	Rolling Programme Submitted On Time	The contractor must present and maintain a three-month rolling works programme in RAMM. The programme must be updated by the 20th of each month and clearly show planned works for the upcoming three-month period, how the budget will be allocated across each work category and fault type.	Pass/Fail	Monthly	100%	3
7	Ordered Work Monthly Programme Submitted on Time	The contractor must present and maintain a detailed month works programme in RAMM. The programme must be updated by the 20th of each month.	Pass/Fail	Monthly	100%	3
8	Ordered Work Monthly Programme Achievement	The extent to which the approved monthly programme has been completed by the end of the month. Achievement is expressed as a percentage of number of dispatches completed.	Percentage Target	Monthly	80%	3
9	Ordered Work Monthly Programme Achievement	The extent to which the approved monthly programme has been completed by the end of the month. Achievement is expressed as a percentage of the total financial value of work completed.	Percentage Target	Monthly	80%	3
10	$-Value Accuracy of Ordered Work Monthly Programme Estimates	The percentage of dispatch quantities, presented for claiming, that don't vary by +/- 15% when compared to their quantities as approved in the programme. (excluding routine works and unjustified variation).	Percentage Target	Monthly	90%	3
11	Approved Ordered Works	Percentage of approved work claimed in relation to total works claimed (excluding routine works).	Percentage Target	Monthly	100%	1
12	Non-Conformance Notice	Non-conformance notice (NCN) issued by the Engineer as a Notice to Contractor. Where the Engineer identifies any work or actions that do not comply with the specified requirements.	Count (no more than)	Monthly	0	3
Quality and Quantity						
13	Ordered Work Quality	The percentage of ordered and emergency work that has been completed and audited during the month and has passed an audit for quality of work, against the requirements set out in the contract.	Percentage Target	Monthly	95%	1
14	Routine Work Quality	The percentage of routine work that has been completed during the month and has passed an audit for quality of work, against the requirements set out in the contract.	Percentage Target	Monthly	95%	1
15	Environmental Compliance	The Contractor completed environmental audits during the month, in accordance with the Environmental Management Plan. 1 Per month per manager working on the contract	Pass/Fail	Monthly	100%	1
Reliability and Responsiveness						
16	RFS Response	The percentage of assigned RFS' that the Contractor has acknowledged within the 2 days working timeframe.	Percentage Target	Monthly	95%	2
17	RFS Close Out	The percentage of the assigned RFS's that the Contractor has carried out investigations, raised dispatch(s) if required and / or completed within the 20 working day timeframe.	Percentage Target	Monthly	95%	2
Bonus Performance Measures						
18	Improvements Delivered	An improvement was recorded in the improvement register and has been accepted by the Council as having created value.	Count (at least)	Monthly	1	-2
19	Contractor Customer Feedback	The Council receives no justifiable negative feedback from customers about South Roads in relationship to Contract 821 Roading Network Maintenance. This may be written feedback or received via phone or social media.	Count (at least)	Monthly	1	-3
20	Monthly Programme Approved on Time	CDC approves/requests changes/rejects presented programme within 5 working days of submission.	CDC Fail	Monthly	100%	-3

Monthly At Risk Payment Graph
$11,000.00
$10,000.00
$9,000.00
$8,000.00
$7,000.00
$6,000.00
$5,000.00
$4,000.00
$3,000.00
$2,000.00
$1,000.00
$0.00
Monthly At Risk Payment
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100
Monthly Network Compliance Score

Clutha District Council Category A Attachment 04H – Wastewater Compliance Projects 22

Subject:	Wastewater Compliance Projects 22
Date:	15 October 2026
From:	Linda Till - Three Waters Group Manager
File Reference:	1059956

Key Changes Since Last Report

- New Report

Overall Project Rating Green

Overall Status: On Track ~~/ Monitor / At Risk / Off Track~~

1. Project Overview & Objectives

The objective of improvements is to enhance the environmental performance of our wastewater treatment processes, safeguarding both public health and the well-being of our natural surroundings.

Utilising a portfolio approach across all wastewater treatment plants, the combined budget total is being utilised for equipment upgrades, monitoring devices, UV light replacements, effluent pond surveys and the like. The budget has also been utilised to engage a wastewater specialist who is advising the operations team on requirements to improve compliance outcomes across all five BioFiltro sites.

2. Health & Safety Indicators

N/A

3. Project Team & Contractors

Lead by Supervisor Wastewater & Stormwater, with contractors engaged as required for specialist work.

4. Project Status

Ongoing, as improvements are identified and prices secured.

5. Financials/Budget Status

Project ID	Project Title	Total Budget	Spent to date	Available funds	Comments
548 3082	Sew - Tapanui - Compliance Upgrades - Capital Work - LOS	$137,970.00	$38,290.63	$99,679.37	
518 3082	Sew - Owaka - Compliance - Capital WIP - Level of Service	$734,061.00	$90,633.19	$643,427.81	
947 3082	Sew - Lawr - Compliance - Capital WIP - Level of Service	$181,916.00	$3,310.00	$178,606.00	
947 3082	Sew - KP - Compliance - Capital WIP - Level of Service	$151,256.00	$19,341.83	$131,914.17	
509 3082	Sew - Milton - Compliance Upgrades - Capital Work - LOS	$121,507.00	$122,796.86	-$1,289.86	Unexpected invoices paid under project code - under investigation
	Total	**$1,326,710.00**	**$274,372.51**	**$1,052,337.49**	

6. Funding & Cashflow Position

N/A

7. Future Improvements Planned & Key Milestones

- Milton Wastewater Treatment Plant – wetland dredging to optimise final treatment process. Should be 3 clear beds but currently merged into one bed through overgrowth and sludge build up. Prices being obtained for review.
- Milton Wastewater Treatment Plant – replacement damaged windbreak around trickling beds.
- Wash facilities – quotes to be obtained for Kaka Point, Owaka, Tapanui, Stirling, Lawrence, Waihola and Balclutha.
- Septage Receptor – Balclutha. To improve quality control and revenue collection for septic waste collected and dumped by the district's liquid waste contractors.
- Milton Wastewater Treatment Plant – installation of flowmeter to accurately measure bypass discharge.

8. Community & Stakeholder Impacts

Improving quality of discharge to the environment

9. Key Risks & Mitigation Measures

N/A

10. Current Issues, Dependencies & Constraints

N/A

11. Photos & Supporting Information

Milton Wastewater Treatment Plant – wetlands showing overgrowth and lack of delineation between cells

Damaged windbreak around trickling filter – Milton WwTP

Stirling WwTP (l) and Tapanui WwTP (r) workspace sheds for operators showing lack of facilities

Clutha District Council Category A Attachment 05I – Southern Water Done Well Transition Process

Subject:	Southern Water Done Well Transition Process
Date:	15 October 2026
From:	Linda Till - Three Waters Group Manager
File Reference:	1059959

Key Changes Since Last Report

- New Report

1. Project Overview & Objectives

Transition Three Waters activities to Southern Waters Limited in readiness for operation from 1 July 2027

2. Activities undertaken over the period

- Sludge survey completed and submitted to project team
- Levels of service – targets and actuals (unaudited for 25/26) provided to assist with development of proposed levels of service for inclusion with the Water Services Strategy
- SAMP workshop attended in Dunedin
- Future state workshops attended in Dunedin over 2 days
- Opex Costs workshop held attended by Finance & Ops management
- Future state follow-up workshops for Rural Retic, Urban Retic and Water & Wastewater Treatment attended
- Interviews with three key suppliers conducted by Southern Waters with GMs attending

3. Working Group meetings

- IT Working Group - fortnightly meetings attended
- Project Working Group monthly meetings attended
- Assets Advisory Working Group – weekly meetings attended

4. Future activities planned

- In-person current state IT workshop to be conducted 15 October
- Southern Waters Level of Services workshop to be conducted 25 September
- SAMP workshop (phase 2) planned for 1 October
- Revenue Assurance workshop to be lead by a consultant from PWC, requiring an initial 2 hour workshop

5. General update

A Major Decisions Framework has been developed and agreed to support a coordinated and well-informed transition to the new CCO.

The purpose of this framework is not to diminish council decision-making authority ahead of transition. Rather, it is to provide Southern Waters with visibility of significant decisions and their potential implications, particularly where those decisions may affect Day 1 readiness, operational continuity, strategic priorities, or future service delivery outcomes.

Key points of the framework include:

- Councils remain responsible for decisions relating to water services until 1 July 2027.
- The purpose of the framework is to support councils navigating decisions that have the potential to impact on SW's future operating choices, during this transition period.
- The framework groups council decisions into three categories based on their potential impact:
    - **Category 1 - Business as usual**: the council proceeds as it currently does, then notifies Southern Waters.
    - **Category 2 - Significant decisions**: active consultation Southern Waters during the decision-making process.
    - **Category 3 - Major decisions**: early and ongoing engagement with Southern Waters, including explicit consideration of feedback provided.
- Southern Waters will provide regular visibility to the Project Working Group (GMs) and Project Steering Group (CEs) of matters falling under the framework.

Work on developing the Target Operating Model continues and is entering Phase 3 of the design process.

Development of the Water Services Strategy is ongoing and is 75% complete, with work on financial information and projects being layered onto priorities and directives work already drafted.

The project team reports that all workstreams are on track for Board sign-off before the end of the year.

6. Photos & Supporting Information

Bruce Gemmell, Establishment Board Chair & Fiona Smith, Programme Director visited several key sites in early August.

Project team and staff at Stirling Water Treatment Plant

Craig Richardson (operator) & Bruce Gemmell at Stirling WwTP shown inspecting the UV filter unit

Bruce Gemmell & Fiona Smith at upgraded Kaitangata WTP intake

Checking out Cairn Road Reservoir on Balmoral Tuapeka rural water scheme

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Clutha District Council Category A
Attachment 05J – Long Term Plan 27/37 Report

Subject:	Long Term Plan Report
Date:	15 October 2026
From:	Peter Stafford - Strategic Planning and Policy Manager - Finance and Policy
File Reference:	1063531

Key Changes Since Last Report

- **Status:** New Report
- This first report establishes the baseline project risk and resourcing position drawing on the LTP Risk Register assessment (Appendix A).

Overall Project Rating

Overall Status: On Track / **Monitor** / At Risk / Off Track

1. Project Overview & Objectives

Change Indicator: First report

Summary: The risk register covers the principal workstreams required to deliver the Long Term Plan 2027-37 and identifies ownership, treatment and residual risk.

The work programme spans project planning, environmental scanning, planning assumptions, strategic direction, activity management plans, infrastructure and financial strategies, funding and rates, audit liaison, consultation, engagement, submissions and production of the final LTP document.

The LTP 27/37 is a complex endeavour encompassing matters beyond what and LTP were originally designed for under the Local Government Act 2002. This is due to the ongoing and rapidly evolving government reform agenda which requires planning in the context of high levels of ambiguity and need for substantial and regular policy and programming pivots in response new and changing government directions and legislative requirements. This is the most significant risk for LTP 27/37 project and is discussed in the later part of this report.

2. Health & Safety Indicators

Change Indicator: First report.

Summary: Health and safety reporting will continue through Council's established systems. The key risk relates to Elected member and staff workloads.

The Strategic Planning Management Team (Refer Attachment B) meets regularly (currently fortnightly) to review LTP programming workloads. Over the last six months this has resulted in a number of adjustments to work program to ensure staff and elected member wellbeing.

There are no specific matters believed to warrant R&A Committee attention at the time of this report. Should there be any emerging/actual matters of significant this will be reported as part of this report in the future.

3. Project Team & Contractors

Change Indicator: First report

Summary: A Cross-Council resource map at Appendix B allocates project managers and team members across 16 LTP workstreams, with consultant support identified for selected specialist tasks.

Responsibilities are allocated across Strategic Planning and Policy, Finance, Infrastructure, Regulatory, Communications and activity managers. External support is identified for technical strategy input, legal review and document/graphics work. The resource map is being maintained as availability changes.

