MEETING OF THE

RISK & ASSURANCE COMMITTEE

Thursday 26 November 2026

commencing at 1.30 pm

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 26 November 2026, commencing at 1.30 pm.

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

26 November 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 15 October 2026.
2	**19**	**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	**26**	**Mandatory Documents Register** *(For the Committee's Information)* This report provides a progress update on the Mandatory Register, as at 17 November 2026.
5	**29**	**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	**148**	**3 Waters Operations – Quarterly Report** *(For the Committee's Information)* *This report* combines high level financial results for the Urban Water, Rural Water, Wastewater, Stormwater, Water Management and Water Operations business units.
7	**151**	**Three Waters Programme Status Update 2026-2027** *(For the Committee's Information)* This report is an update on Financial Reporting for Council for the 2026 financial year.
8	**167**	**Financial Monitoring Report** *(For the Committee's Information)* This report is an update on Financial Reporting for Council for the 2026 financial year.
9	**180**	**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.
10	**197**	**Reasons To Move into Public Excluded Session** *(For the Committee's Information / 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	26 November 2026
Item Number	1
Prepared By	Rolene Coetzee – EA / Property Manager
File Reference	1068885

REPORT SUMMARY

Attached are the unconfirmed minutes of the Council's Risk & Assurance Committee meeting held 15 October 2026.

RECOMMENDATION

1. **That the Risk & Assurance Committee confirms as a true and correct record the minutes of the Risk & Assurance Committee held 15 October 2026.**

Risk & Assurance Committee

Minutes of the meeting of the Risk & Assurance Committee held in the Council Chambers, 1 Rosebank Terrace, Balclutha, on Thursday 15 October 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, Brendon Smith
In Attendance	Steve Hill (Chief Executive), Sharon Jenkinson (Finance and Policy Group Manager), Greg Bowie (Chief Financial Officer), Trey Willis-Croft (Finance Team Leader), Peter Stafford (Strategic Policy Manager), Donna McArthur (Infrastructure Strategy & Delivery Group Manager), Reymar Tiburcio (Manager Project Management Infrastructure Strategy & Delivery), Christina Johnston (Organisational Performance Improvement Health and Safety Manager), Enrique Orellana (Senior Project Manager – Three Waters), John Eteuati (Project Management Team Leader – Three Waters), Sonu Kumar (Senior Project Manager), Sean Braid (Operations Manager), Beki McCabe (Senior Communications Advisor), Niko Trbuhovic (Three Waters Strategy and Planning Manager), Wayne Alcock (Senior Policy Advisor) and Rolene Coetzee (Executive Assistant/Property Manager)
Apologies	There were no apologies.

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 3 September 2026 were submitted for confirmation.

Moved Councillors Kennedy / Graham and Resolved:

"That the Risk & Assurance Committee confirms as a true and correct record the minutes of the Risk & Assurance Committee held 3 September 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:

- The draft Annual Report was not ready for adoption. The 26 November 2026 programme would be a morning workshop, an afternoon Risk & Assurance Committee meeting and, if required, a short special Council meeting to adopt the report.
- Performance reporting should have a clear audience, link spending and activities to community outcomes, and provide accessible, meaningful information. Unnecessary reporting should be refined or discontinued through the Long Term Plan process.
- The Davison Report recommendations included recording identified risks, maintaining a central hazard register and assigning accountable ownership for risks to life. These matters would inform the review of Council's risk register and controls.

Moved Councillors McAtamney / Cotton and Resolved:

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

CE Hill left the meeting at 9:37am and returned at 09:40am.
Mayor Martin left the meeting at 9:40am and returned at 10:16am.

3. RISK REGISTER STATUS REPORT

Steve Hill – (Chief Executive) 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 new risk, "Financial pressures making rates unaffordable", covered Council-level pressures that could lead to unsustainable rates increases, rather than individual ratepayers' circumstances.
- Causes included investment and economic volatility, borrowing costs, interest rates, asset revaluations and organisational performance.

Unconfirmed

- Controls included professional advisers, external valuations, peer review, audit and Risk & Assurance oversight. The annual and long-term planning work programme was not considered a direct control for this risk.
- Approximately $880,000, or 3% of rates, was subsidised from investment returns. Reducing this subsidy would lessen exposure to investment losses but would immediately affect rates.

Moved Councillors Harrison / Graham and Resolved:

"That the Risk & Assurance Committee receives the Risk Register Status report - Financial pressures making rates unaffordable."

"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."

4. HEALTH & SAFETY REPORT

Christina Johnston (Organisational Performance Improvement Health and Safety Manager) was in attendance to speak to the report and gave everyone a verbal overview and was available to answer any questions. She highlighted the following:

- The focus remained on Human and Organisational Performance and line-led health and safety, so teams retained the capability to manage health and safety when team members left. Councillors were encouraged to discuss critical risks, controls, gaps and support needs with their portfolio teams. Council's maturity was assessed as "performing", with a goal of progressing to "leading", and the focus was on verifying that agreed controls were being applied.
- Mitti recorded 833 inspections, providing information on sites and asset condition. Staff would review whether the right data was being collected. Corrective actions were reviewed monthly and escalated to the relevant Group Manager where necessary. The escalation process had improved significantly over six months, although the aim was to complete actions without repeated follow-up.
- All health and safety reporting was considered valuable, regardless of whether the potential risk was major or minor.
- PCBU responsibilities were discussed, including the proposed legislative changes and Council's ongoing expectations of contractors.
- Psychosocial risk work focused on job demands, role clarity, change management and leadership, including controls to minimise their impact. Work was underway with the Senior Leadership Team and external support, with an independent specialist reviewing Council's processes and providing recommendations.

Moved Councillors Graham / Harrison and Resolved:

"That the Risk & Assurance Committee receives the Health & Safety report."

Unconfirmed

5. CAPITAL PROJECT REPORT – CATEGORY A

Sharon Jenkinson (Finance and Policy Group Manager), Donna McArthur (Infrastructure Strategy & Delivery Group Manager), Reymar Tiburcio (Manager Project Management Infrastructure Strategy & Delivery), Enrique Orellana (Senior Project Manager - Three Waters), John Eteuati (Project Management Team Leader – Three Waters), Sonu Kumar (Senior Project Manager), Sean Braid (Operations Manager) and Peter Stafford (Strategic Planning and Policy Manager) were in attendance to speak to the reports and answer questions.

They highlighted the following:

- **5A - Elsie Stewart Community Library and Pool Project**
  - All pool equipment had arrived. The project was progressing well, with no financial concerns, and was slightly ahead of schedule. Early completion would not reduce the lump-sum contract price.
  - The contaminated soil did not meet Mt Cooee's disposal requirements and remained on site, with no additional financial exposure to Council under the lump-sum contract.
  - Any optional or additional work would need to remain within the approved combined pool and library budget or be externally funded.
  - A Steering Group meeting was scheduled for the following month to review colour-board samples. Electricity planning and iwi engagement on artwork and design were underway, and regular public updates included time-lapse footage.
  - Workstream and transition meetings had commenced, with four to six weeks of testing and trialling planned before a staged public opening.

- **5B - North Milton State Highway 1 Pipeline Renewals**
  - The remaining work had commenced, with completion forecast for 8 December 2026. The final pavement layer was provisionally expected in November, subject to confirmation.
  - The Independent Certifier found the contractor liable for the Union Street pavement damage. The contractor disputed the decision and had until 8 December 2026 to seek a review. Council would carry the project costs until responsibility and recovery were resolved.
  - The forecast excluded the full cost of reinstating and resealing the detour route. Only essential interim repairs would be completed before the full work was added to Council's reseals programme after Christmas–New Year. Separately, Fulton Hogan would undertake the Union Street resealing as a subcontractor to Isaac Construction. Future reports would show the full potential and contingent cost exposure.
  - Service requests were reviewed weekly, with customers to be contacted within five working days. The Project Manager and team Administrator were responding proactively. One customer had still not been contacted after following up about 10 days later. Councillors were asked to provide the customer's name or service-request number for any unresolved complaint.

Unconfirmed

- The required Waka Kotahi corridor permits had been received, enabling work to start the previous Monday.

- **5C - Milton Streetscape**
  - The area opened on 25 September 2026. No public feedback had been received, although it was noted that the area looked good. A leaking water fountain required follow-up.
  - As the project had been de-scoped, the approved physical works contract needed to be clearly distinguished from professional services, other non-construction costs and the total forecast. The brick wall had been considered previously, with divided views on the preferred finish, including mural and sandblasted options.
  - Staff were asked to confirm the budget and approval history for costs outside the construction contract and report back at the next meeting with a revised financial summary.

- **5D - Milton AC and concrete pipeline renewals**
  - Detailed design was complete for both Milton water pipeline renewals. The affected landowner did not support Council accessing private property for the asbestos cement pipeline. Although statutory access was available, Council preferred to avoid impacts on the landowner, contractor and staff.
  - Staff were investigating relocating the pipeline to the road reserve, which could simplify construction and maintenance and avoid creek crossings. A consultant would prepare a revised concept design, and the cost, programme, construction impacts and value for money would be assessed before confirming the preferred option.
  - Staff remained confident the work could be completed within the financial year. If work continued beyond the Southern Waters changeover, the same contractors would remain in place under established transition processes.

- **5E - Milton Sewer and Stormwater network renewals**
  - Staff confirmed that more than $300,000 had been transferred from this project to the current Milton Main Street pipeline renewals; the overall project had not been placed on hold. Where the same streets were affected, related renewals could be combined to avoid reopening roads.

- **5F - Rosebank Hill (Clyde Street) pipeline Renewals**
  - Discussion focused on completing Council's underground work before Waka Kotahi's planned reseal by March 2027. Staff would confirm programme alignment and any timing flexibility before awarding the contract.

- **5G1 - Transportation Group of Projects (year 3)**
  - More than 100 defects had been identified across 93 bridges. Detailed reviews and annual maintenance assessments informed the programme, but available budgets did not cover all identified repairs.

Unconfirmed

- Repairs were prioritised by risk, with critical work first. Carry-forward funding allowed critical/high and medium-priority repairs to be considered during the current year; deferred defects could worsen over time.
- Staff would provide the next meeting with a full list of high- and medium-priority repairs, estimated costs and how far the available repair budget would extend. Routine bridge maintenance was funded separately through Roading Operations.
- An earlier assessment identified repair needs that exceeded available funding.
- The completion date was corrected from 30 June 2026 to 30 June 2027.

- **5G2 - Transportation Group of Projects (year 3)**
  - Future reports would distinguish routine bridge maintenance, structural repairs and bridge renewal or replacement.
  - The Chaslands Highway preferred solution was a reinforced soil slope with improved drainage. As the $1.4 million estimate exceeded the $522,000 budget, procurement was paused while costs and alternatives were reviewed. Council approval would be required to proceed above budget.

- **5G3 - Transportation Group of Projects (year 3)**
  - Waka Kotahi was responsible for state-highway street lighting. Long-standing Lawrence faults had been raised with the shared Council/Waka Kotahi contractor, and similar issues were noted in Tapanui.
  - Staff would clarify public reporting channels and refer any state-highway lighting requests received by Council to Waka Kotahi.
  - The report retained “monitor” status because of previous underspends and ongoing underspend risk. Since January, a three-month forward works programme, full contractor visibility and regular meetings had been in place to improve delivery and performance, with full budget use forecast.