4. Project Status

Change Indicator: First report

Summary: The register provides a structured baseline for project control. Most post-treatment risks are Medium, but five identified risks remain High and require continuing oversight.

Controls include regular project team review, regular Taituara health checks, quality assurance and compliance checking, peer review, external legal review, consultant support and early preparation of key documents.

5. Financials/Budget Status

Change Indicator: First Report

Summary: The substantive budget for the LTP 27-37 is drawn for existing staffing OPEX from across respective department with the organisation. Indicative coverage can be seen from Attachment B but noting this only references principal staff with many other staff also contributing to the LTP 27/37.

In addition to staff OPEX, there is a budget for FY26/27 of $55k for consultancies and LTP development, consultation, media and publications. Expenditure to date has been $2.9k. The budget is reviewed on a monthly basis.

6. Funding & Cashflow Position for the LTP 27/37

Change Indicator: First report.

Summary: The LTP Risk Register addresses financial risks and controls

Financial reporting capability, affordability, debt and interest exposure, contingencies, intergenerational equity, asset information and the linkage between the financial and infrastructure strategies require will require review and quality assurance.

It is proposed this be considered on 26 November 2026, prior to consideration by Council of draft Consultation Documents on 10 December 2026.

7. Rating Impacts for the Future LTP 2027/37 (considered as part of related reports)

Change Indicator: First report

Summary: These are considered by related individual project reporting and are not specifically address in this report.

Should there be matters of significant impacting over LTP 2027/27 overall project risk in the future these will be brought to the R&A Committee in the future on an 'as required' basis.

8. Procurement Management

Change Indicator: First report.

Summary: This relates to the OPEX budget referred to above.

Procurement and engagement decisions will be documented, linked to defined deliverables and timed to support LTP 27/37 completion in accordance with Council requirements.

9. Programme & Key Milestones

Change Indicator: First Report

Summary:

Milestone Date	Activity
Work Completed & Ongoing	Strategic Planning, Environmental scanning, Progress to penultimate AMPs, environmental scan and strategic stocktake, assumption updates, AMP development, financial modelling, Infrastructure Strategy development, engagement planning, Councillor engagement through regular workshops.
14 Oct 26	**Council Workshop**: Gov Reform; Budgets Options initial view; Early Engagement; Capital Projects (LTP Yrs 1 to 3); Draft Climate Change Strategy; Community Owned Facilities Funding Report; Solid Waste AMP
26 Oct – 10 Nov 26	**Early engagement period**: subject to directions at Council Workshop 14 Oct

12 Nov 26	**Council Workshop**: Govt Reform; Initial Draft Infrastructure Strategy; Initial Draft Financial Strategy; Revenue and Financing Policy; LTP SW CCO Implications
26 Nov 26	**R&A Committee**: Review of key risk to inform Council workshop on 10 Dec directions. **Council Workshop**: Outcomes of early consultation and consequential financials directions for 10 Dec 26 Council Workshop.
10 Dec 26	**Council Workshop: Pre-decision workshop regard Consultation Documentation** covering**:** Govt Reform; Final Infrastructure Strategy; Final Financial Strategy; Final Fees and Charges for Consultation; Final Climate Change Strategy; Final Other Supporting Docs & Final LTP Policies; Draft CD with Consultation Questions; Final AMPS to take account of Consultations
28 Jan 27	**R&A Committee**: LTP matters TBD – **principally in relation to Government reform agenda.** Council Meeting: **Decision for Consultation Document package to be submitted to Audit**
Late Jan to early Mar 27	**Audit on LTP Consultation Documentation**
11 Mar 27	R&A Committee: LTP matters TBD. Council Meeting: **Decision to commence Formal Consultation** (subject to Audit)
24 Mar 27	Council Meeting: **Decision following audit to commence Formal Consultation.**
Mid Mar to Mid Apr 27	**Formal LTP Consultation**
20-21 Apr 27	Council Meeting: **LTP Hearings**
22 Apr 27	R&A Committee: LTP matters TBD
12-12 May 27	Council Meeting: **LTP Decisions**
3 Jun 27	R&A Committee: LTP matters TBD
Jun 27 (Dates TBC)	**Audit on Final LTP**
24 Jun 27	Council Meeting: **Final LTP Approval Decision**

10. Community & Stakeholder Impacts

Change Indicator: First report

Summary: Meaningful iwi, stakeholder and community engagement is a statutory delivery requirement and a recognised schedule risk.

The register identifies risks of insufficient engagement time, low community participation, an unclear consultation document and inadequate capacity to process

submissions. Mitigation includes dedicated consultation plans, readability testing, early auditor liaison and administrative planning for 300+ submissions.

11. Key Risks & Mitigation Measures

Change Indicator: First report

Summary: The Risk Register at Attachment A summarise key risk and mitigation measures.

Residual high risks after mitigation include government reform, business continuity, integration of workstreams.

The pre-treatment critical financial reporting risk is rated high after mitigation through a major focus by the financial team.

12. Current Issues, Dependencies & Constraints

Change Indicator: First report

Summary: Delivery depends on coordinated resourcing, reliable asset data, timely financial information, specialist capability, legal compliance and effective quality assurance.

Key issues include legislative change, staff capacity and planned absences, audit expectations including for capital programme deliverability, and the need to align strategies, assumptions, levels of service and forecasts.

13. Next Steps / Escalation Required

Change Indicator: First report

Summary: Immediate attention should remain on residual high risks and completion of evidence-based assurance activities.

Proposed action for the next report to the R&A committee include.

1. Review of risk register in consultation with the R&A Chair, particularly in relation to residual high risks including government reform.
2. Review action required in relation to government reforms, particularly those aspects that continue to have high levels ambiguity and potentially overlapping with the proposed LTP consultation period in Mar/Apr 2024, for example rates capping and delayed head start decisions.
3. Apply reviews to proposed Consultation Documents to be considered by Council at its workshop on 10 December 2026.
4. Confirm consultation, submission, and audit-readiness plans.

14. Photos & Supporting Information

Change Indicator: First report.

Summary: The principle supporting source are:

- LTP 2027-37 Risk Register (Appendix A). The risk register includes the risk rating matrix and the LTP team/resource map. These should remain the detailed supporting records for this summary report.
- A cross-Council LTP Staffing/Resourcing map at Appendix B allocates project managers and team members across the LTP workstreams, with consultant support identified for selected tasks.

LTP Risk Register

LTP 2027/34 Risk Areas - Risk Register

As at 5.10.26

Risk Rating			
Low	Medium	High	Critical

Risk Description	Review - as at 5 Oct 26			*Treatment Category (Reduce, Accept, Transfer)*	*Treatment - Mitigation Strategies*	*Risk Rating Post Treatment*	*Responsibility*
	Likelihood	*Consequence*	*Risk Rating*				
1. Detailed project planning (Strategic Planning Manager)							
Project Plan: Inadequate project plan together with plan not being followed and/or monitored/adjusted such that project targets are not achieved.	Possible	Major	High	Reduce	Project plan established, communicated and plan/progress is regulatory reviewed at monthly project team meetings. Carry out Taituara LTP 'health check' at regularat Apr 2026, Oct 2026, Jan 2026). Microsoft project and Excel being utilised for enhanced project management and coordination of the various moving pieces.	Medium	Project Team
Culture: Organisation not committed to LTP with associated risk of Elected Members and staff not providing suffienct priority to ensure LTP meets good LTP practice.	Possible	Major	High	Reduce	(1) Induction/education training established at commencement of project. Utilisation and promulgation of Taituara Toolkit, Webinars and Fora.	Medium	Project Team
Leadership: Mayor and elected members do not fulfil their roles and responsibilities e.g. lack of availability.	Unlikely	Major	Medium	Accept	(1) Leadership induction/education training established at commencement of project. Availability for some workshops may be an issue for some councillors. Feedback loop/workshop minutes will be part of process. As shown by attendance records mayor and large majority councillors committed and actively engaged throughout process to date.	Medium	Council
Time slippages: Risk that we don't have sufficient time built into our timing for 'slippage', 'do-overs', requests for more information etc.	Possible	Major	High	Reduce	Important to have a degree of flexiblity. Need to reduce the risk by careful scoping and expectation setting of what can be achieved during the 2026 cycles. This can be also identified within the project plans where applicable. Ongoing flexiblity and coordination around timing of workshop topics. Some topics and key-issued related matters will be integrated to come back to later workshops.	Medium	Project Team
Business continuity: Personnel and non-personal contingency planning not put in place/maintained and/or not effective.	Possible	Major	High	Reduce	Business continuity to be incorporated into project plans clearly identifying who/how the project will be managed if the project manager (or key team members) are no longer available or unavailable for periods of the project. Recrutiments over last 12 months has provided a solid foundation. Recruiting resourcing going forward and ongoing consideration. Forward movements of Key project team members away in coming monthsto be factored in to programme.	High	Project Team
Skill gaps: Project participants lack skills required to deliver on their LTP roles and responsibilities.	Possible	Major	High	Reduce	(1) Project team established with necessary skills audit at commencement of project and findings addressed. (2) To be linked to business continuity plan on an ongoing basis.	Medium	Project Team
Integration: Project elements not adequately identified/connected and/or not working together.	Possible	Major	High	Reduce	Consider as part of project plan development and finalisation - followed by regular review at project team meetings.	High	Project Team
Quality assurance: Lack of time to carry out through quality assurance checks.	Unlikely	Moderate	High	Reduce	Needs to be carefully monitored and ensure it take place as part of the development of the LTP. Project coordinator to provide oversight and QA plan. Not just about legal aspect but that the doucment as a whole makes sense (tells an integrated story).	Medium	Project Team
Legislative compliance: Risk that a legal requirement is missed or met.	Possible	Major	High	Reduce	Carry out review of existing legal compliance checklist and incorporate as part of QA. Need to ensure changes taking place particularly relating to Three Waters flow on is incorporated correctly.	Medium	Project Team
Linkage of personal performance with LTP work: Risk that there is a lack of clear linkages between LTP roles and personal performance framework.	Possible	Moderate	High	Reduce	Check at performance reviews that LTP measures identified clearly in key personal performance framework.	Medium	Chief Executive
Internal communication: Risk that there is a lack of clear internal communication and duplication of work or work items are missed or late.	Possible	Moderate	High	Reduce	Improvements focusing on LTP Project team. Also stakeholder engagement plan will identify opportunities around comms.	Medium	Project Team

2. Environmental Scan (Senior Policy Advisor)							
Perspective: Scans do not focus on future trends and issues of importance to the community.	Possible	Major	High	Reduce	(1) Project team peer review. (2) Compare to neighbouring councils (where available).	Medium	Strategic Planning and Policy Team
Decision making: Information not adequate to supported informed decision-making.	Possible	Major	High	Reduce	(1) Project team peer review. (2) Compare to neighbouring councils (where available).	Medium	Strategic Planning and Policy Team
Appropriate resourcing: Insufficient resources to acquire necessary information.	Unlikely	Major	Medium	Reduce	(1) Peer review to assess adequacy of report. (2) If as a result of peer review additional work is required, ensure project plan provides for opportunity to update.	Medium	Strategic Planning and Policy Team
Trust: Elected members, the community and stakeholders do not accept the information upon which decisions are made.	Unlikely	Moderate	High	Reduce	(1) Early Council involvement through workshop and consultation. (2) If as a result of Council review additional work is required, ensure project plan provides for opportunity to update.	Medium	Strategic Planning and Policy Team
3. Key Planning Assumptions (Senior Policy Advisor)							
Major shifts in assumptions: Major shifts in assumptions for major parameters including: population, tourism, housing, rating base, land use change, resource consents, climate change impacts, natural disasters, legislative change, levels of service, asset life, revaluation of non-current assets, contacts, capital projects (costs and assumptions), price levels, service levels, return on investments.	Possible	Major	High	Reduce	(1) Three monthly reviews of assumptions during LTP development (2) Adjustments made if changes in assumptions changewould have a material impacts on LTP. Update integrated into workshop schedule.	Medium	Strategic Planning and Policy Team
Peer organisation inconsistency: Assumptions about same topics vary from that of the Regional Council and Peer Territorial Authorities.	Unlikely	Moderate	Medium	Reduce	(1) Project team peer review. (2) Compare to neighbouring councils (where available) and understand/note any material differences and reason why (if applicable).	Medium	Strategic Planning and Policy Team
Growth forecasts: Risk these are under or over estimated.	Possible	Major	High	Reduce	Risk to be reduced from high with independent consultant using their model to update growth forecasts for this LTP. This risk and consequence if not correct will need to translate into a key planning assumption for the FS and IS.	Medium	Strategic Planning and Policy Team
Integration of assumptions: Not fully integrated and addressed in Activity Management Plan levels of service and capex forecasts.	Possible	Major	High	Reduce	An important part of the quality assurance checking for this LTP.	Medium	Strategic Planning and Policy Team
4. Strategy Direction (Strategic Planning Manager)							
Outward focus: Risk that direction has an inwards rather than outward focus.	Possible	Moderate	High	Reduce	A environmental scan and stock take of existing strategies is an improvement action for this LTP. Completed.	Medium	Strategic Planning Manager
Short term focus: Risk that the horizon for the strategic direction and its term is limited to a short timeframe (i.e. 3 years) rather than the 10 year in the legislation.	Possible	Moderate	High	Reduce	Propose an increased focus and quality assurance checking as an improvement action for this LTP.	Medium	Strategic Planning Manager
Lack of integration: Risk that there is lack of integration between strategic direction and parts of the LTP and underlying planning documents.	Possible	Major	High	Reduce	An important part of the quality assurance checking for this LTP.	Medium	Strategic Planning Manager
5. Activity Management Plans (Reponsible Managers)							
Capacity to complete updates: AMP updates a large body of work. Risk that information won't be updated by timeframes in project plan.	Possible	Major	High	Reduce	Ongoing and regulalar project management with oversight by LTP management team. Support by Strategic Planning and Policy Team if required.	Medium	Managers responsible for AMPs
Asset revaluation: Large changes in valuation can impact depreciation funding levels.	Possible	Moderate	High	Accept	Ensure valuation practices accord with good practice.	Medium	Managers responsible for AMPs
Asset data: Reliability of asset data	Likey	Moderate	High	Reduce	Ensure valuation practices accord with good practice. Where possible assess levels of data confidence is include within any forecasting assumptions.	Medium	Managers responsible for AMPs
Critical areas of AMP development: Risk areas over looked in the wider programme of improvements needed to move Clutha into developing our AMP practices	Likey	Moderate	High	Reduce	Ensure AMP update based on best practice taking into account best valued improvement. Take a pragmatic approach to what we can be realistically achieved.	Medium	Managers responsible for AMPs
Level of service reviews not integrated into this update	Likey	Moderate	High	Reduce	Included within scope of AMP updates. Part of QA checks.	Medium	Managers responsible for AMPs
Update of performance framework not integrated into this update	Likey	Moderate	High	Reduce	Included within scope of AMP updates. Part of QA checks.	Medium	Managers responsible for AMPs
Framework doesn't describe/reflect level of service.	Likey	Moderate	High	Reduce	Included within scope of AMP updates. Part of QA checks.	Medium	Managers responsible for AMPs

Performance measures don't reflect intended levels of service.	Likey	Moderate	High	Reduce	Included within scope of AMP updates. Part of QA checks.	Medium	Managers responsible for AMPs
Climate change: The risk of the impact of climate change is not accounted for - sea level rise, storm events, drought, impacts on local economy.	Unlikely	Moderate	Medium	Accept	Understand impacts flagged CDC Climate Change Strategy ensure risks are modelled in AMPs. Part of QA Checks	Medium	GM Finance and Policy
The relationship between level of service, performance measures and financial forecast information has not been adequately explained.	Unlikely	Moderate	Medium	Accept		Medium	Managers responsible for AMPs
CDC's rationale for activities and LOS is not clearly presented.	Unlikely	Moderate	Medium	Accept	Complete as part of QA checks.	Medium	Managers responsible for AMPs
CDC's level of service and performance measures are not reasonable estimates on the main aspects of its intended service delivery and performance.	Unlikely	Moderate	Medium	Accept	Sense check to linkages as part of QA checks.	Medium	Managers responsible for AMPs
CDC's key plans and policies have not been consistently applied.	Unlikely	Moderate	Medium	Accept	Modelling should be consistently applied. Review as part of QA checks.	Medium	Managers responsible for AMPs
6. Transportation Activity Management Plans (Team Leader Transportation Asset Management)							
Note: The Transport AMP is developed with substantial oversight of NZTA.							
Capacity to complete updates: AMP updates a large body of work. Risk that information won't be updated by timeframes in project plan.	Possible	Major	High	Reduce	Ongoing and regulalar project management with oversight by LTP management team. Support by Strategic Planning and Policy Team if required.		
Revaluation of assets (what is the risk here e.g. that they might move signficantly from last time round?? where does it fit?)	Possible	Moderate	High	Accept	Ensure valuation practices accord with good practice.	Medium	Team Leader Transportation Asset Management
Reliability of asset data	Likey	Moderate	High	Reduce	Ensure valuation practices accord with good practice. Where possible assess levels of data confidence is include within any forecasting assumptions.	Medium	Team Leader Transportation Asset Management
Critical areas of AMP development are over looked in the wider programme of improvements needed to move Clutha into developing our AMP practices	Likey	Moderate	High	Reduce	Ensure AMP update based on best practice taking into account best valued improvement. Take a pragmatic approach to what we can be realistically achieved.	Medium	Team Leader Transportation Asset Management
Climate change: The risk of the impact of climate change is not accounted for - sea level rise, storm events, drought, impacts on local economy.	Unlikely	Moderate	Medium	Accept	Understand impacts flagged CDC Climate Change Strategy ensure risks are modelled in AMPs. Part of QA Checks	Medium	GM Finance and Policy
Level of service reviews not integrated into this update	Likey	Moderate	High	Reduce	Included within scope of AMP updates. Part of QA checks.	Medium	Team Leader Transportation Asset Management
Update of performance framework not integrated into this update	Likey	Moderate	High	Reduce	Included within scope of AMP updates. Part of QA checks.	Medium	Team Leader Transportation Asset Management
Framework doesn't describe/reflect level of service.	Likey	Moderate	High	Reduce	Included within scope of AMP updates. Part of QA checks.	Medium	Team Leader Transportation Asset Management
Performance measures don't reflect intended levels of service.	Likey	Moderate	High	Reduce	Included within scope of AMP updates. Part of QA checks.	Medium	Team Leader Transportation Asset Management
7. Infrastructure Strategy (GM Infrastructure Strategy and Delivery)							
Lack of clear linkage: Between financial strategy and infrastructure strategy - consequence, risk and trade off not aligned leads to issues and consequences.	Possible	Major	High	Reduce	Financial modelling needs to summarise data from the correct sources e.g. AMPs and verified assumptions.	Medium	GM Infrastructure Strategy and Delivery
Lack of clear linkage: Between activity plans and levels of service.	Possible	Major	High	Reduce	Engage consultant to provide technical support in the development of strategy. Also part of peer review/QA checks.	Medium	GM Infrastructure Strategy and Delivery
Climate change: The risk of the impact of climate change is not accounted for - sea level rise, storm events, drought, impacts on local economy.	Unlikely	Moderate	Medium	Accept	Understand impacts flagged CDC Climate Change Strategy ensure risks are modelled in AMPs. Part of QA Checks	Medium	GM Finance and Policy

Capex do-ability: Anudit emphasis of matter in 2024.Risk the strategy content does not meet the needs of Audit and the expectations of OAG particularly for the 'do-ability' of the programme proposed in the IS.	Possible	Major	High	Reduce	Need to carefully review the capex programme presented in the IS and 'sense check'. Will be an important part of the QA plan.	Medium	GM Infrastructure Strategy and Delivery
Capability to produce strategy: Technical resourcing and strategy input capability shortfall due to staff capacity and time commitments.	Likely	Major	High	Reduce	Engage consultant to provide technical support in the development of strategy.	Medium	GM Infrastructure Strategy and Delivery
8. Financial Strategy (GM Finance and Policy)							
Lack of clear linkage: Between financial strategy and infrastructure strategy - consequence, risk and trade off not aligned leads to issues and consequences.	Possible	Major	High	Reduce	Financial modelling needs to summarise data from the correct sources e.g. AMPs and verified assumptions.	Medium	GM Finance and Policy
Integration: Levels of service change not fully integrated into FS	Unlikely	Moderate	Medium	Accept	Needs to be scrutiny on AMPs to see what levels have been reflected and what is reported - if changes are made the impact needs to be tracked through the numbers for reasonableness.	Medium	GM Finance and Policy
Growth projections: Strategy doesn't fully take into account growth projections.	Unlikely	Moderate	Medium	Accept	Reasonableness check on projections. Part of QA checks.	Medium	GM Finance and Policy
Lack of provision for contingencies and emergencies.	Unlikely	Moderate	Medium	Accept	A key issue for the financial strategy review - emergency fund and is Council making provision for and has debt headroom/contingency.	Medium	GM Finance and Policy
Underestimation: Assets don't perform to expected levels and capital programme underestimated.	Unlikely	Moderate	Medium	Accept	Have to use historical performance as a proxy for what happens in the future. The renewal policy will need to be consistent to predict with accuracy.	Medium	GM Finance and Policy
Rates affordability: Lack of affordability analysis for demands CDC is making on ratepayers.	Unlikely	Major	Medium	Reduce	Growing portion of retirees top of mind in decision-making. Scrutinise rating examples for year on year change.	Medium	GM Finance and Policy
Financial limits not realistically manageable: Ratio of borrowings to rates and internal debt per capita.	Unlikely	Moderate	Medium	Accept	Amalgam of assumptions and projections - CDC is reasonably predictable.	Medium	GM Finance and Policy
Intergenerational equity: Balance between current and future generation (intergenerational equity) is not fairly apportioned.	Unlikely	Moderate	Medium	Accept	Prudence measures being met will reflect enough renewal funding paid for by relevant generation.	Medium	GM Finance and Policy
Material risks: Financial and infrastructure polices may not present a sense of costs, risks and trade offs that underpin expenditure projections - what happens if risk not addressed and it materialises - consequences.	Unlikely	Major	Medium	Reduce	Story telling needs to be of a high standard and clear linkage to strategies.	Medium	GM Finance and Policy
Self insurance: If CDC is self insuring what disclosure is there around managing risks around asset service levels if there is an unanticipated failure or natural event.	Unlikely	Moderate	Medium	Accept	Check if self insurance is listed as a significant assumption risk.	Medium	GM Finance and Policy
Resilience: Is infrastructure strategy realistic around risks on resilience to assets.	Unlikely	Major	Medium	Reduce	Depends on quality of AMP	Medium	GM Finance and Policy
Trade offs: The underpinning information on risks and consequences of trade-offs is lacking - e.g. if we reduce renewals.	Unlikely	Moderate	Medium	Accept	Depends on quality of AMP	Medium	GM Finance and Policy
The key focussed levels of service and measures are not linked to significant risks.	Unlikely	Moderate	Medium	Accept	Sense check to check linkage. Part of QA checks.	Medium	GM Finance and Policy
Climate change: The risk of the impact of climate change is not accounted for - sea level rise, storm events, drought, impacts on local economy.	Unlikely	Moderate	Medium	Accept	Understand impacts flagged CDC Climate Change Strategy ensure risks are modelled in AMPs. Part of QA Checks	Medium	GM Finance and Policy
Asset info: Financial parameter don't reflect asset realities.	Unlikely	Moderate	Medium	Accept	Check depreciation rates for reasonableness against asset reviews.	Medium	GM Finance and Policy
If we don't build the forecast up and start with the desired result and backfill what we need we carry increased risk.	Unlikely	Moderate	Medium	Accept	Model based on foundations and end results evaluated against benchmarks - decisions will then be made to balance budget via funding options. Right logic flow.	Medium	GM Finance and Policy
Insurance: Insurance disclosure may not reflect exposure to risk sharing arrangements e.g. LAPP	Unlikely	Moderate	Medium	Accept	Depends on whether we go with LGFA - if yes need contingent liability disclosure.	Medium	GM Finance and Policy
Exposure: Our exposures to interest rates, credit, debt repayments and targets for investment returns needs to be reflected in projections.	Unlikely	Moderate	Medium	Accept	Double check evidence used in modelling - investment cycle averaged. Ensure benchmarks are not breached.	Medium	GM Finance and Policy
9. Funding and financial update (Chief Financial Officer) - includes revenue & financing policy, investment & liability policy, remission of rates policies, policy on development/financial contributions							
Alignment: Risk that funding policies and financial strategy aren't closely aligned.	Unlikely	Major	Medium	Reduce	To be check and addressed through QA checks	Medium	Chief Financial Officer
10. Financial & Rates Forecasts (Chief Financial Officer)							
Inability to collect development contributions	Possible	Moderate	High	Accept	Impact on rates to be identified. Continuing with financial contributions. Area to review in light of changing legislation.	Medium	Chief Financial Officer