- **5H - Wastewater Compliance Projects**
  - The Milton prosecution related to the ultraviolet system not operating, not the condition of the wetland beds. The current treatment process was not suitable for the wastewater received.
  - Interim work would maintain compliance while Southern Waters considered the long-term Milton and Milburn solution. Significant investment in the existing process would be avoided until that solution was confirmed.
  - The proposed wash facilities were clarified as staff hygiene facilities for handwashing and equipment cleaning.

- **5I - Southern Water Done Well Transition Process**
  - The Southern Waters transition was creating significant additional work across Council, particularly in operations, finance and IT, as

Unconfirmed

information was required at short notice to develop the new operating model and systems.
- Limited additional resources were available, and specialist staff were absorbing most of the work alongside their normal duties.
- Detailed information on future charges was unlikely before Christmas. Council would continue seeking early visibility for the community, although Southern Waters would control the information released.
- The Committee acknowledged the substantial additional workload being carried by staff.

- **5J - Long Term Plan Project.**
  - The duplicate 24 March timetable entry was noted.
  - The report would be updated to reflect the latest direction on early engagement. Legislative uncertainty and the short post-Christmas consultation and audit timeframe were noted.

Moved Councillors Kennedy / Graham and Resolved:

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

6. CAPITAL PRIORITISATION LIST REPORT

Donna McArthur (Infrastructure Strategy & Delivery Group Manager) was in attendance to speak to the report and gave everyone a verbal overview and was available to answer any questions.

She highlighted the following:

- The Committee discussed funding and borrowing for the capital programme. Transportation projects received Waka Kotahi subsidies, while other projects were funded through borrowing, reserves or rates. The programme and associated borrowing were included in the Long Term Plan, with Three Waters debt expected to transfer to Southern Waters.

Moved Councillors Cotton / Kennedy and Resolved:

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

7. TREASURY MANAGEMENT INVESTMENT REPORT

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.

- The managed fund recorded a net decrease for September after an unrealised loss was partly offset by the quarterly interest distribution.
- Despite market volatility, the six-month return remained above the reported average annual return.

Unconfirmed

Moved Councillors Harrison / Cotton and Resolved:

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

8. TREASURY MANAGEMENT DEBT REPORT

Greg Bowie (Chief Financial Officer) was in attendance to speak to the report and answer questions.

- The undrawn facility represented short-term liquidity rather than debt headroom. Forecast debt included the Long Term Plan capital programme and remained within approved borrowing limits. Debt limits and headroom would be reviewed after the Three Waters debt transferred to Southern Waters.

Moved Councillors McCrostie / His Worship the Mayor and Resolved:

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

9. REASONS TO MOVE TO PUBLIC EXCLUDED SESSION

Moved Councillors Graham / Frost 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:"

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 Minutes – 3 September 2026	The information contained in the report contains details relating to the prevention,	The specific provisions of the Act that relate to these minutes can be found in the open

Unconfirmed

Matters dealt with in these minutes: • Milton Main Street Sewer and Stormwater Urgent Renewal	investigation, and detection of offences.	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.

The meeting moved into public excluded session at 11:42 am.

The meeting moved out of public excluded session at 12:27pm. Before the closing karakia, the Chair thanked Councillors and staff.

The meeting closed at 12:45pm.

Read and Confirmed

David Ward

CHAIRPERSON

Unconfirmed

Risk & Assurance Committee

Item for INFORMATION

Report	Risk & Assurance Chair Report
Meeting Date	26 November 2026
Item Number	2
Prepared By	David Ward – Risk & Assurance Chair
File Reference	1068886

REPORT SUMMARY

The chair will provide a verbal report focussing on the following matters:

- The 2027 Work program
- Monthly financial reports
- Audit matters

RECOMMENDATION

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

Risk & Assurance Committee

Item for INFORMATION

Report	Risk Status Update - Cybersecurity / Technology failure
Meeting Date	26 November 2026
Item Number	3
Prepared By	Jules Witt - Deputy Chief Executive
File Reference	1068891

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: Cybersecurity / Technology failure (Risk #12). Significant improvements in processes have been implemented since this risk was reviewed previously and a such most controls have changed.

RECOMMENDATIONS

1. **That the Risk & Assurance Committee receives the Risk Status Update - Cybersecurity / Technology failure**

2. **That the Risk & Assurance Committee notes the inherent risk assessment matches the Councillor's risk rating from September 2026 and notes the staff assessed residual risk rating of Medium.**

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
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

Additional risk information, including plain English descriptions of risk levels are included with the risk matrix in Attachment B.

It is assumed that the Council assessed risk is the inherent risk rather than the residual risk with the controls in place.

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

The current controls have changed significantly since the last review and include a lot more technical detail. A summary of current controls, their status and future actions are provided in Table 1 below.

Table 1: Current Risk Controls

Existing Controls			
Control	**Type**	**Purpose**	**Technology**
Microsoft Entra - Multi Factor Authentication (MFA) enforced for all users	Preventative	Reduce account compromise risk	MS Azure
Endpoint threat detection and response	Preventative/Detective	Detect and block malware/ransomware	Huntress ETDR
Quarterly system access reviews	Preventative	Minimise inappropriate access	Powershell Scripts
Security awareness training and phishing campaigns	Preventative	Reduce human error	Mimecast Awareness training
Daily backups with monthly restore testing	Corrective	Recover from data loss or ransomware	Veeam backup and Restore / Synology Active Backup
Data classification and data loss prevention (DLP) controls	Preventative	Prevent accidental disclosure	M-files
Vulnerability scanning and patch management	Preventative	Reduce likelihood of exploitation	SoftSource Pen Testing
Major Software System Steering Group	Preventative/Detective	Ensure systems deliver what is required	Various
Security Info and Event Mgmt (SIEM) monitoring and alerting	Detective	Detect threats early	Huntress SIEM System
Cybersecurity Framework	Preventative	Benchmark against other LG entites	SAM For Compliance

5. New Residual Risk Rating

Revised Risk Rating at this time

- Likelihood = Unlikely – could occur, but not expected in the next 12 months
- Consequence or Impact = Moderate - Material impact requiring coordinated management attention
- **Overall Rating = MEDIUM**

Risk Rating Goal for Next Review

The intention for the next review would be to continue with current controls and keep up with industry good practice and implement the improvements identified below.

6. Possible improvement required to reduce risk

Review and updating our contingency plans and annual testing of these (Security Incident Response plan and the Disaster Recovery Response plan) will reduce the impact of any event.

However, this may not reduce the residual risk below a medium as these functions are critical to Council operation.

Attachment A

Risk 12: Cybersecurity / Technology failure			
Description			
Description	If information management systems are compromised through actions of staff or other parties—including cyber attacks or technological failure then can result in privacy breaches, data loss or corruption, or non-compliance with legislated obligations may occur. This is likely to result in Council's delivery of services and reputation to be negatively impacted.		
Possible impacts	Service disruption, privacy breaches, data loss or corruption, regulatory non-compliance, and reputational damage		
Category	IT, Information Management & Cyber Risks	Risk owner	Jules / Saeed
Possible causes	1. Actions of staff or other parties 2. Cyber-security attacks 3. Failure of 3rd party vendors or major tech companies 4. Non-compliance with legislated obligations		
O – Organisational	**G – Governance**	**Select:**	**O**
Inherent Risk Rating			
Inherent Risk Rating	**Almost Certain x Major = Critical**		
Councillors Risk Rating Sept 2026	**Almost certain x Major = Critical**		
Existing Controls			
Control	**Type**	**Purpose**	**Technology**
Microsoft Entra - Multi Factor Authentication (MFA) enforced for all users	Preventative	Reduce account compromise risk	MS Azure
Endpoint threat detection and response	Preventative/Detective	Detect and block malware/ransomware	Huntress ETDR
Quarterly system access reviews	Preventative	Minimise inappropriate access	Powershell Scripts
Security awareness training and phishing campaigns	Preventative	Reduce human error	Mimecast Awareness training
Daily backups with monthly restore testing	Corrective	Recover from data loss or ransomware	Veeam backup and Restore / Synology Active Backup
Data classification and data loss prevention (DLP) controls	Preventative	Prevent accidental disclosure	M-files
Vulnerability scanning and patch management	Preventative	Reduce likelihood of exploitation	SoftSource Pen Testing
Major Software System Steering Group	Preventative/Detective	Ensure systems deliver what is required	Various
Security Info and Event Mgmt (SIEM) monitoring and alerting	Detective	Detect threats early	Huntress SIEM System
Cybersecurity Framework	Preventative	Benchmark against other LG entites	SAM For Compliance
Residual Risk Rating			
Residual Risk Rating	**Unlikely x Moderate = Medium**		
What we would need to do to move out of Medium			
It may be difficult to reduce this risk from Medium as it is such a major part of how Council operates. However, additional measures such as annual testing of both the Security Incident Response plan and the Disaster Recovery Response plan would reduce the residual risk.			

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.

Plain English interpretation of these factors:

Level	Likelihood	Plain-English interpretation	Probability within the agreed assessment period (12 months)
1	**Rare**	Only in exceptional circumstances	Less than 10%
2	**Unlikely**	Could occur, but not expected	10% to less than 35%
3	**Possible**	A realistic possibility	35% to less than 65%
4	**Likely**	Will probably occur	65% to 90%
5	**Almost certain**	Expected in most circumstances	Greater than 90%

Level	Impact	Typical interpretation	Illustrative council-related consequences
1	**Insignificant**	Negligible impact; managed through routine operations	Brief service interruption; negligible financial loss; no injury or first aid only; minimal environmental effect
2	**Minor**	Small, localised and readily recoverable impact	Limited service disruption; minor injury; isolated complaints; small, contained environmental damage
3	**Moderate**	Material impact requiring coordinated management attention	Partial service disruption; injury requiring medical treatment or time off; regulatory breach requiring corrective action; measurable local environmental damage
4	**Major**	Severe impact on a key service or organisational objective	Prolonged disruption to essential services; serious injury or permanent disability; significant enforcement action; substantial environmental damage or loss of public confidence
5	**Catastrophic**	Extreme, potentially irreversible impact on people, critical services or organisational sustainability	Fatality or multiple fatalities; sustained loss of critical services; extensive, potentially irreversible environmental damage; lasting loss of public trust

Risk & Assurance Committee

Item for INFORMATION

Report	Mandatory Documents Register Update
Meeting Date	26 November 2026
Item Number	4
Prepared By	Peter Stafford – Strategic Planning and Policy Manager Wayne Alcock – Senior Policy Advisor
File Reference	1076066

REPORT SUMMARY

This report provides an update on the Mandatory Documents Register, as at 17 November 2026.

RECOMMENDATIONS

That the Risk and Assurance Committee receives the 'Mandatory Documents Register Update' report.

REPORT

1. Background

In 2022 the Clutha District Council Mandatory Documents Register (Attachment A) was introduced as a tool to help monitor legal compliance with the range of documents Council is required to produce and maintain. The Clutha District Council Mandatory Documents Register is based on base template updated annually by Taituara based on advice from Solicitors Simpson Grieson.

The last R&A Mandatory Documents update was presented on 30 April 2026.

2. Update

As discussed in the April report the Taituara/Simpson Grierson annual update is normally provided in February of each year. The base template for the current Taituara Mandatory Document Register was last updated in January 2025. Taituara have advised this will be undertaken in late 2026.

Yet to be incorporated in this report are legislative updates as reported to Council recently through its LTP workshop program and water legislative changes. As a consequence sections related to water have been removed from this version of the register pending an internal (CDC) update addressing new legislative matters in progress. This will be reported on at the R&A meeting of 28 January 2027 as an interim report.

Subsequent to that once Taituara/Simpson Grierson provides the next major update of the register template a full report update will be provided. As an interim measure the Strategic Planning and Policy team is working with Departments to ensure awareness of legislative changes.

2.1 This Report

CDC departments have reviewed their respective legal requirements detailed within the current Mandatory Document Register and this report provides the outcomes of that review.

2.2 Areas of Note

The review identified that the majority of Local Government's legal obligations have not changed much since the last Taituara update and as expected the requirements that are listed in the register are substantially in hand.

The following exceptions were identified:

Requirement	Exception	Mitigation
Dog control – annual reports	CDC report publicised on the internet is out of date 2024/25	To be updated asap
Pound Book and Impounding Register for stock	Register may be out of date	Register to be checked for Confirmation
Annual Report	To be posted on the CDC website by 31 October 2026 This has been delayed due to the integration of Datascape and the complexities of the roading financials.	To be presented to Council for adoption on 26 November 2026
Audit of building consents for purpose of ascertaining payment of levy	A review of monthly report compliance is being undertaken	Confirmation to be provided
Dangerous and Insanitary Buildings Policy review.	The policy is current. Council had requested this review be brought forward from October 2027 to June 2026.	The review status and proposed action is to be subject of a report to Council at its meeting on 10 December 2026.

Requirement	Exception	Mitigation
Funeral directors must be registered with the local authority	A review of compliance is being undertaken	Confirmation to be provided
RMA data disclosures re the National Monitoring System information	Ministry have requested monitoring results, however these have been delayed due to issues with Datascape	Issues have been identified and solutions are in progress
Establish, maintain and publish its own list of persons approved to be members of the territorial authority's licensing committee or committees	The publicised list of committee members is out of date	Update web page with new list of Committee members
District Licensing Committee annual report for the Alcohol Regulatory and Licensing Authority (ARLA).	Website report requires updating.	Update web page and confirm it has been reporting to ARLA
Local authority must, during the month of May, give public notice that the rating information database is available for inspection	The CDC provides this information every quarter along with the rates document. However, confirmation is to be provided that notification was provided in the month of May as required.	Website wording to be reviewed to see if the generic wording meets the required notification

3. Next Report

The next report is proposed to be brought to the Risk & Assurance Committee at the earlier of:

(a) When the next Taituara update is received (either full update), or

(b) R&A Committee of April 2027

(c) Any significant event relating the register requirements.

4. Attachments

- **A:** Provided as "SEPARATE COVER Mandatory Documents Register - Tautuara v2.4 with annotated CDC comments"

Risk & Assurance Committee

Item for INFORMATION

Report	Capital Project Report – Category A
Meeting Date	26 November 2026
Item Number	5
Prepared By	Sharon Jenkinson – Finance & Policy Group Manager Donna McArthur – Infrastructure Strategy & Delivery Group Manager
File Reference	1068889

REPORT SUMMARY

This report provides an update on projects Council resolved to include as Category A projects for reporting to the committee for the 2026/27 financial year.

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 at the 20th August meeting.

- 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
- Rosebank Hill (Clyde Street) pipeline Renewals
- Transportation Group of Projects (year 3)
- Wastewater Compliance Projects 22
- Southern Water Done Well Transition Process
- Long Term Plan Project.
- Datascape ERP Upgrade – below no template
- Mt Cooee Capital Projects

A reporting template approach is being used to ensure consistency of reporting where appropriate. Some projects were considered unsuitable for the full template approach and are therefore reported separately below.

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.

We still have a variety of operational, project related and functionality issues which we have been working through. Staff are having fewer regular meetings with Datacom support staff on issue resolution. We continue to discuss progress and stress the importance of each issue to the business.

Staff have completed the Annual Report process for the first time with Datascape, this has been very challenging, especially around data migration reconciliations and reporting. We have had support from Datacom to progress these issues. Reporting has proven to be a larger issue and is related to the "out of the box" set up Council signed up for. Datacom have committed a resource to travel to Council and work through a solution to this with us. They are scheduled to be onsite the week commencing 7 December 2026. They are also intending to work with staff on the functionality of the various finance modules to ensure we can get the best out of the system and our investment.

In addition to a resource will also be onsite to work with Regulatory staff, the focus of this will be on resolution of outstanding items in the Alcohol and Animal modules and a full review of the Planning module current set up and requirements.

Other stage 2 activities originally included Council Owned property, Cemeteries, water meters, and Ibis (budgeting system) integration. Council owned property and Cemeteries do not exist as a module to process transactions at this stage, they are a register of property, we are not implementing this at this stage. We chose at implementation that the effort required to implement water meters was greater than any benefit as water was not remaining with Council. There has been progress made on our integration with Ibis (our budgeting system), however this is currently on hold until we have reviewed and finalised our chart of accounts set up.

MT COOEE CAPITAL PROJECTS – THE FIRST STAGE

Background

The Mt Cooee landfill is operated by the Clutha District Council and is the only municipal solid waste landfill in the Clutha District. It accepts various types of waste, including recyclables, and is open almost every day of the year. The landfill serves a population of approximately 18,400 and accepts around 9,000 tonnes of refuse from residential, commercial, and industrial customers.

Initial Procurement Process

Clutha District Council has now gone out on the Government Electronic Tender System (GETS) inviting proposals from suitably experienced contractors to take part in an Early Contractor Involvement (ECI) process with the aim of appointing, at its conclusion, one contractor to deliver the capital works and operations activities at the landfill site, together with district-wide kerbside collection services.

Note: Council reserves the right to review the contract delivery model after the workshop process and this may include separate construction and operations contracts.

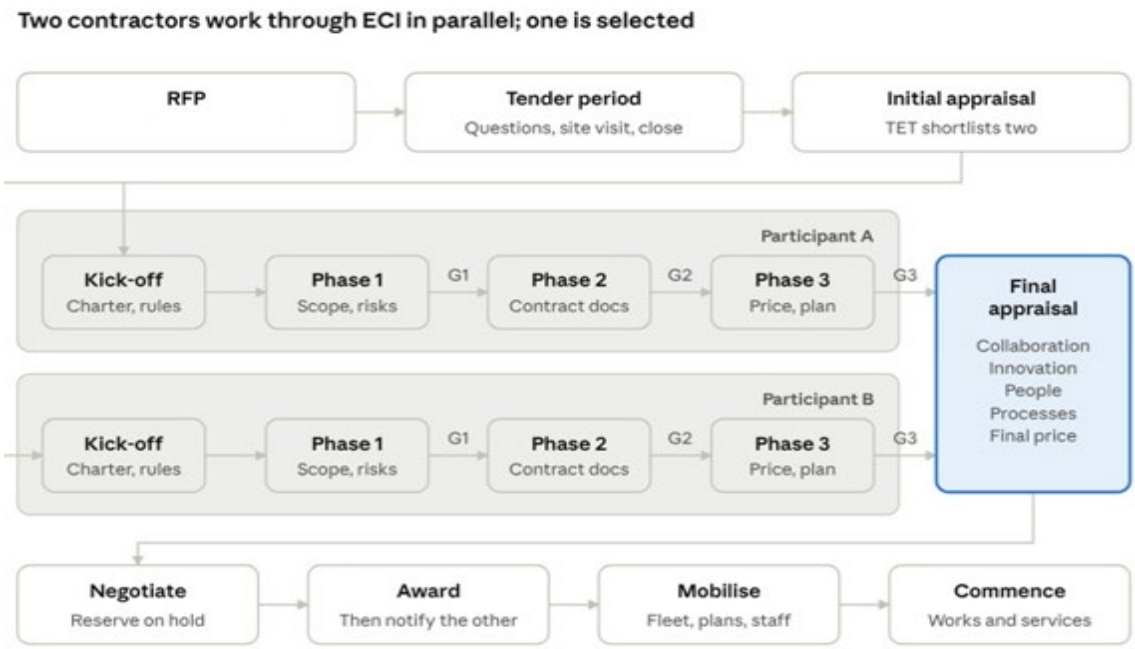
The purpose of this is to establish a collaborative partnership through an ECI process to develop, refine and optimise solutions for both the capital works and waste management operations associated with the Mt Cooee Landfill, including kerbside collection services.

CDC intends to initially engage two experienced contractors to participate in the ECI process. The Council is seeking organisations which can ideally demonstrate capability in collaborative contracting, ECI delivery, comparable civil infrastructure works, and landfill operations. Participants will be expected to work closely with Council and its advisors to develop efficient, practical and value-for-money solutions that can be delivered safely, on time and within budget.

The procurement process has commenced with a Request for Proposal (RFP), through which two contractors will be selected to participate in a structured ECI programme comprising three phases. Each selected participant will receive a stipend in recognition of their contribution during ECI Phase 1.

The successful Respondents will display the following attributes and qualities:

- Credible experience to conduct the work
- Capacity to provide the resources to complete construction within the given timeframe
- A commitment to Social Procurement
- Environmental responsibility and a proactive approach to conservation and sustainability



ECI Phases and Process

The ECI programme will comprise three structured phases, culminating in a final evaluation of participants' proposals.

Phase 1: Scope, Methodology, Risks and Opportunities

Purpose: Develop a shared understanding of the required works and services, delivery methodology, and key risks and opportunities.

Participants will work separately with CDC through a series of workshops to confirm scope, refine construction and operational approaches, identify risks and opportunities, and optimise value for money. The outcome will be an agreed basis for delivery and contract development.

Phase 2: Contract Documentation

Purpose: Develop a complete and priceable contract package based on the outcomes of Phase 1.

CDC will prepare the contract documentation for both the capital works and landfill operations components, incorporating any agreed ECI outcomes. Participants may provide buildability and operability input to support the development of a robust delivery package.

The works are expected to be delivered through two main contracts being:

1. Capital works under NZS 3910:2023 and:
2. Landfill operations under a fixed-term services contract such as NZS 3917: 2013.

Phase 3: Pricing Proposal and Programme

Purpose: Obtain a detailed pricing proposal and delivery programme from each participant.

Participants will submit an open-book pricing proposal, a detailed delivery programme, and clearly identified risk allowances based on the agreed project scope and contract documents. These submissions will form a key input into Council's final contractor selection process.

At the completion of the ECI process, Council will undertake a final appraisal of the participants' proposals, performance and commercial submissions. Following this assessment, one contractor will be selected for negotiation and award of the delivery contract(s) for the capital works and waste operations services.

The proposed waste operations contract will have an initial term of five years, with options to extend for a further three years and then an additional two years (5 + 3 + 2 years), subject to contractual performance and Council approval.