LTP Risk Register

Financial reporting does not adequately support LTP development	Possible	Catastrophic	Critical	Reduce	Major focus of finanical team to ensure risk is mitigated	High	Chief Financial Officer
Funding impact statement - Doesn't include all of the rates we propose to set	Unlikely	Moderate	Medium	Reduce	External legal review proposed	Medium	Chief Financial Officer
Funding impact statement - Inconsistent with R&F Policy (including wording differences)	Unlikely	Moderate	Medium	Reduce	External legal review proposed	Medium	Chief Financial Officer
Funding impact statement - Doesn't clearly defined any differential rates	Unlikely	Moderate	Medium	Reduce	External legal review proposed	Medium	Chief Financial Officer
Funding impact statement - Fixed rates including definitions not clearly defined e.g. 'per rating unit' or a per 'separately used or inhabited'	Unlikely	Moderate	Medium	Reduce	External legal review proposed	Medium	Chief Financial Officer
Funding impact statement - Categories of land liable for targeted rates not clearly defined	Unlikely	Moderate	Medium	Reduce	External legal review proposed	Medium	Chief Financial Officer
Sample rates modelling doesn't meets requirement, including elected member expectations	Unlikely	Moderate	Medium	Reduce	External legal review proposed. Rates examples review year on year by community affordability.	Medium	Chief Financial Officer
Funding impact statement - Terminology not consistent with Local Government Rating Act 2002	Unlikely	Moderate	Medium	Reduce	External legal review proposed	Medium	Chief Financial Officer
Reserves - funds don't balance - negative funds	Unlikely	Moderate	Medium	Reduce	Reconciliation matching to forecast financials.	Medium	Chief Financial Officer
11. External Audit Liaison (Strategic Planning Manager)							
Not addressing potential qualifications raised by Audit: Previous LTP issues not addressed/mitigated.	Unlikely	Moderate	Medium	Reduce	Review of audit findings to ensure matters are address in project plan	Medium	Strategic Planning Manager
Information and assumptions underlying the LTP are not reasonable.	Unlikely	Moderate	Medium	Accept	Sense check to check linkage as part of QA checks.	Medium	Strategic Planning Manager
Lack of evidence to support information and disclosures in the LTP.	Unlikely	Moderate	Medium	Accept	Complete compliance check list and ensure evidence is on hand for Deloitte.	Medium	Project Manager
12. LTP Consultation Document (Communications Manager & Strategic Planning Manager)							
Lack of clear process to identify and prioritise key issues in consultation document (right debate)	Possible	Moderate	High	Reduce	Clearly document process and apply quality assurance checks.	Medium	Strategic Planning Manager & Communications Manager
Not producing a clear consultation document.	Possible	Moderate	High	Reduce	Testing of the understandability/readability will be an important part of developing the final material.	Medium	Communications Manager
Not meeting timeframe needed for target distribution of the document.	Possible	Moderate	High	Accept	Need to liase closely with auditors to ensure material (including audit opinion) is ready so it can be published and distributed in time.	Medium	Communications Manager
13. Iwi and Stakeholder Consultation Plan (GM Regulatory)							
Not enough time to meaningfully engage	Possible	Moderate	High	Reduce	Project and process improvement by developing a consultation plan for this LTP.	Medium	GM Regulatory
14. Community engagement and consultation plan (Strategic Planning Manager & Communications Manager)							
Lack of time to fully implement plan	Possible	Moderate	High	Reduce	Reassess when plan has been developed and adapt plan accordingly	Medium	Strategic Planning Manager & Communications Manager
Low level of community engagement	Possible	Moderate	High	Reduce	Review proposed plan to ID areas for improvement and opportunities to increase engagement.	Medium	Strategic Planning Manager & Communications Manager
15. Submissions & Feedback (Senior Policy Advisor)							
Lack of resources in place to manage submissions, depending upon the level of response.	Possible	Moderate	High	Reduce	Develop plans to ensure admin support in place for scenario of greater than 300 submissions.	Medium	Senior Policy Advisor
16. LTP Document (Senior Policy Advisor)							
Document does not include all compulsory items within it	Unlikely	Moderate	Medium	Accept	Risk assessed as unlikey due to quality assurance/legislative compliance checklist that will be applied.	Medium	Senior Policy Advisor
Time taken to produce the document is underestimated	Unlikely	Moderate	Medium	Reduce	Aiming to start early so that documents are ready well ahead of time required for auditing.	Medium	Senior Policy Advisor
LTP not a reasonable basis for long term, integrated decision-making and coordination of CDC's resources.	Unlikely	Moderate	Medium	Accept	Complete compliance check list as part of quality assurance checks.	Medium	Senior Policy Advisor
LTP not a reasonable basis for accountability to the community.	Unlikely	Moderate	Medium	Accept	Complete compliance check list as part of quality assurance checks.	Medium	Senior Policy Advisor

17. Government Reform (Chief Executive & Strategic Planning Manager)							
LTP does not address Government reform requirements	Possible	Major	High	Reduce	Major focus of CE and leadership team to ensure risk is mitigated	High	Chief Executive & Strategic Planning Manager
Lack of time to fully implement requirments	Possible	Major	High	Reduce	Major focus of CE and leadership team to ensure risk is mitigated	High	Chief Executive & Strategic Planning Manager

LTP Team/Resource Map

Workstream	Steve Hill	Jules Witt	Peter Stafford	Ye Miao/Wayne Alcock	Sharon Jenkinson	Greg Bowie	Trey Willis-Croft	Donna McArthur	Cosmus Makuvise	Pierre Kotze	James Allison	Mike Goldsmith	Melissa Ellison	Lilly Paterson	Linda Till	Niko Trbuhovic	Olivia Resteiaux	Olivia Geddes	Natasha Holland	Beki McCabe	Utility NZ	David Ward (R&A Chair)	Legal Review
1. Overall project planning (LTP Project Team)	✓	✓	PM	✓	✓			✓				✓			✓		✓		✓				
2. Environmental scanning (initial & ongoing)	✓	✓	✓	PM	✓			✓				✓			✓		✓		✓				
3. Key assumptions	✓	✓	✓	PM	✓			✓	✓			✓					✓				✓		
4. Strategic direction	✓		PM	✓				✓				✓			✓		✓		✓				
5. Activity Management Plans	✓					✓	✓	✓	PM		✓	PM	✓	✓									
6. Activity Management Plan - Transportation	✓	✓							PM	✓	✓												
7. Infrastructure Strategy	✓	✓	✓		✓			✓	PM								✓				✓		
8. Financial Strategy	✓	✓	✓	✓	PM	✓	✓	✓	✓			✓			✓		✓					✓	
9. Funding & financial update*	✓	✓	✓	✓	PM												✓					✓	✓
10. Financial & rates forecasts**	✓	✓			PM	✓	✓															✓	
11. External audit liaison	✓	✓	PM		✓																		
12. LTP consultation doc	✓		PM																PM	✓			
13. Iwi & stakeholder engagement plan***	✓							✓											✓	✓			
14. Community engagement and consultation plan	✓		PM	✓								✓							PM	✓			
15. Submissions & feedback			✓	PM																			
16. LTP document	✓	✓	✓	PM				✓				✓			✓		✓		✓	✓			
17. Government Reforms	PM	✓	PM		✓			✓				✓			✓		✓					✓	

* Includes Revenue & Financing Policy, Investments & Liability, Remission of Rates on Māori Freehold Land, Remission & Postponement of Rates and update and Policy on Development/Financial Contributions.

**Includes overhead allocation review integrating with project 8.

*** Includes Significance & Engagement policy update.

Workstream Project Manager (PM)

Worksteam Team Member ✓

Corporate

Chief Exec

Service Delivery

Regulatory

Consultant Support

Risk & Assurance Committee

Item for INFORMATION

Report	2026/2027 Capital Prioritisation list
Meeting Date	15 October 2026
Item Number	6
Prepared By	Donna McArthur – Infrastructure Strategy & Delivery Group Manager
File Reference	1060963

REPORT SUMMARY

This report is to provide the updated Capital Prioritisation List of Projects that had originally been identified for delivery this financial year.

RECOMMENDATION

1. **That the Risk & Assurance Committee receives the Capital Prioritisation List Report.**

REPORT

During the 10 December 2025 Annual Plan/Long Term Plan Workshop a report – Annual Plan 26-27: Capital Project Plan was presented (MFiles #988904), requesting that council considers the proposed strategy, and makes their decision at the 11 December 2025 Council Meeting, on their preferred Option.

The following report: Financial Carry Forwards Report for 2025/26 (MFiles #988006) was tabled during the 11 December 2025 Council Meeting, where it was proposed that "Council approves that the number of projects is reduced to align with the current capacity of the Capital Delivery Team and the principle of "quality over quantity". Council approved this decision.

From this, the capital delivery team and the 3Waters Operations team determined the prioritisation of all capital projects to be delivered in the 2026/27 financial year and to what stage of the project was to be delivered: Design or Physical Delivery due to the urgency of the work and formation of Southern Waters Done Well.

The outcome of this, was that a total of $77.4M of Capital works would be completed to the agreed stage of the project this financial year.

During a subsequent Council meeting, the team have now been requested to provide confirmation of which department is responsible to deliver each project, and to confirm whether or not they believe they are currently on track to deliver this work this financial year.

The table below provides this information.

Department Responsibility	Planned Delivery 2026/27 $	Unable to Deliver 2026/27 $	Currently Funds No Longer Required $
ISD Project Management	58,952,674*	143,000**	
3Waters Operations	10,592,922	2,094,285	
ISD Operations	478,980		
Community Services	1,403,422		
ISD Project Management Carry Forwards	3,147,680		68,340
Internal Services	524,877		
Totals	**75,100,555**	**2,237,285**	**68,340**

**Some budget values can now be re-aligned in future LTP years*
*** Balclutha Streetscape Project*

Attachment A provides the list of projects planned for completion this financial year.

Attachment B provides the list of projects that will now no longer be completed this financial year.