Our timeline

Step Description	Indicative date
RFP	
RFP advertised on GETS	10/11/2026 – actioned on time
Last date for supplier questions	27/11/26
Last date for Buyer to answer questions	01/12/2026
RFP closing date	04/12/2026
Evaluation/Award	
TET review and recommendation (indicative)	22/01/27 – *however aiming for completion prior to 23.12.26*
Post-evaluation	
ECI Contract Award (indicative)	22/01/27 – *aiming to award prior to this date*
ECI Contract Start Date (indicative)	25/01/27
ECI Contract End Date (indicative)	16/04/27

ATTACHMENTS

- 5A - Elsie Stewart Community Library and Pool Project
- 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:	26 November 2026
From:	Donna McArthur – Group Manager Infrastructure Strategy and Delivery
File Reference:	1068850

Key Changes Since Last Report

This October/November period has been very productive onsite as the main pool hall continues to take shape. The installation of pre-cast panels & structural steel has been ongoing, primarily to Grids 8 & 9 and the amenities & plant areas between Grids I & L. The base deck roof liner is now in place and is in general alignment with the programme. The third and final concrete pour to the pool's main slab is complete.

Timber framing for the soffit & roof is now completed. Sealant to precast panels is being installed as required. 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 main swimming pool is onsite, and its various packages are placed around the main pool's slab as installation continues.

The construction of the library foundations has commenced. The commercial team continues to sign up the remaining sub-contractors and suppliers to lock them in for the duration of the project.

Health & Safety this month has been positive, however one incident has been reported – a Near Miss, due to a staff member walking in the blind spot of the excavator operator and nearly being hit by the digger bucket. The foreman on site, called for stop work and discussed the dangers associated with this, a mitigation has bow been implemented where if machinery is being used in closed or close proximity to team, it is now barricaded off.

There's been 4 weekly Health & Safety site inspections completed and 4 critical risks inspections for this period (1 Environmental Health, 1 Crane Work, 1 Mobile Plant and 1 Electrical Safety).

There have also been 3 Calder Stewart pre-concrete pour inspections for quality assurance.

The local Calder Stewart Commercial team are experienced and well-resourced as they continue to sign up the remaining sub-contractors and suppliers (36 are signed up to date). The site and operations team are adequately resourced as the project progresses into the middle stages. Calder Stewart don't foresee any challenges with local labour or that of our sub-trades.

Since the last report Aukaha have advised that they would like to provide some form of graphic art or design elements to the project. We have accepted an Offer of Service to provide preliminary design options. Once completed the options will be presented to the Steering Group in the first instance for a preferred option, and if Council would like we can also provide this information to the Councillors for consideration.

A Steering Group meeting occurred earlier this month where colour boards were presented for decision, and also to discuss, the 'nice to haves' to prioritise these, so that if we find that we have funds available, we can consider adding these items to the program, subject to Council approval.

Items discussed were:

- 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

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.

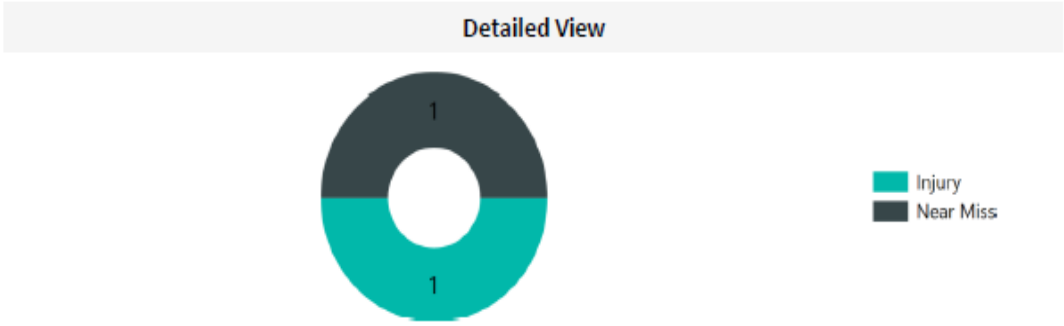
Home to about 2100 residents, Milton remains one of the Clutha District's key service towns.

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





Type	Description	Company
Injury	While stripping boxing overhead with a large crowbar a Calder Stewart worker got their finger caught between the crowbar and a piece of scaffolding while pulling down, causing a small cut and a sore finger. **NOTE: Reported last period**	Calder Stewart Construction
Near Miss	Worker was nearly struck with an excavator bucket whilst walking past excavator's blind spot.	Calder Stewart Construction

Project Health & Safety Inspections

Critical Risk Inspection	Inspection Date	Status	Completed
Electricity Safety Inspection	09 Oct 2026	Closed	13/14
Mobile Plant Safety Inspection	16 Oct 2026	Closed	10/11
Crane Work Safety Inspection	23 Oct 2026	Closed	18/18
Environmental Health Inspection	30 Oct 2026	Closed	12/12

4 Weekly Site Safety Inspections completed in the last month

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 Description	Contract	Award Value	Actuals to Date	Forecast	Variance	Total Budget	19,400,000
WO.276 -*570007*	Milton Pool		17,748,368	5,114,998	8,728,729	13,843,727		
WO.105 -*560019*	Milton Library			1,349,058	2,555,583	3,904,641		
		Professional Services (incl all other costs outside of contract						
	Milton Pool		1,288,273	1,096,435	191,838	1,288,273		
	Milton Library		363,359	299,057	64,302	363,359		
	Totals		**19,400,000**	7,859,548	11,540,452	**0**		
	Total Forecast Costs							19,400,000
	Total Budget Available							**0**

6. Funding and Cashflow Position

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: 4/11/2026

		SUPPLIER/SUB-CONTRACTOR DETAILS	LETTING	
Trade Code	Trade	Sub-contractor or Supplier	Sub-contract Signed	Letting Complete
18	Propping & Scaffolding	Sub-contractor	n/a	Yes
19	Demolition	CSC		n/a
20	Excavation	CSC		n/a
21	Drainage	Sub-contractor	Yes	Yes
22	Site works - Full package	Sub-contractor		
23	Site works - TacStuds	Sub-contractor	Yes	Yes
24	Reinforcing - Supply	Sub-contractor	n/a	Yes
25	Reinforcing - Install	Sub-contractor	Yes	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	Yes
31	Precast Concrete - Supply	Sub-contractor	n/a	n/a
32	Sealant/Tanking	Sub-contractor	Yes	Yes
33	Structural Steel	Sub-contractor	n/a	Yes
34	Structural Steel - Stainless components	Sub-contractor	n/a	Yes
35	Metal work - Handrails/balance tank hatch/benchtops	Sub-contractor	Yes	Yes
36	Metal work - Roof pop up Louvres	Supplier		
37	Aluminium Joinery	Sub-contractor	Yes	Yes
38	Carpentry	CSC		n/a
39	Carpentry - Insulation	Sub-contractor		
40	Joinery - Shelving/Kitchenette/Reception	Sub-contractor		
41	Joinery - Fire doors	Supplier		Yes
42	Hardware and FF&E	Sub-contractor		
43	Plasterboard Lining & Fixing	Sub-contractor		
44	Plasterboard Stopping (Including villaboard)	Sub-contractor	Yes	Yes
45	Butyl	Sub-contractor	Yes	Yes
46	Metal Roof & Wall Cladding	Sub-contractor	Yes	Yes
47	Plumbing	Sub-contractor	Yes	Yes
48	Mechanical Services	Sub-contractor	Yes	Yes
49	Electrical	Sub-contractor	Yes	Yes
50	Communications/Telephone/Data	Sub-contractor	Yes	Yes
51	Security	Sub-contractor	Yes	Yes
52	Fire protection	Sub-contractor	Yes	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	Yes
59	Aluminium Composite panels	Sub-contractor	Yes	Yes
60	Fencing	Sub-contractor	Yes	Yes
61	Landscaping/Irrigation	CSC		Yes
62	Height Safety & Roof Platforms	Sub-contractor	Yes	Yes
63	Louvres	Supplier		
64	Fire Curtains	Sub-contractor	Yes	Yes
65	Pool Supply	Supplier		Yes
66	Filtration Equipment	Supplier		Yes
67	Pool Water and Filtration	Sub-contractor	Yes	Yes
68	Pool Install/Stainless Steel Handrails	Sub-contractor	Yes	Yes
69	Feature Glulam timber	Supplier		Yes
70	Pool Ceiling (acoustic panels)	Supplier		Yes
71	Autex acoustic walls	Sub-contractor		
72	Pool waterplay features	Supplier		Yes
73	Tip and roll seating	Sub-contractor	Yes	Yes
74	Pool and library barriers	Sub-contractor		
75	Bench seats, lockers, cubbie holes, toilet partitions, vanity tops	Sub-contractor	Yes	Yes

9. Programme and Key Milestones

KEY DATES	558 d	Mon 8/09/25	Fri 17/12/27	41%
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	39%
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	**258 d**	**Mon 2/11/26**	**Fri 19/11/27**	**0%**
Rev3.1a Target Milestone Completion Dates	**247 d**	**Mon 16/11/26**	**Fri 19/11/27**	**0%**
Precast concrete installation complete	0 d	Mon 23/11/26	Mon 23/11/26	0%
Main pool structure installation complete	0 d	Mon 16/11/26	Mon 16/11/26	0%
Structural steel erection complete	0 d	Fri 8/01/27	Fri 8/01/27	0%
Roof structure and cladding complete (weathertight)	0 d	Tue 25/05/27	Tue 25/05/27	0%
Linings complete (walls & ceilings)	0 d	Mon 24/05/27	Mon 24/05/27	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%
Current Target Milestone Completion Dates	**258 d**	**Mon 2/11/26**	**Fri 19/11/27**	**0%**
Precast concrete installation complete	0 d	Mon 2/11/26	Mon 2/11/26	0%
Main pool structure installation complete	0 d	Wed 27/01/27	Wed 27/01/27	0%
Structural steel erection complete	0 d	Mon 11/01/27	Mon 11/01/27	0%
Roof structure and cladding complete (weathertight)	0 d	Mon 5/07/27	Mon 5/07/27	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	**527 d**	**Tue 1/07/25**	**Fri 27/08/27**	**49%**

10. Community and Stakeholder Impacts

Currently nothing to report.

11. Key Risks and Mitigation Measures

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.
Scaffolding	Check certifications regularly. Only scaffolders to make any changes to the current set-up.
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.

JSA – Job Safety Analysis

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

On Site
Building set-out when required
Continue to erect structural steel to complete pool hall
Erect formwork to foundations
Erect Grid 9 gable panels
Install re-inforcing steel to foundations & slabs
Paint onsite structural steel fixings
Progress excavations where necessary - Grid L & Library foundations
Roofing commencing this coming period
Soffit framing where necessary before the roofers

14. Photos and Supporting Information





Library foundations – in the foreground have commenced



The Main Pool structure taking shape – view from Union Street



Main pool installation has begun



Spa Pool Area

Clutha District Council Category A
Attachment 05C - Milton Streetscape

Subject:	Milton Streetscape
Date:	26 November 2026
From:	Dredd Garcia - Project Manager - Roading and Structures
File Reference:	1068852

Key Changes Since Last Report

Previously scheduled construction works have been completed, this includes:

- Painting of the back of the wall black
- Installation of the tiger turf grass
- As of writing this report, the brick veneer is currently being installed and is approximately 25% complete
- The contractor has checked the drinking fountain and fixed the issue (photo below)

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 brick veneer 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	1,025,588	165,538	-		
WO.230.3082 CAP								
		Professional Services (including all other costs outside of contract award value)						
		Stantec, Bonisch*	250,000	186,918	63,082	-		
		Other Variation Brick Crossing / Planting / Line marking on Gray Road**	42,874	-	42,874			
		Variations Outside the Contract (CCTV Cameras)	8,675	8,675	-			
		Variations Outside the Contract (ROUGH MILNE MITCHELL LANDSCAPE ARCHITECTS)	7,325	7,325	-			
	Totals		1,500,000	1,228,506	271,494	-		
	Total Forecast Costs							1,500,000
	Total Budget Available							**750,000*** **

Note from Previous Report: Variations Outside the Contract (Pedestrian crossing at Union Street) for $63,958 was removed from the financial table, as this work was funded by NZTA budget.