Attachments

Attachment A: Planned for completion 2026/27
Attachment B: Projects to be removed 2026/27

Planned for completion 2026/27

ClientKey	Group of Activities	Name	Primary FIS	Current Status	Agreed Status	2026-27
351061	Water Supply	Milton (Milburn) WTP upgrade to 5,000 m3/day	LOS	Scoping	Design only	1,985,167
351064	Water Supply	Milton Manganese Reduction	LOS	Closing	Design only	142,767
352012	Water Supply	Kaitangata Intake Renewal	Renewal	Scoping	Implementation	1,339,214
361068	Water Supply	Richardson Romahapa Booster Pump Station renewals	Renewal	Implementation	Implementation	28,543
361141	Water Supply	Tuapeka West Glenayr Reservoir upgrade -1 x 250m3 Tasman Steel Tank and mo	LOS	Scoping	Design only	42,905
362001	Water Supply	FAC monitoring stations + SCADA - Balmoral 1	LOS	Scoping	Design only	40,880
362002	Water Supply	FAC monitoring stations + SCADA - Balmoral 2	LOS	Scoping	Design only	81,760
362022	Water Supply	Glenkenich WTP Hydro Cyclone System	LOS	Scoping	Implementation	322,791
362034	Water Supply	Balmoral/Tuapeka RWS - Decommissioning of assets made redundant from the c	Renewal	Scoping	Implementation	300,000
402014	Wastewater	Heriot Membrane Replacement (end of life 7 years)	Renewal	Implementation	Implementation	52,224
450005	Stormwater	Stormwater Plant Milton New Ajax Street Pump Station	LOS	Implementation	Implementation	113,849
351002	Water Supply	District-wide Urban condition assessment of pipelines and modelling	Renewal	Design	Implementation	63,472
360010	Water Supply	Kaitangata Water Take Resource Consents Renewal	Renewal	Consenting	Implementation	27,205
361061	Water Supply	North Bruce Reticulation Reservoir condition assessment	Renewal	Investigation	Implementation	10,931
351023	Water Supply	Kaka Point Reservoir renewals programme	Renewal	Scoping	Implementation	196,863
352002	Water Supply	Network Extention to Transitional Zone	Growth	Scoping	Implementation	203,324
362029	Water Supply	Rural WTP - Compliance Instrumentation - Puerua	LOS	Closing	Implementation	1,950
400006	Wastewater	Heriot & Kaitangata Sewerage Treatment Plant Upgrades	LOS	Implementation	Implementation	7,060
361033	Water Supply	Glenkenich Mocking Bird Hill Booster Pump Station renewals	Renewal	Implementation	Implementation	34,251
361034	Water Supply	Glenkenich Greenvale Booster Pump Station renewals	Renewal	Implementation	Implementation	34,251
361035	Water Supply	Glenkenich Cemetery Hill Booster Pump Station renewals	Renewal	Implementation	Implementation	11,417
361042	Water Supply	Moa Flat Crookston Reservoir tank renewal	Renewal	Implementation	Implementation	22,834
361065	Water Supply	Richardson Clutha Downs Road Reservoir renewals	Renewal	Implementation	Implementation	32,081
361092	Water Supply	Clydevale Bore Security Improvements	LOS	Scoping	Implementation	99,281
361094	Water Supply	Water Loss reduction programme - Zone metering - Glenkenich	LOS	Scoping	Implementation	175,525
361105	Water Supply	Water Loss reduction programme - Zone metering - Moa flat	LOS	Scoping	Implementation	127,605
361118	Water Supply	Water Loss reduction programme - Zone metering - Richardson South	LOS	Implementation	Implementation	55,526
361119	Water Supply	Water Loss reduction programme - Zone metering - Richardson North	LOS	Scoping	Implementation	189,216
361144	Water Supply	Water Loss reduction programme - Zone metering - Wangaloa	LOS	Implementation	Implementation	33,648
361146	Water Supply	Wangaloa Reservoir upgrade - 1 x 500 m3 Tasman Steel Tank	LOS	Scoping	Implementation	120,000
361147	Water Supply	Water Loss reduction programme - Zone metering - Balmoral 1	LOS	Implementation	Implementation	87,645
361148	Water Supply	Water Loss reduction programme - Zone metering - Balmoral 2	LOS	Implementation	Implementation	179,387
362005	Water Supply	FAC monitoring stations + SCADA - Glenkenich	LOS	Closing	Implementation	11,498
362008	Water Supply	FAC monitoring stations + SCADA - South Bruce	LOS	Implementation	Implementation	40,880
362009	Water Supply	FAC monitoring stations + SCADA - Richardson South	LOS	Implementation	Implementation	83,559
362010	Water Supply	FAC monitoring stations + SCADA - Richardson North	LOS	Implementation	Implementation	83,559
362011	Water Supply	FAC monitoring stations + SCADA - Clydevale-Pomahaka	LOS	Closing	Implementation	760
362023	Water Supply	Moa Flat Backwash Tank System	LOS	Investigation	Implementation	150,000
362024	Water Supply	Moa Flat Clarifier	LOS	Implementation	Implementation	104,400
362027	Water Supply	Strainers at Whitelea Road	LOS	Implementation	Implementation	71,540

ClientKey	Group of Activities	Name	Primary FIS	Current Status	Agreed Status	2026-27
400016	Wastewater	Sewer Network Condition Assessment & Modelling	Renewal	Investigation	Implementation	175,857
400020	Wastewater	Sewer Network Extension - Future Sewer Extensions for Growth	Growth	Scoping	Implementation	73,870
400036	Wastewater	Kaitangata Pump Station Renewals	Renewal	Scoping	Design only	266,015
400055	Wastewater	Clinton WWTP - Consent Renewal / Treatment process upgrade - Land Treatmen	LOS	Investigation	Design only	208,897
400059	Wastewater	Kaka Point WWTP Compliance upgrades	LOS	Implementation	Implementation	188,591
400061	Wastewater	Milton WWTP Compliance improvements	LOS	Implementation	Implementation	45,914
400063	Wastewater	Owaka WWTP Compliance upgrades	LOS	Implementation	Implementation	622,609
400066	Wastewater	Tapanui WWTP - Compliance upgrades	LOS	Implementation	Implementation	288,779
400068	Wastewater	Waihola WWTP - Consent Renewal / Treatment process upgrade - Land Treatme	LOS	Scoping	Design only	208,897
400069	Wastewater	Lawrence WWTP - Compliance upgrades	LOS	Implementation	Implementation	148,048
402011	Wastewater	Network Extention to Transitional Zone	Growth	Scoping	Implementation	203,324
450019	Stormwater	Stormwater Clinton North Street Catchment Upgrade	LOS	Implementation	Implementation	81,784
450037	Stormwater	Owaka Stormwater Network Renewal	Renewal	Investigation	Implementation	12,442
450034	Stormwater	Clinton Stormwater Network Renewal	Renewal	Implementation	Defer	398,155
452000	Stormwater	Network Extention to Transitional Zone	Growth	Investigation	Implementation	203,324
452002	Stormwater	Stormwater Capacity Modelling	LOS	Investigation	Implementation	306,648
900075	Water Supply	Vacuum Truck - Water Operations	LOS	Implementation	Implementation	450,000
351007	Water Supply	Lawrence pipeline renewals programme	Renewal	Closing	Implementation	19,499
351066	Water Supply	Owaka Reservoir upgrade - 1 x 500 m3 Tasman Steel Tank	LOS	Closing	Implementation	93,834
351085	Water Supply	Milton-Tokoiti Water Network Extension	LOS	Closing	Implementation	14,473
361010	Water Supply	Balmoral 2 - Priority pipeline renewals	Renewal	Closing	Implementation	134,587
361139	Water Supply	Mt Stuart Reservoir upgrade - 1 x 500 m3 Tasman Steel Tank	LOS	Closing	Implementation	150,690
361156	Water Supply	Greenfield Bore Project -Alternative Water Supply for Waitahuna and Evans Flat	LOS	Closing	Implementation	187,006
362028	Water Supply	Clifton Road Main Renewal	Renewal	Closing	Implementation	270,000
400027	Wastewater	Balclutha Sewerage Treatment Plant Upgrade	LOS	Implementation	Implementation	299,539
400028	Wastewater	Clinton Sewerage Treatment Plant Upgrade	LOS	Implementation	Implementation	53,861
400029	Wastewater	Waihola Sewerage Treatment Plant Upgrade	LOS	Implementation	Implementation	100,991
400030	Wastewater	Balclutha Pump Station Renewals	Renewal	Closing	Implementation	39,074
400084	Wastewater	Milton Main Street Utilities - Milton Sewer	LOS	Closing	Implementation	265,276
402023	Wastewater	Milton Wastewater Pipeline Renewal	Renewal	Implementation	Implementation	127,219
402024	Wastewater	Rosebank Hill (Clyde St.) - Wastewater Supply - Urban	LOS	Tender	Implementation	630,000
452007	Stormwater	Milton Stormwater Pipeline Renewal	Renewal	Implementation	Implementation	123,297
350019	Water Supply	Milton to Waihola pipeline	Growth	Closing	Implementation	24,573
351010	Water Supply	Tapanui pipeline renewals programme	Renewal	Closing	Implementation	159,773
351068	Water Supply	Tapanui AC pipeline Renewals	Renewal	Closing	Implementation	76,737
361049	Water Supply	Moa Flat Treatment Plant reservoir renewals	Renewal	Closing	Implementation	103,206
400082	Wastewater	Owaka Sewer Pump Station and rising main	Renewal	Closing	Implementation	6,000
450043	Stormwater	Lawrence Stormwater Network Renewal	Renewal	Closing	Implementation	205,499
640040	Community Services	New Unit Build Programme - Design and Consent (15% of build costs)	Growth	Implementation	Implementation	62,546
900068	Internal Services	Resealing Rosebank office car park	Renewal			6,522
200004	Community Leadership	Gabriels Gully Entrance - Community Hub and Destination Toilet Investigation	LOS	Scoping	Design only	50,000
300009	Transportation	211 - Unsealed road metalling	Renewal	Implementation	Implementation	2,286,725
300010	Transportation	212 - Sealed road resurfacing	Renewal	Implementation	Implementation	3,814,152
300011	Transportation	213 - Drainage renewals	Renewal	Implementation	Implementation	484,913
300012	Transportation	214 - Sealed road pavement rehabilitation	Renewal	Implementation	Implementation	593,840
300013	Transportation	215 - Structures component replacements	Renewal	Implementation	Implementation	746,533
300014	Transportation	222 - Traffic services renewals	Renewal	Implementation	Implementation	324,423
300016	Transportation	341 - Low cost low risk roading improvements - projects	Renewal	Implementation	Implementation	144,000
300034	Transportation	Traffic services (carriageway lighting) renewals 100% NZTA	Renewal	Implementation	Implementation	2,000
300037	Transportation	225 - Footpath Renewals	Renewal	Implementation	Implementation	5,500

ClientKey	Group of Activities	Name	Primary FIS	Current Status	Agreed Status	2026-27
300063	Transportation	216 - Bridge renewals	Renewal	Implementation	Implementation	4,164,385
310002	Transportation	Milton Main Street/Streetscape Project	Renewal	Implementation	Implementation	269,482
351003	Water Supply	Balclutha pipeline renewals programme	Renewal	Implementation	Implementation	258,545
351050	Water Supply	Balclutha WTP - Intake upgrade and Installation of Johnson Screen + Air backwas	LOS	Implementation	Implementation	559,324
351059	Water Supply	Milton Concrete Pipeline Renewals	Renewal	Tender	Implementation	1,097,035
351060	Water Supply	Milton AC Pipeline Renewals	Renewal	Tender	Implementation	1,465,938
352008	Water Supply	Tapanui backwash treatment system	LOS	Design	Implementation	570,115
352009	Water Supply	Milton Backwash Treatment System	LOS	Scoping	Implementation	600,082
352017	Water Supply	Tapanui WTP & Balclutha Stormwater Upgrades	LOS	Implementation	Implementation	922,134
352020	Water Supply	Rosebank Hill (Clyde St.) - Water Supply - Urban	LOS	Tender	Implementation	1,170,000
361165	Water Supply	Richardson Upgrades/Renewals for Pipelines	Renewal	Implementation	Implementation	2,168
362014	Water Supply	Puerua WTP Plant Renewal	Renewal	Scoping	Design only	3,501,623
362021	Water Supply	Clydevale Pomahaka Pipeline Renewal Old Lake Road	Renewal	Implementation	Implementation	910,040
362032	Water Supply	Moa Flat Pipeline Renewal Works	Renewal	Scoping	Implementation	220,000
362033	Water Supply	Clydevale RWS - Renewal, Relocation and Demolition of old booster site	Renewal	Tender	Implementation	195,000
400026	Wastewater	Sewer Network Pipeline Renewals	Renewal	Design	Implementation	2,243,095
400062	Wastewater	Owaka Sewer Network Renewal	Renewal	Implementation	Implementation	345,769
402009	Wastewater	Clinton Sewer Pump Station Upgragde	Renewal	Design	Implementation	144,484
402010	Wastewater	Gormack Street Sewer Pump Station Upgrade	Renewal	Closing	Implementation	771,137
450036	Stormwater	Milton Stormwater Network Renewal	Renewal	Scoping	Implementation	2,110,870
450042	Stormwater	Lawrence hospital creek improvements	LOS	Tender	Implementation	242,773
450048	Stormwater	Balclutha Hospital Creek Embankment upgrade	LOS	Design	Implementation	224,028
452001	Stormwater	Hosptial Creek Pump Station Upgrade	Renewal	Scoping	Implementation	845,700
500021	Solid Waste	Mt Cooee - Cap Existing Cell	Renewal	Scoping	Implementation	1,558,261
500022	Solid Waste	Upgrades at Mt Cooee	Renewal	Scoping	Implementation	7,058,470
500023	Solid Waste	Mt Cooee - Contruct Cell 1	LOS	Scoping	Implementation	3,046,085
500029	Solid Waste	Mt Cooee - Gas Capture	LOS	Scoping	Implementation	117,534
560001	Community Services	Lawrence Service Centre & Library renewals	Renewal	Scoping	Implementation	127,500
560012	Community Services	Library Books	Renewal	Implementation	Implementation	185,382
560019	Community Services	Bruce Community Facility - Service Centre/Library Component	Renewal	Implementation	Implementation	3,479,629
560024	Community Services	Community Services, Halls and Facilities Strategy	LOS	Scoping	Implementation	30,292
570005	Community Services	Balclutha swimming pool renewals	Renewal	Investigation	Implementation	14,334
570007	Community Services	Bruce Community Facility - Pool Component	Renewal	Implementation	Implementation	11,357,500
570012	Community Services	Balclutha Pool Safety and Amenity Enhancements	LOS	Investigation	Implementation	61,200