**The Professional Services approved budget of $250,000 was approved at the Public Excluded Council meeting on 18 September 2025 (MFiles 970756).*

***A contingency of $42,874 was added for additional work on Gray Road brick crossing, Line Marking and for planting, should the work be delayed until autumn, including one year of maintenance.*

****Any unspent budget, currently estimated at up to $750,000, may be returned to Council on completion of the project.*

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 are 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, Installation, Painting back of the wall	November 2026	Completed
Brick Veneer	November 2026	On-going
Planting*	Autumn (April – May)	Delayed

** If a supplier for the plants cannot be found by the end of November, planting might need to be deferred until autumn 2027 (April – May), as planting in drier and hotter conditions could result in plant losses, resulting in unnecessary replacement costs.*

10. Community & Stakeholder Impacts

Expected impacts include:

- Improved public access and amenity following the opening of site
- Temporary fencing remains in place close to the wall until the brick veneer installation is complete
- Enhanced the plaza's appearance and create a more attractive community space following completion

11. Key Risks & Mitigation Measures

Risk	Impact	Mitigation
Surface temperature requirements before installation of brick veneer.	Programme delays	The contractor has started the brick veneer installation (approximately 25% complete) and has been working on it whenever the weather is suitable. The contractor is working to finish the brickwork by the end of November 2026.

Risk	Impact	Mitigation
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. If a supplier for the plants cannot be found close to the end of November, planting might need to be deferred until autumn 2027 (April – May), as planting in drier and hotter conditions could kill the plants.

12. Current Issues, Dependencies & Constraints

- The contractor has started the brick veneer installation, and the work is currently on going; progress remains dependent on suitable weather and temperature conditions (Estimated days of activity 15 working days)
- Completion of planting depends on securing an alternative supplier and plant availability

13. Next Steps / Escalation Required

- The Tiger Turf and painting of the back of the wall are complete; the contractor is now working only on the brick veneer installation on the wall
- Planting remains outstanding: several suppliers have been approached, but some can only supply a few plants rather than the full requirement and other plants are out of season, if a supplier cannot be confirmed, Council to agree whether planting is deferred until autumn 2027 (April – May), If planting is deferred, the planting area will be sprayed and mulched to prevent grass and weed growth until planting can proceed.

14. Photos



Figure 1: Drinking Fountain



Figure 2: Back of the wall



Figure 3: Photo taken on 10 November 2026 Tiger Turf.



Figure 4: Photo taken on 10 November 2026 Tiger Turf



Figure 5: Photo taken on 10 November 2026 Brick Veneer



Figure 6: Photo taken on 10 November

	Before					Current
ID	% Work Complet	Task Name	Duration	Start	Finish	% Work Completed
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	100%
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	25%
8	0%	Insert Tiger Turf	10 days?	Mon 5/10/26	Fri 16/10/26	100%
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 7: 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:	26 November 2026
From:	Enrique Orellana - Senior Project Manager- Three Waters
File Reference:	1068859

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

Manager – CDC Internal Staff

Consultant - GHD

Contractor – TBC Project

MSQA CA/IC Role – TBC

4. Project Status

Milton AC Pipeline Renewal Project (351060): CDC has agreed in principle to proceed with GHD's revised design engagement to assess alternative road reserve alignments and complete the concept and detailed design of the preferred route. The revised scope also includes the KiwiRail crossing, which was excluded from the original design, together with the required planning and geotechnical assessments. The updated design package is targeted for tender release by 30 March 2027.

The alignment review was recommended by Three Waters Asset Management to determine whether a road reserve route could provide a simpler, more cost-effective whole-of-life solution. The existing alignment includes creek crossings and associated support structures, while a road reserve option may simplify construction, avoid the need for an easement, reduce reliance on private property access, and lower physical works and future maintenance costs.

Approximately $40,000 of the total $107,642 excluding GST engagement relates to assessing and designing the alternative alignment. The remaining cost mainly covers the KiwiRail crossing design, geotechnical investigations, and associated specialist requirements. Both alignment options will be compared before CDC confirms the

preferred route, and the existing alignment remains available if it provides the better overall outcome.

As the revised programme extends into FY27/28, the remaining project budget is expected to be carried forward. Three Waters Asset Management is aware of the revised programme and has advised that no significant issue is anticipated with the carry-forward. ISD will coordinate the required reporting to Southern Waters as part of the transition process.

Milton Concrete Pipeline Renewal Project (351059): No material updates during this reporting period. The detailed design is complete; however, tender release has been delayed while the current year budget allocation is confirmed, as the required funding is not yet fully reflected in Council's financial system.

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**	$ -	$ -	$1,005,123	$ 1,005,123		
		Contingency 10%			$ 100,512	$ 100,512		
		Professional Services (incl all other costs outside of contract award value)				$ -		
		Design GHD (CDC Panel Consultant)	$ -	$ -	$ -	$ -		
		MSQA (CDC Panel Consultant)	$ -	$ -	$ 27,000	$ 27,000		
		Heritage NZ	$ -	$ -	$ 5,500	$ 5,500		
		3W - Shutdown	$ -	$ -	$ 10,000	$ 10,000		
	Totals		$ -	$ -	$1,148,135	$ 1,148,135		
	Total Forecast Costs							$ 1,148,135
	Total Budget Available							**$ 0**

							Total Budget	1,529,138
Project/Work Code	**Project Description**	**Contractor/ Consultant Name**	**Award Value**	**Actuals to Date**	**Forecast**	**Variance**		
	Milton AC Pipeline Renewal	**TBA**	$ -	$ -	$1,204,710	$1,204,710		
351060/ WO.785.3082.CAP		Contingency 10%	$ -	$ -	$120,471	$120,471		
		Professional Services (incl all other costs outside of contract award value)						
		Design - (CDC Panel Consultant) GHD	$ -	$ -	$110,000	$ 110,000		
		MSQA - (CDC Panel Consultant) GHD		$ -	$ 76,457	$ 76,457		
		Heritage NZ	$ -	$ -	$ 7,500			
		3W - Shutdown	-	$ -	$ 10,000			
	Totals		$ -	**$ -**	$1,529,138	$1,511,638		
	Total Forecast Costs							$1,529,138
	Total Budget Available							**$ 0**

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.	March 2027	In Progress
Tender Award*	May 2027	Not Started
Construction Phase	June – November 2027	Not Started

**The target award date has moved to May 2027 to complete the revised AC pipeline design. The review aims to identify a simpler and more efficient road reserve alignment that may reduce construction and future maintenance costs, minimise impacts on private landowners, and reduce future property access requirements. The revised scope also includes the KiwiRail crossing, which was excluded from the original design and requires additional specialist design and geotechnical investigations.*

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.	November 2026	In Progress
Tender Award	February 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 has been undertaken with affected landowners and key project stakeholders
- The project is expected to transfer to SWDW at the beginning of FY27/28. The Project Manager shall provide the required project, financial, contractual, risk, and stakeholder information to CDC Three Waters Asset Management, which is expected to coordinate the formal handover with SWDW. CDC shall remain responsible until the transfer is confirmed.
- Feedback from the affected landowner regarding the proposed AC pipeline alignment through private property triggered the alignment review and subsequent design variation work
- CDC has agreed in principle to proceed with GHD's revised design engagement to assess road reserve alignment options and complete the concept and detailed design of the preferred route. The total engagement cost is approximately $107,642 excluding GST, of which approximately $40,000 relates to the pipeline realignment assessment and design. The remaining cost relates primarily to the newly added KiwiRail crossing design, geotechnical investigations, and associated specialist requirements. The full cost can be covered by the existing

budget allocated to the Milton AC Pipeline Renewal Project, and no additional funding is currently required for this design engagement

- The revised scope includes the KiwiRail crossing, which was excluded from the original design, together with the required planning and geotechnical assessments
- Three Waters Asset Management supports the alignment review to reduce private land access, simplify future operation and maintenance, and improve whole-of-life asset management outcomes
- The potential alignment change may affect the AC project's design programme, procurement timing, and cost. These impacts will be confirmed through the revised design engagement
- The Milton Concrete Pipeline Renewal detailed design remains complete

11. Key Risks & Mitigation Measures

Risk	Rating	Mitigation
Pipeline Alignment Changes (AC Project)	High	Complete the options assessment and confirm the preferred alignment before detailed design. Monitor cost and programme impacts.
Procurement Strategy Uncertainty	Medium	Confirm the procurement approach after reviewing the revised AC design programme and related Milton renewal works. Retain separate procurement as an option.
Stakeholder Concerns	Medium	Continue engagement with affected stakeholders and confirm the preferred alignment once the technical and cost implications are understood.
KiwiRail Approval and Access Delays	High	Engage with KiwiRail early to confirm access, approval, rail protection, programme, and geotechnical requirements.
Revised Design Programme and KiwiRail Investigation	Medium	Agree and monitor the design programme, complete the KiwiRail geotechnical investigation early, and ensure timely CDC reviews and decisions.

The key project risks are associated with the revised AC pipeline alignment, stakeholder requirements, procurement packaging, and the inclusion of the KiwiRail crossing. These risks are being actively managed through the revised design engagement, early stakeholder coordination, and regular programme review.

12. Current Issues, Dependencies & Constraints

The following emerging issues are being monitored:

- GHD is assessing alternative road reserve alignments, including the KiwiRail crossing
- The revised design may affect programme, cost, and procurement timing
- KiwiRail approvals and investigations may require additional time and cost
- The procurement approach will be confirmed once the preferred alignment is selected
- The construction cost and funding requirements will be confirmed once the preferred alignment and updated cost estimate are available

13. Next Steps / Escalation Required

Current Actions

The following management actions are underway:

- Finalise the GHD design engagement and hold the project kick-off meeting by November 2026
- Complete the AC alignment options assessment and confirm the preferred route by March 2027
- Undertake the KiwiRail crossing assessment and geotechnical investigation during November 2026 to February 2027
- Complete the AC detailed design and updated tender package by 30 March 2027
- Continue engagement with affected landowners, KiwiRail, and internal stakeholders throughout the design phase
- Confirm the procurement approach by March 2027, including opportunities to package works in shared streets with planned Milton wastewater and stormwater renewals
- Update the project cost forecast and confirm additional funding requirements before tender release

It is recommended that:

- Timely CDC review and approval of the preferred AC alignment
- Confirmation of additional project funding before procurement
- Support with KiwiRail engagement if approval or access requirements affect the design programme

14. Photos & Supporting Information

AC Pipeline Renewal Project:



Figure 1: Street AC Main Renewal

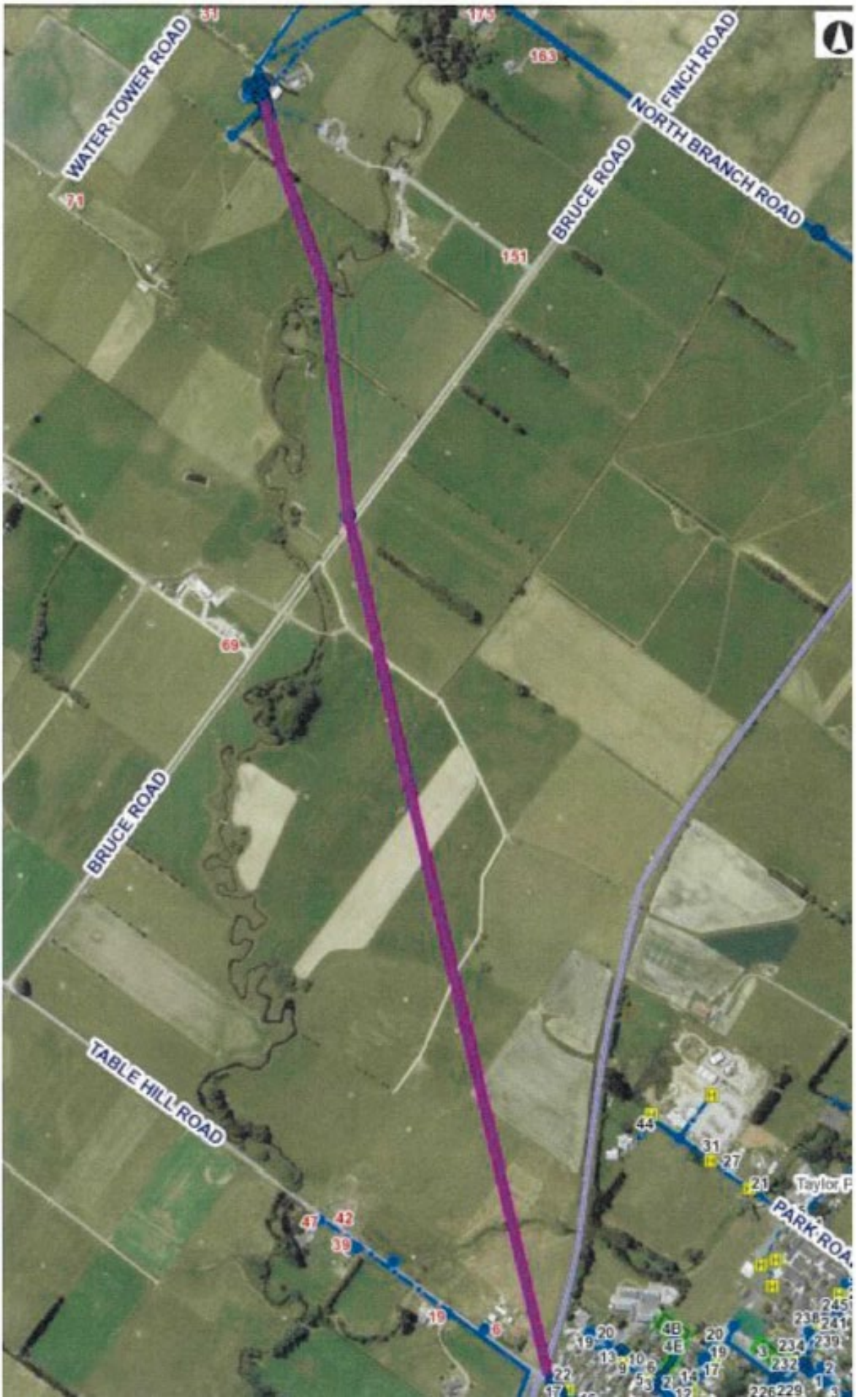


Figure 2: Trunk Main Renewal

Milton Concrete Pipeline Renewal Project:

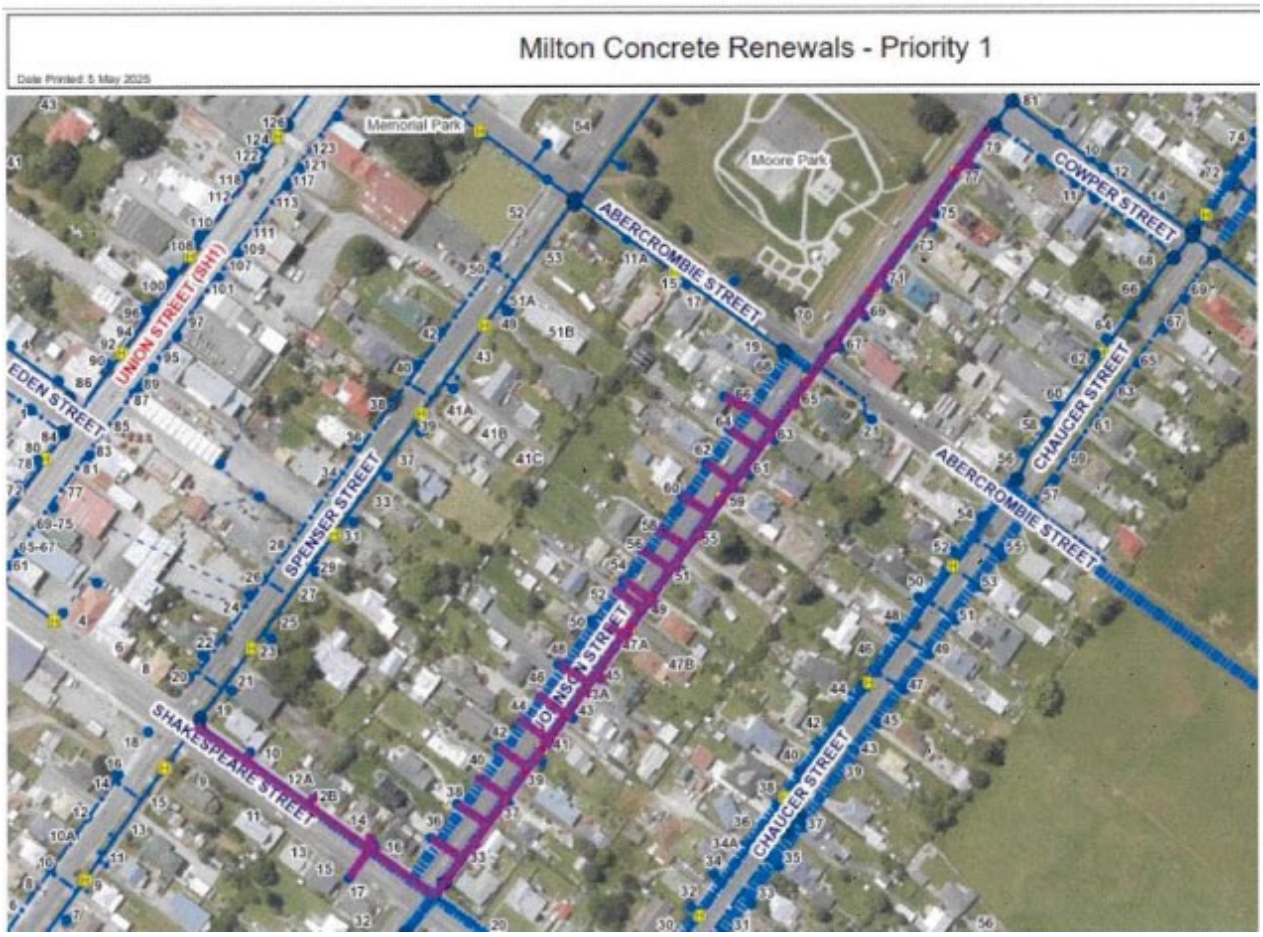


Figure 3: Johnson Concrete Pipeline Renewal



Figure 4: Johnson Concrete Pipeline Renewal – Current Alignment



Figure 5: Chaucer Street Concrete Renewal

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

Subject:	Milton Sewer (400026) and Stormwater (450036) network renewals
Date:	26 November 2026
From:	John Eteuati - Project Management Team Leader- Three Waters
File Reference:	1068860

Key Changes Since Last Report

- Update on scope for Milton Stormwater Network Renewal project in Section 1.
- Progress status update in Section 4.

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. The objective is to renew the failed pipelines identified below:

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:

Milton's stormwater network drains across three catchments (Helensbrook, West Milton and East Milton) to the Tokomairiro River through several outfalls. The Ajax St trunk - 1935 concrete, Ø450 at Cross St increasing to Ø800 by Gray St and on to the river outlet below Arthur St - is the main collector and outfall for West Milton, with no parallel redundancy. The Elderlee St line, Cross St and George St feed it. The wider

network carries a large stock of 1935 earthenware mains. Milton sits on the Tokomairiro Plain with a high-water table and well-documented flood susceptibility.

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

Design & Tender Docs – TBC

Contractor – TBC

MSQA CA/IC Role – TBC

4. Project Status

Milton Sewer Network Renewal Project: Design phase.

Recently completed evaluation of Offer of Services (OOS) submissions received from CDC approved Panel Consultants. Award Memo is currently being circulated for approval. Hopefully, an engagement agreement will be finalised before end of the following week to commence with delivering the design scope.

Milton Stormwater Network Renewal Project: Design phase.

Scope of works report received mid-October 2026. Project Initiation Document is in progress with a Request for Proposal (RFP) released a week later for OOS from CDC approved Panel Consultants. Deadline for proposals was scheduled on the 10 November 2026. Currently working towards the evaluation and engagement processes for a consultant to deliver the design scope.

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

A procurement strategy will be sought to address the pipeline renewals within the shared streets upon completion of the design phase for each project.

9. Programme & Key Milestones

Milton Sewer Network Renewal Project:

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

Milton Stormwater Network Renewal Project

Milestone	Target Date	Status
Planning & Scoping Phase	Completed	In progress
Design Phase	January 2027	Not Started
Tender Phase	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 archaeologically 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 of the delay with receiving the scope of works. Implementation will be structured for a smooth handover 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