ClientKey	Group of Activities	Name	Primary FIS	Current Status	Agreed Status	2026-27
570013	Community Services	Tuapeka Aquatic Centre - purchase and install automated chemical dosing syster	LOS	Implementation	Implementation	26,591
580011	Community Services	Milton parks - RMP Additional Work	LOS	Scoping	Implementation	103,073
580023	Community Services	Pounawea Playground (Rural)	LOS	Scoping	Implementation	20,000
580025	Community Services	Esplanade Playground (Kaka Point)	LOS	Implementation	Implementation	42,400
580026	Community Services	Papatowai Picnic Area Reserve (Rural)	LOS	Scoping	Implementation	20,000
580037	Community Services	Our Place West Otago Projects	LOS	Scoping	Implementation	148,637
580039	Community Services	Kaka Point Esplanade Playground Equipment	LOS	Implementation	Implementation	67,600
580041	Community Services	Clydevale Boat Ramp Improvements	LOS	Scoping	Implementation	10,000
580042	Community Services	Clutha Valley Community Facilities and Reserve Improvements	LOS	Scoping	Implementation	43,577
580043	Community Services	Clinton Community Facilities and Reserve Improvements	LOS	Scoping	Implementation	17,156
580047	Community Services	Knarston Park rock wall repair	Renewal	Closing	Implementation	20,775
580048	Community Services	Mt Stuart Reserve top up maintenance and fencing	Renewal	Scoping	Implementation	30,082
580050	Community Services	Waihola Domain Foreshore Wall Investigation and Consenting	LOS	Scoping		61,200
580053	Community Services	Taieri Mouth - Our Place Projects	LOS	Scoping	Implementation	49,801
580055	Community Services	Kaka Point Esplanade Playground Redevelopment	LOS	Implementation	Implementation	15,000
580056	Community Services	Knarston Park Sea Wall Construction	LOS	Scoping	Implementation	150,000
580057	Community Services	Kaka Point Esplanade Playground (Kaka Point Playground Working Group)	LOS	Implementation	Implementation	71,979
580058	Community Services	Clutha Valley - 50% towards purchase of CCTV cameras	LOS	Implementation	Implementation	10,276
610006	Community Services	Waihola Community Centre LOS (legislative)	LOS	Scoping	Implementation	41,343
610007	Community Services	Clutha Valley Community Centre Renewals	Renewal	Scoping	Implementation	77,564
610022	Community Services	Lovells Flat Community Centre renewals	Renewal	Scoping	Implementation	31,008
610023	Community Services	Moneymore Community Centre renewals	Renewal	Scoping	Implementation	31,008
610025	Community Services	Waipahi Community Centre renewals	Renewal	Scoping	Implementation	31,008
620017	Community Services	Mt Stewart Reserve Toilet Renewal	Renewal	Implementation	Implementation	30,000
620021	Community Services	New - Public Conveniences Renewals	Renewal	Scoping	Implementation	91,873
620023	Community Services	Kaka Point Toilets	LOS	Closing	Completed	50,540
620024	Community Services	Henley Boat Ramp Toilet	LOS	Closing	Implementation	30,000
630006	Community Services	Lawerence Cemetery Road Extension	Renewal	Scoping	Implementation	40,800
630007	Community Services	Districtwide – Extension of cemetery	Renewal	Scoping	Implementation	24,250
630008	Community Services	Chinese Remembrance Memorial Project	LOS	Scoping	Implementation	5,012
640042	Community Services	Housing Unit Maintenance and Component Replacement Programme	Renewal	Implementation	Implemention	849,196
670005	Community Services	Kaka Point camp ground renewals	Renewal	Scoping	Implementation	14,620
900004	Internal Services	Vehicle renewals	Renewal			250,186
900017	Internal Services	Software Customisation	LOS		Implementation	30,999
900018	Internal Services	Hardware Asset Purchases	LOS		Implementation	56,621
900023	Internal Services	Aerial Photography	LOS		Implementation	60,000
900037	Internal Services	Computer Network and Security Support for Projects	LOS		Implementation	76,274
900060	Internal Services	Paper records digitisation project	LOS		Implementation	210,982
900077	Internal Services	AV System Purchase	Renewal		Implementation	90,000
						75,100,555

Project Management
3Waters Operations
ISD Operations
Community Services Operations

ClientKey	Group of Activities	Name	Primary FIS	Current Status	Agreed Status	2026-27
	Internal Services					
	Added by Reymar (carry forward projects).					

All projects to be removed 2026/27

ClientKey	Group of Activities	Activity	Name	Primary FIS	Current Status	Agreed Status	2026-27
352007	Water Supply	Water - Urban	Kaitangata Backwash treatment System	LOS	Scoping	Defer	120,000
361067	Water Supply	Richardson RWS	Richardson Gray Road Booster Pump Station renewals	Renewal		Defer	17,126
361161	Water Supply	Stirling Treatment	Stirling Intake Improvements	LOS	Scoping	Defer	204,400
400058	Wastewater	Wastewater - Urban	Kaka Point Sewer Network Renewal (outflow pipeline)	Renewal		Defer	104,847
450041	Stormwater	Stormwater - Urban	Waihola Stormwater Network Renewal	Renewal	Scoping	Design only	124,155
351078	Water Supply	Water - Urban	Districtwide Urban Water Loss reduction programme - Zone metering	LOS		Defer	72,812
352016	Water Supply	Water - Urban	Waipori Falls Village Infrastructure Investigation	LOS		Defer	20,440
352018	Water Supply	Water - Urban	Bulk Water Filling Station	LOS	Scoping	Design only	172,288
361151	Water Supply	Waipahi RWS	Water Loss reduction programme - Zone metering - Waipahi	LOS		Defer	73,720
400056	Wastewater	Wastewater - Urban	Kaitangata Sewer Extension - Prawl St	Growth	Design	Defer	91,741
400064	Wastewater	Wastewater - Urban	Connecting Stirling to Balclutha Sewer Network	LOS		Defer	486,049
450040	Stormwater	Stormwater - Urban	Tapanui Stormwater Network Upgrade(Sussex/Suffolk St)	LOS	Scoping	Design only	606,707
351048	Water Supply	Water - Urban	Balclutha AC Pipe Renewals	Renewal			68,340
310005	Transportation	Main Street - Balclutha	Balclutha Streetscape - Stage 3 Destination Landscaping Project	LOS	Scoping	Defer	143,000
							2,305,625

Risk & Assurance Committee

Item for INFORMATION

Report	Treasury Management Investment Report
Meeting Date	15 October 2026
Item Number	7
Prepared By	Greg Bowie – Chief Financial Officer
File Reference	1059970

REPORT SUMMARY

This report covers Councils Investment portfolio, the monitoring of this and compliance with Council Policy.

Please note the investment reporting year starts from April 2026.

RECOMMENDATION

1. **That the Risk & Assurance Committee receives the 'Treasury Management Investment Report'.**

REPORT

1. Investment Dashboard

Our Amova (previously known as Nikko) investment portfolio had a $364k unrealised loss in September and distributions reinvested of $195k, resulting in a year-to-date cumulative return on investment of 5.92% including the gains/losses from prior months.

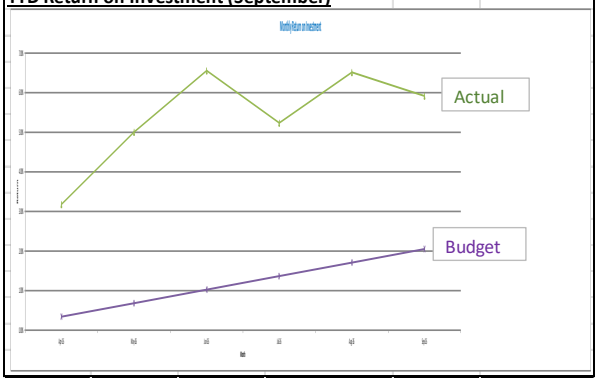
Investments Dashboard
Period to 30/09/2026

Investment Balance	$000
Amova Current Balance	29,939
Amova Year-End Budgeted Balance as per LTP	34,825
Movements	$000
Opening Balance (01/07/2026)	30,120
Growth (Interest + Gains/Losses)	- 143
Additions	-
Withdrawals (Rates Subsidy + Inv Surplus)	-
Management Fees	- 38
Closing Balance (30/09/2026)	$ 29,939

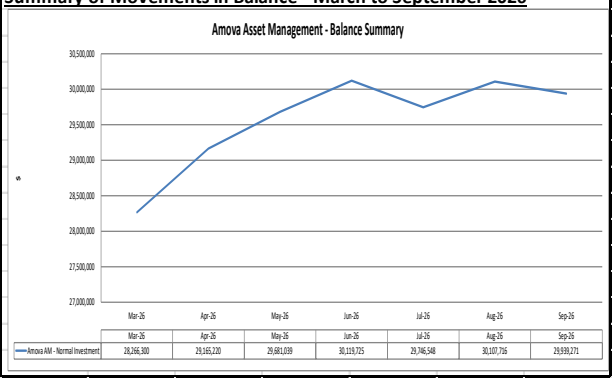
Benchmarks - Performance (NZD Gross Returns)

	3 months	
	Fund	B'mark
NZ Cash Fund	0.83%	0.64%
NZ Bond Fund	3.52%	2.79%
Global Bond	1.67%	0.99%
Core Equity	5.94%	5.58%
Property Fund	4.64%	4.73%
Global EquityUnH	13.39%	15.25%
Global EquityHed	12.98%	14.54%
Multi-strategy	3.93%	1.38%
Total gross	**6.05%**	**5.63%**

YTD Return on Investment (September)



Summary of Movements in Balance - March to September 2026



	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26
Amova AM - Normal Investment	28,266,300	29,165,220	29,681,039	30,119,725	29,746,548	30,107,716	29,939,271

Risk & Assurance Committee

Item for INFORMATION

Report	Treasury Management Report – Debt Borrowing & Repayment
Meeting Date	15 October 2026
Item Number	8
Prepared By	Greg Bowie – Chief Financial Officer
File Reference	1059962

REPORT SUMMARY

This report covers Council's external LGFA Borrowing portfolio, including information regarding Council's loans with LGFA and interest rate trend comparisons over prior periods.