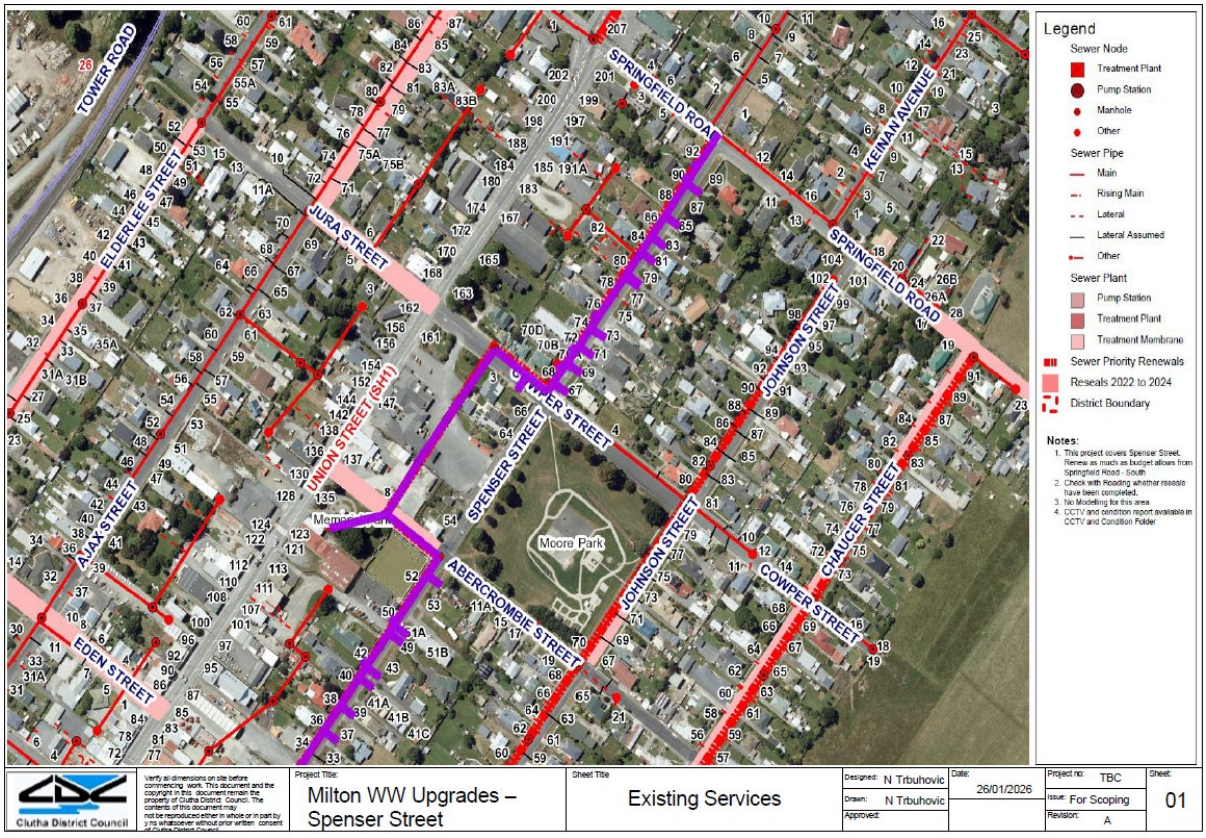


Figure 1: Spencer Street sewer network renewal

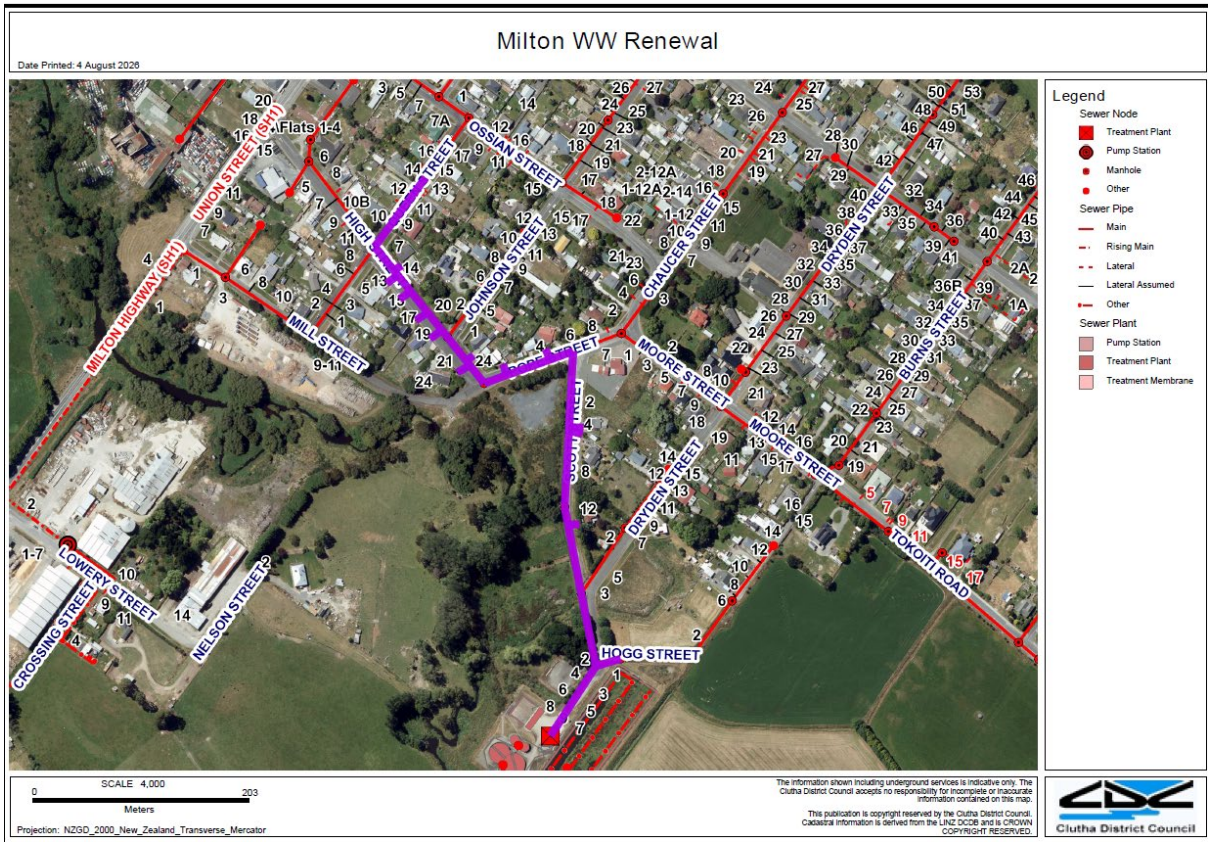


Figure 2: Primary Gravity Main leading towards the Milton WWTP

Milton Stormwater Main Renewal Project: Site Location

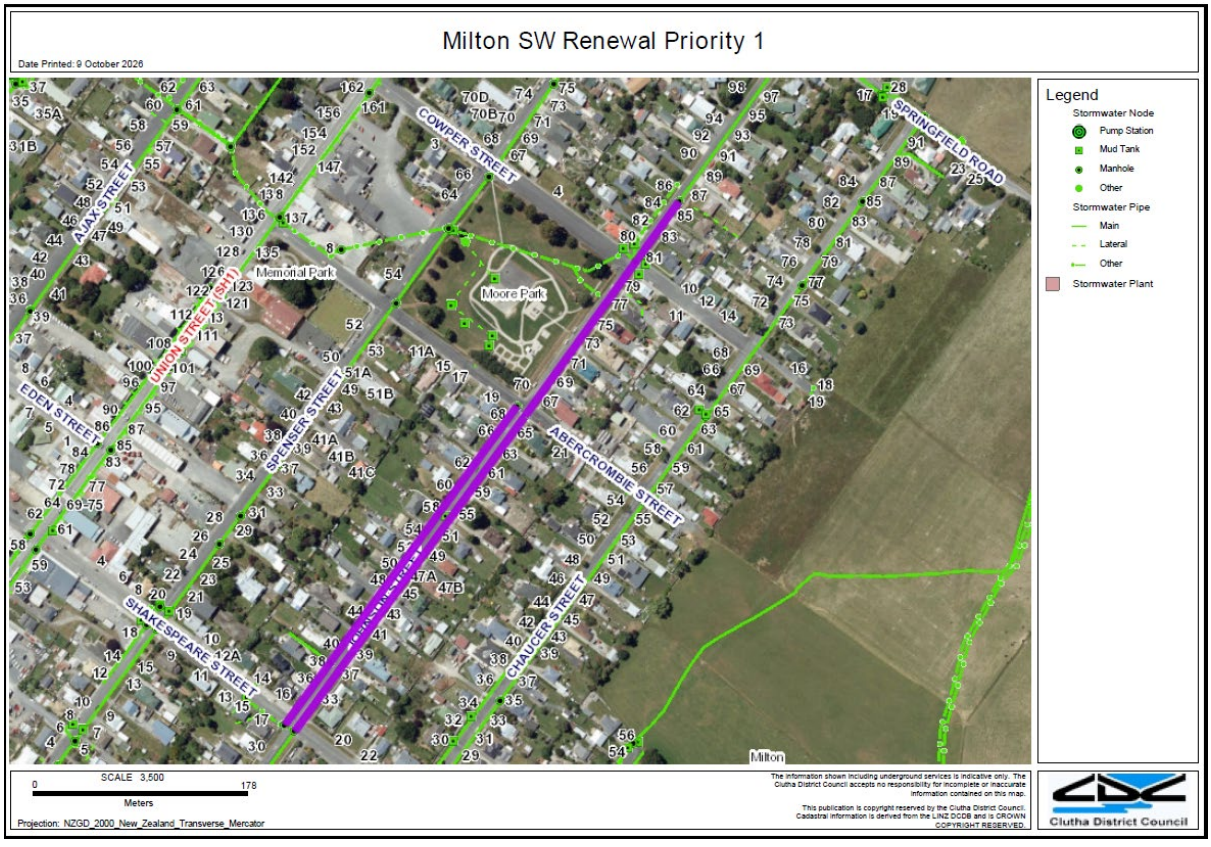


Figure 3:Milton SW Renewal Priority 1

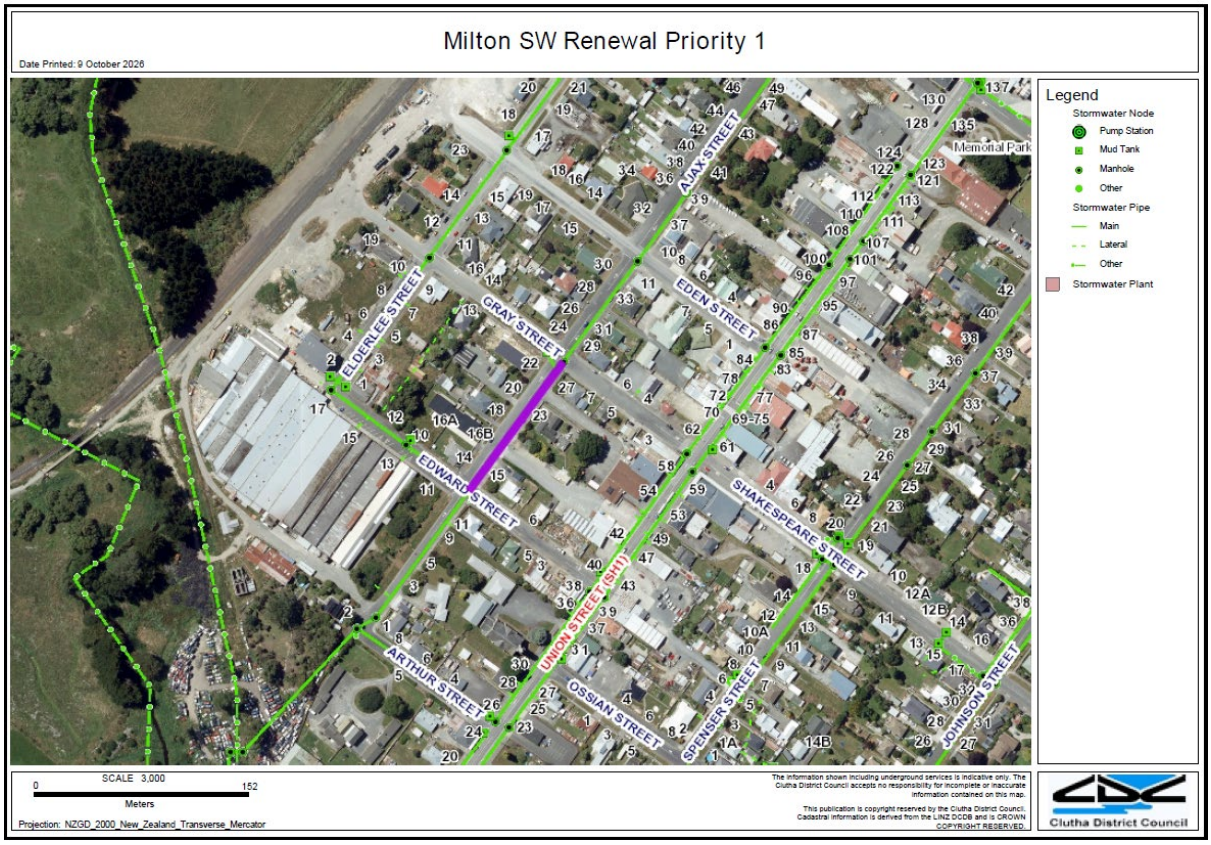


Figure 4: Milton SW Renewal Priority 1



Figure 5: Milton SW Renewal Priority 2

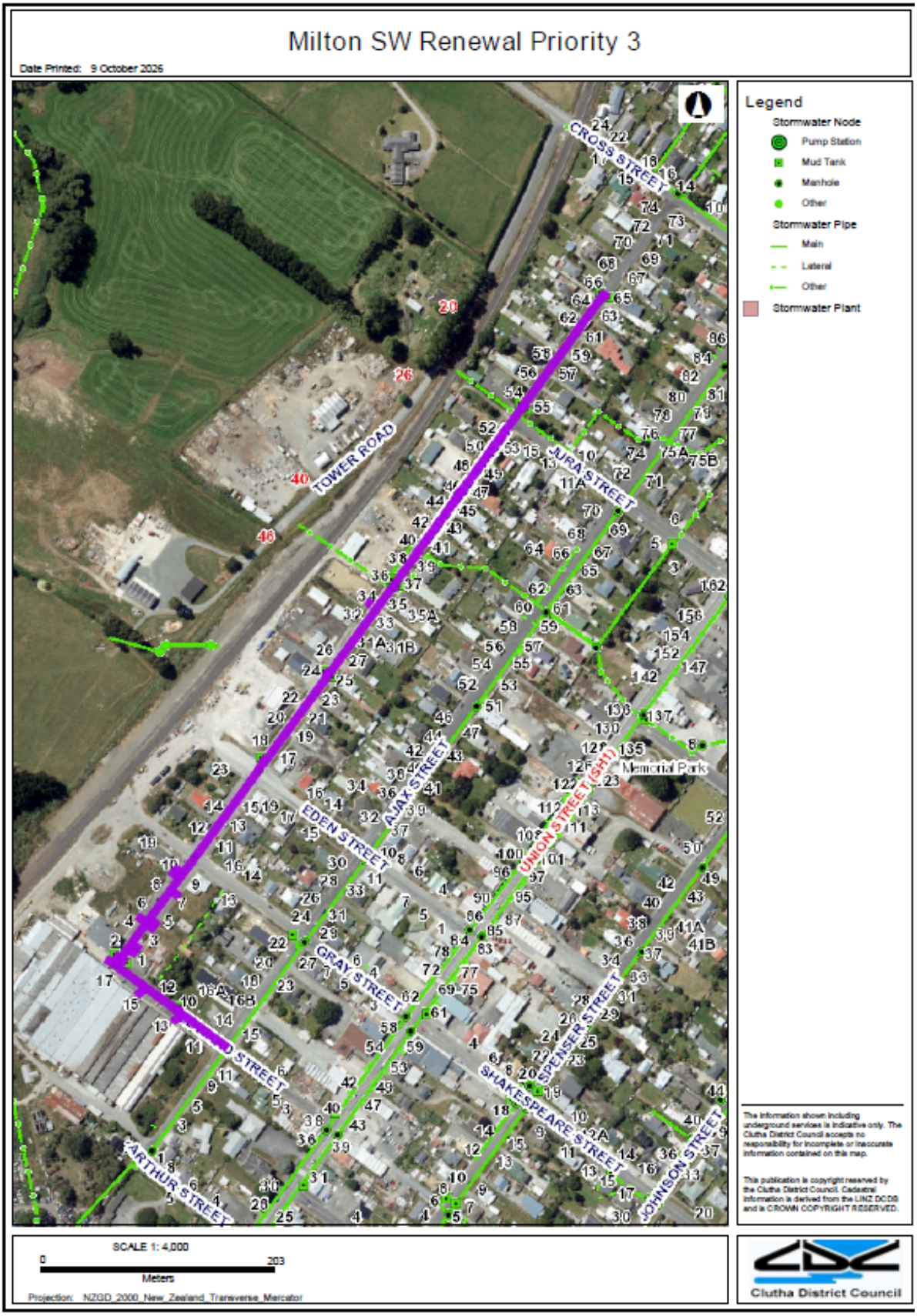


Figure 6: Milton SW Renewal Priority 3

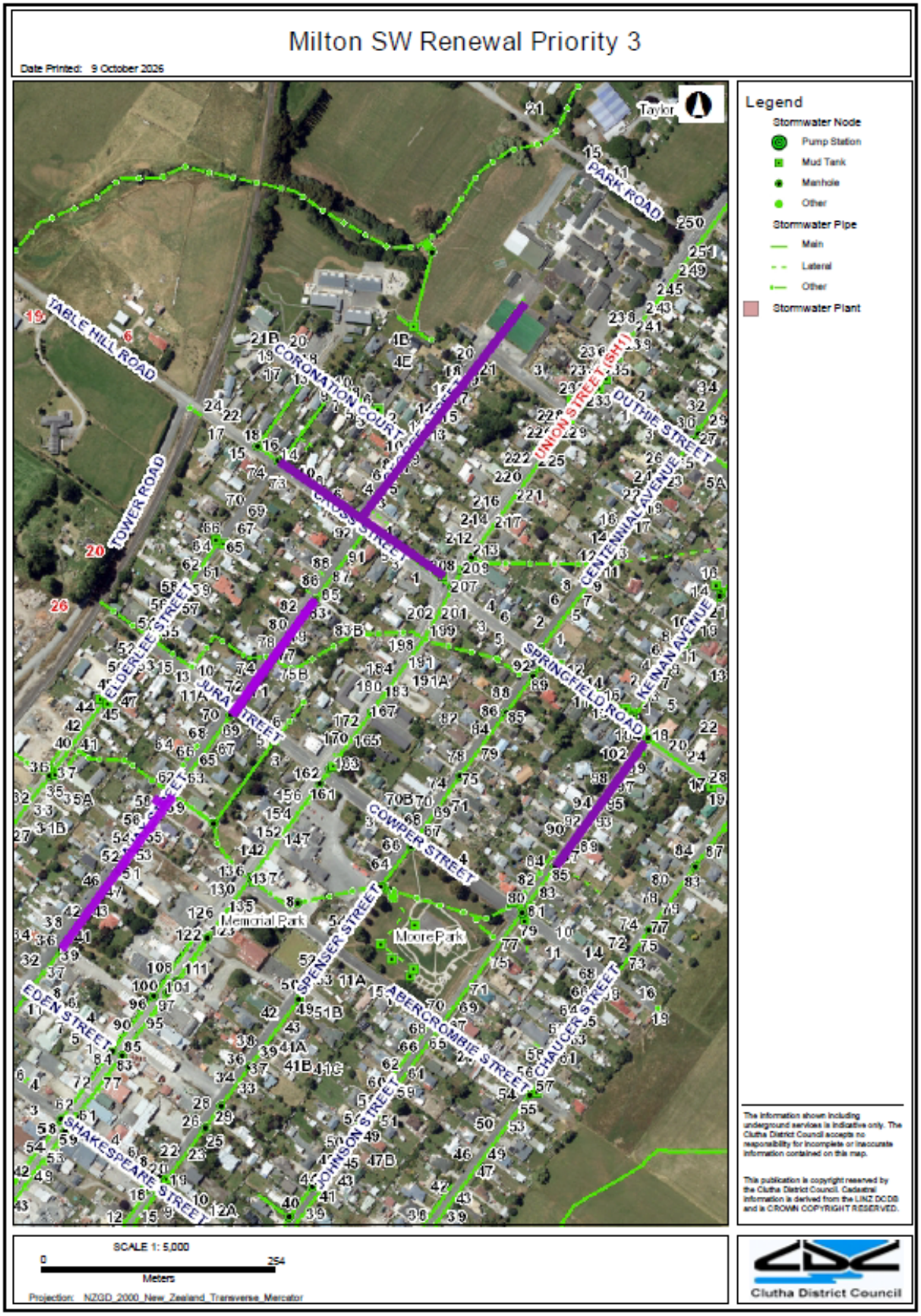


Figure 7: Milton SW Renewal Priority 3

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

Subject:	Rosebank Hill (Clyde Street) pipeline Renewals
Date:	26 November 2026
From:	Enrique Orellana - Senior Project Manager- Three Water
File Reference:	1068861

Key Changes Since Last Report

- Tender clarifications have been completed, and the final Tender Evaluation Report is pending. Coordination with NZTA has progressed, providing greater programme flexibility for C920, while the Spark Fibre project has been identified as an additional corridor interface requiring ongoing coordination.

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 Role– Bonisch
- IC Role – TBC

4. Project Status

The project is currently progressing through the final stages of procurement.

Detailed design is complete, and the tender evaluation and clarification process is being finalised. The procurement stage has taken longer than initially anticipated due to the additional clarification and coordination required with key stakeholders to establish a clear contractual position prior to award.

A project coordination meeting was held on 4 November 2026 between CDC, NZTA, and Project team to review the construction programme, reinstatement methodology and interfaces with NZTA's planned SH1 rehabilitation works. The parties supported progressing the C920 underground works ahead of the major pavement rehabilitation. NZTA indicated that its rehabilitation works are likely to be moved to the next construction season, subject to formal confirmation with its contractor.