We have included the quarterly report from Bancorp to 30 September 2026 at the conclusion of this report.

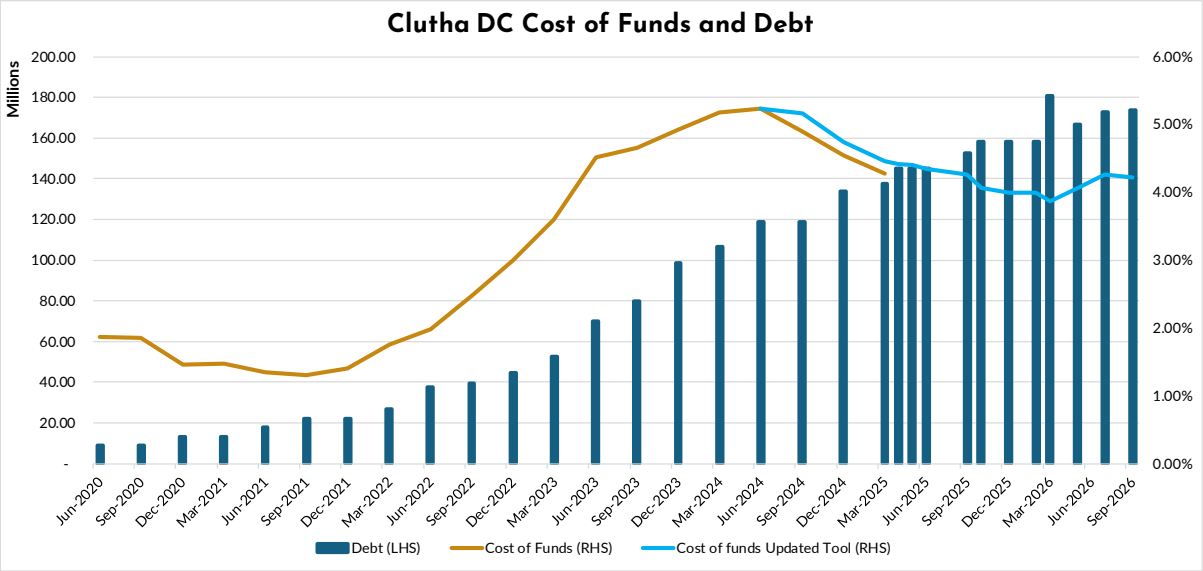
RECOMMENDATION

1. **That the Risk & Assurance Committee receives the 'Treasury Management Report'.**

REPORT

1. Borrowings Dashboard

Borrowings Dashboard		
Period to 30/09/2026		
Debt Balance	$000	
LGFA Borrowing Current Balance	172,800	
LGFA Year-End Budgeted Balance as per LTP	220,162	
Movements	$000	
Opening Balance (01/07/2026)	166,800	
New Debt	6,000	
Rollover Debt	15,500	
Repaid Debt	- 15,500	
Reversal of Accrued Interest - 2025/26	-	
Closing Balance (30/09/2026)	$ 172,800	
Westpac Borrowing - Multi Option Credit Line	-	
YTD interest paid on LGFA debt - to 30/09/2026	1,010	
YTD budgeted interest paid on LGFA debt	1,660	
MUFG Management Fees (paid from bank a/c)	9	



Date	Debt (LHS)	Cost of Funds (RHS)	Cost of funds Updated Tool (RHS)
Jun-2020	9,000,000.00	1.87%	
Sep-2020	9,000,000.00	1.85%	
Dec-2020	13,000,000.00	1.46%	
Mar-2021	13,000,000.00	1.47%	
Jun-2021	18,000,000.00	1.34%	
Sep-2021	22,000,000.00	1.31%	
Dec-2021	22,000,000.00	1.40%	
Mar-2022	27,000,000.00	1.75%	
Jun-2022	37,800,000.00	1.98%	
Sep-2022	39,300,000.00	2.48%	
Dec-2022	44,800,000.00	2.99%	
Mar-2023	52,800,000.00	3.60%	
Jun-2023	69,800,000.00	4.51%	
Sep-2023	79,800,000.00	4.66%	
Dec-2023	98,800,000.00	4.93%	
Mar-2024	106,800,000.00	5.17%	
Jun-2024	118,900,000.00	5.23%	5.23%
Sep-2024	118,900,000.00	4.90%	5.16%
Dec-2024	133,900,000.00	4.54%	4.74%
Mar-2025	137,400,000.00	4.27%	4.45%
Apr-2025	144,900,000.00		4.42%
May-2025	144,900,000.00		4.40%
Jun-2025	144,900,000.00		4.34%
Sep-2025	152,400,000.00		4.26%
Oct-2025	158,400,000.00		4.07%
Dec-2025	158,400,000.00		3.99%
Feb-2026	158,400,000.00		3.99%
Mar-2026	180,900,000.00		3.86%
May-2026	166,900,000.00		4.07%
Jul-2026	172,900,000.00		4.26%
Sep-2026	173,900,000.00		4.21%

Clutha District Council

Quarterly Treasury Report

30 September 2026

BANCORP

BANCORP TREASURY SERVICES LIMITED

Economic Commentary

Global

Three key themes drove markets over the September quarter: an energy shock from the US-Iran conflict, a renewed lift in inflation, and a global bond sell-off driven by heavy government and AI-related borrowing. By September, most major central banks were raising rates. The US 10-year Treasury yield rose from 4.47% at the end of June to 5.28% by the end of September, an 81bps increase, after touching 5.30%, its highest level since 2007. The 30-year yield rose from 4.95% to 5.63%, having reached 5.65%, its highest since 2002. Concerns over government debt supply drove the move throughout the quarter.

In September the focus shifted to the US Federal Reserve ("Fed"). After holding in July, when three members dissented in favour of a hike, the Fed raised its target range to 3.75%–4.00% on 16 September, its first hike since 2023. Chairman Kevin Warsh said that *"inflation is too high and has been for too long"*, with US inflation at 3.4% in August. The Fed's projections point to one further hike this year, to 4.00%–4.25%, with 16 of the 18 officials who submitted projections expecting at least one more increase and four expecting two. Markets are pricing that hike for October.

	OCR	90 day	1 year swap	2 year swap	3 year swap	5 year swap	10 year swap
30-Jun-26	2.25%	2.75%	3.10%	3.35%	3.48%	3.69%	4.06%
30-Sept-26	2.75%	3.23%	3.73%	4.05%	4.22%	4.42%	4.77%
Change	+0.50%	+0.48%	+0.63%	+0.70%	+0.74%	+0.73%	+0.71%

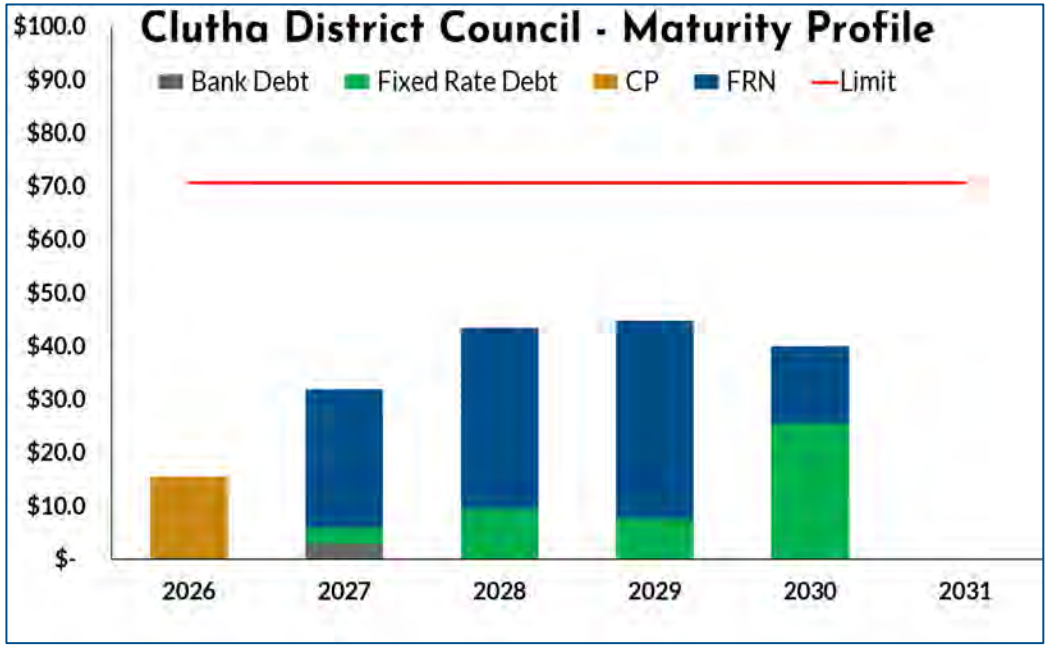
New Zealand

The Reserve Bank of New Zealand ("RBNZ") raised the OCR twice over the quarter, from 2.25% to 2.50% on 8 July, its first hike in three years, and from 2.50% to 2.75% on 2 September. Both moves were a response to inflation, which rose to 4.1% in the June quarter on higher fuel prices, above both the RBNZ's 3.9% forecast and the 4.0% market consensus. The economy may have held up better than expected, with GDP growing 0.2% in the June quarter against the RBNZ's forecast of no growth, although the unemployment rate has risen to 5.6% and retail card spending fell 0.9% in August.

At its September review, the RBNZ projected one further hike, to 3.00% by December, with inflation back inside the 1.0%–3.0% target band by mid-2027. Markets have since moved ahead of that path, after the stronger-than-expected GDP result and the Governor's warning on 22 September that higher oil prices could push near-term inflation above those projections. Markets now price a ~75% chance of a hike to 3.00% on 28 October, up from around 33% after the September decision, and a peak in the OCR near 4.00%. Bank economists are divided. ANZ and BNZ expect an October hike and peaks of 3.50% and 3.75% respectively, Westpac expects the next hike in December and a peak of 4.00% by late 2027, while ASB and Kiwibank see 3.25% and 3.00% by year-end.

This repricing of OCR expectations along with the rise in global bond yields pushed NZ swap rates sharply higher. The 2-year swap rate rose from 3.35% to 4.05% over the quarter, increasing 70bps and at its highest level since August 2024, while the 5-year rose from 3.69% to 4.22%. The curve flattened as short-term rates priced a faster OCR tightening path, although the 10-year swap rate still rose from 4.06% to 4.77%, its highest since April 2024, tracking global bond yields higher. With swap pricing now above the RBNZ's projected track and at the upper end of economists' forecasts, much of the expected tightening is already reflected in current swap rates. The 28 October OCR decision and the September quarter CPI will set the near-term direction. Oil prices and offshore bond yields remain the main upside risks, while a pause in October or a softer inflation print would likely see short-term swap rates ease.

Liquidity and Funding



Policy Compliance	Compliant
Have all transactions been transacted in compliance with policy?	Yes
Is fixed interest rate cover within policy control limits?	Yes
Is the funding maturity profile within policy control limits?	Yes
Is liquidity within policy control limits?	Yes
Are counterparty exposures within policy control limits?	Yes

Debt

$173.9m

External Council Drawn Debt

LGFA Debt

$172.9m

Funds Drawn from LGFA

Headroom = undrawn bank facility, cash in bank and the current value of the Managed Fund (the LGFA accepts that this can be used in the liquidity calculation)

$34.19m

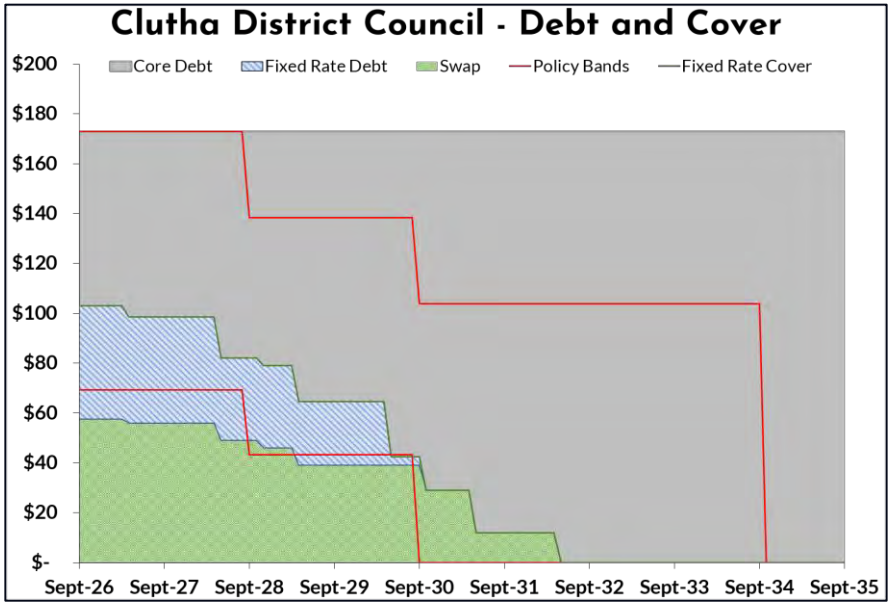
Liquidity Ratio (must be >110%)

119.66%

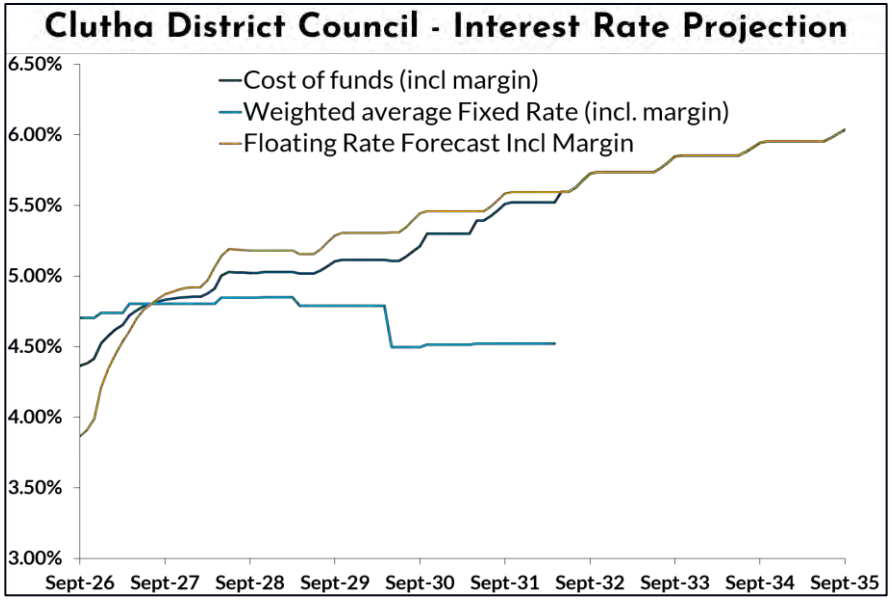
Cost of Funds as at 30 September 2026

4.21%

Interest Rate Risk Management



Current % of Debt Fixed	59.6%
Current % of Debt Floating	40.4%
Value of Fixed Rate (m)	$103.0
Value of Forward Starting Cover	$15.0
Weighted Average Cost of Forward Starting Cover	3.93%
Value of Floating Rate (m)	$69.9
Current Floating Rate	3.23%
Current Floating Rate (incl margin)	3.87%
All Up Weighted Average Cost of Funds Inc Margin	4.21%
Total Facilities In Place	$176.9



Fixed Rate Hedging Bands

	Minimum	Maximum	Policy
0 - 2 years	40%	100%	Compliant
2 - 4 years	25%	80%	Compliant
4 - 8 years	0%	60%	Compliant

BANCORP

Clutha District Council

LGFA Borrowing Rates

Listed below are the credit spreads and applicable interest rates as at 30 September 2026 for Commercial Paper ("CP"), Floating Rate Notes ("FRN") and Fixed Rate Bonds ("FRB"), at which Clutha District Council could source debt from the Local Government Funding Agency ("LGFA").

Maturity	Margin	FRN (or CP Rate)	FRB
3 month CP	0.15%	3.39%	N/A
6 month CP	0.15%	3.68%	N/A
May-28	0.47%	3.71%	4.48%
Apr-29	0.53%	3.77%	4.74%
May-30	0.57%	3.81%	4.91%
May-31	0.61%	3.85%	5.04%
May-32	0.65%	3.89%	5.16%
Apr-33	0.70%	3.94%	5.28%
May-35	0.75%	3.99%	5.40%
May-35	0.85%	4.09%	5.56%
Apr-37	0.98%	4.22%	5.79%

Funding

As at 30 September 2026 CDC had $172.9 million of core debt, all of which is sourced from the LGFA using Commercial Paper ("CP"), Floating Rate Notes ("FRN's"), and Fixed Rate Bonds ("FRB's"). In addition, CDC has a $3m Westpac facility, maturing on 31 July 2027, of which $1m was drawn. Details of the drawn LGFA debt is as follows.

Instrument	Maturity	Yield	Margin	Amount
LGFA CP	17-Dec-26	3.30%	0.15%	$15,627,525
LGFA FRB	15-Apr-27	6.30%	N/A	$3,000,000
LGFA FRN	15-Apr-27	4.30%	0.72%	$2,500,000
LGFA FRN	15-Apr-27	3.99%	0.57%	$2,000,000
LGFA FRN	15-Apr-27	4.12%	0.63%	$2,000,000
LGFA FRN	15-Apr-27	4.38%	0.76%	$3,000,000
LGFA FRN	15-Apr-27	4.30%	0.72%	$3,500,000
LGFA FRN	15-Apr-27	4.44%	0.79%	$4,000,000
LGFA FRN	15-Apr-27	4.24%	0.69%	$5,000,000
LGFA FRN	15-Apr-27	3.98%	0.56%	$4,000,000
LGFA FRB	15-May-28	3.90%	N/A	$2,500,000
LGFA FRB	15-May-28	5.21%	N/A	$2,000,000
LGFA FRB	15-May-28	5.11%	N/A	$3,000,000
LGFA FRB	15-May-28	5.60%	N/A	$2,000,000
LGFA FRN	15-May-28	4.42%	0.73%	$2,500,000
LGFA FRN	15-May-28	4.49%	0.76%	$5,000,000
LGFA FRN	15-May-28	4.59%	0.81%	$8,000,000
LGFA FRN	15-May-28	4.61%	0.82%	$5,500,000
LGFA FRN	15-May-28	4.31%	0.67%	$3,000,000
LGFA FRN	15-May-28	4.01%	0.52%	$10,000,000
LGFA FRB	20-Apr-29	5.50%	N/A	$3,500,000
LGFA FRB	20-Apr-29	5.32%	N/A	$4,000,000
LGFA FRN	20-Apr-29	4.76%	0.94%	$5,000,000
LGFA FRN	20-Apr-29	4.64%	0.88%	$3,000,000
LGFA FRN	20-Apr-29	4.68%	0.90%	$10,300,000
LGFA FRN	20-Apr-29	4.44%	0.78%	$3,500,000
LGFA FRN	20-Apr-29	4.38%	0.75%	$3,000,000
LGFA FRN	20-Apr-29	3.94%	0.53%	$12,500,000
LGFA FRB	15-May-30	5.42%	N/A	$4,000,000
LGFA FRB	15-May-30	5.51%	N/A	$6,000,000
LGFA FRB	15-May-30	5.52%	N/A	$4,000,000
LGFA FRB	15-May-30	5.12%	N/A	$8,000,000
LGFA FRN	15-May-30	4.31%	0.67%	$8,500,000
LGFA FRN	15-May-30	4.15%	0.59%	$6,000,000
LGFA FRB	15-Oct-30	4.72%	N/A	$3,500,000
				$172,927,525

Disclaimer

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Risk & Assurance Committee

Item for DECISION

Report	Reasons to Move to Public Excluded Session
Meeting Date	15 October 2026
Item Number	9
Prepared By	Rolene Coetzee – EA / Property Manager
File Reference	1066049

REPORT SUMMARY

The Risk & Assurance Committee may by resolution or upon motion being made, exclude the public from the whole or any part of the proceedings of any meeting.

Grounds to exclude the public under the Local Government Official Information and Meetings Act 1987 are contained in Appendix 1 of the Clutha District Council's Standing Orders as attached.

RECOMMENDATION

1. **That the Risk & Assurance Committee receives the 'Reasons to Move to Public Excluded Session' report.**

2. **That if required, the Risk & Assurance Committee excludes the public from the following part of the proceedings of this meeting pursuant to the provisions of the Local Government Official Information and Meetings Act 1987 namely:**

REPORT

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Annual Report & Audit Progress Update	The information contained in the report is commercially sensitive.	*Section A2 (b)* Protect information where the making available of the information would: Disclose a trade secret; or Be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.
Public Excluded Risk & Assurance Committee	The information contained in the report	The specific provisions of the Act that relate to these minutes

Minutes – 3 September 2026 Matters dealt with in these minutes: • Milton Main Street Sewer and Stormwater Urgent Renewal	contains details relating to the prevention, investigation, and detection of offences.	can be found in the open minutes of the R&A meeting held on 3 September 2026.

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987, and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown after each item.

Appendix 1: Grounds to exclude the public

A local authority may, by resolution, exclude the public from the whole or any part of the proceedings of any meeting only on one or more of the following grounds:

A1 That good reason exists for excluding the public from the whole or any part of the proceedings of any meeting as the public disclosure of information would be likely:

(a) To prejudice the maintenance of the law, including the prevention, investigation, and detection of offences, and the right to a fair trial; or

(b) To endanger the safety of any person.

A2 That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of the information is necessary to:

(a) Protect the privacy of natural persons, including that of deceased natural persons; or

(b) Protect information where the making available of the information would:

i. Disclose a trade secret; or

ii. Be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.

(ba) In the case only of an application for a resource consent, or water conservation order, or a requirement for a designation or heritage order, under the Resource Management Act 1991, to avoid serious offence to tikanga Māori, or to avoid the disclosure of the location of waahi tapu; or

(c) Protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would:

i. Be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied; or

ii. Be likely otherwise to damage the public interest.

(d) Avoid prejudice to measures protecting the health or safety of members of the public; or

(e) Avoid prejudice to measures that prevent or mitigate material loss to members of the public; or

(f) Maintain the effective conduct of public affairs through –the protection of such members, officers, employees, and persons from improper pressure or harassment; or

(g) Maintain legal professional privilege; or

(h) Enable any Council holding the information to carry out, without prejudice or disadvantage, commercial activities; or

(i) Enable any Council holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); or

(j) Prevent the disclosure or use of official information for improper gain or improper advantage.

See s.7 LGOIMA 1987.

Where A2 of this Appendix applies the public may be excluded unless, in the circumstances of a particular case, the exclusion of the public is outweighed by other considerations which render it desirable and in the public interest, that the public is not excluded.

A3 That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information, the public disclosure of which would:

(a) Be contrary to the provisions of a specified enactment; or

(b) Constitute contempt of Court or of the House of Representatives.

A4 That the purpose of the whole or the relevant part of the proceedings of the meeting is to consider a recommendation made to that Council by an Ombudsman under section 30(1) or section 38(3) of this Act (in the case of a Council named or specified in Schedule 1 to this Act).

A5 That the exclusion of the public from the whole or the relevant part of the proceedings of the meeting is necessary to enable the Council to deliberate in private on its decision or recommendation in:

(a) Any proceedings before a Council where:

i. A right of appeal lies to any Court or tribunal against the final decision of the Council in those proceedings.

ii. The Council is required, by any enactment, to make a recommendation in respect of the matter that is the subject of those proceedings; and

iii. Proceedings of a local authority exist in relation to any application or objection under the Marine Farming Act 1971.

See s. 48 LGOIMA.

ii. The Council is required, by any enactment, to make a recommendation in respect of the matter that is the subject of those proceedings; and

iii. Proceedings of a local authority exist in relation to any application or objection under the Marine Farming Act 1971.

See s. 48 LGOIMA.