A separate Spark Fibre project, being delivered by Spark, is also planned within the SH1 corridor during the upcoming construction season. While this project is not being delivered by CDC, it creates an additional programme and construction interface with

C920. Coordination will therefore be required to minimise disruption and identify opportunities to align traffic management and reinstatement activities.

Spark is the client and Entelar Group Ltd (EGL) is the delivery contractor. The lead project contact and communication arrangements with CDC are still to be formally confirmed.

The current construction programme provides for works to commence on 30 November 2026, with completion and handover targeted for 23 February 2027. CDC considers it prudent to maintain a coordination buffer through to approximately 10 March 2027 to allow for final inspections, minor works and handover activities before subsequent NZTA works commence.

The primary project risks remain associated with:

- completion of the procurement and contract award process; The procurement process has taken longer than originally anticipated due to additional tender clarifications, project team availability, and coordination with NZTA before contract award. Several tender matters required further discussion to establish a clear contractual position, while confirming programme interfaces with NZTA has also required additional time
- contractor mobilisation and resource availability; contract award and mobilisation ahead of the planned construction start
- coordination of the C920 programme with NZTA works; and
- interim pavement reinstatement and maintenance requirements prior to NZTA's future rehabilitation work.

No critical issues currently prevent delivery of the project. Coordination with NZTA will continue through delivery, with the immediate focus on confirming an appropriate interim pavement reinstatement approach and maintaining alignment between the respective works programmes.

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	$ -	$ -	$ 898,450	$ 898,450		
352020/WO.1225.3082.CAP		Contingency 15%	$ -	$ -	$ 158,550	$ 158,550		
		Professional Services (incl all other costs outside of contract award value)						
		Design (CDC Panel Consultant)	$ -	$ 16,500	$ 11,500	$ 28,000		
		MSQA (CDC Panel Consultant) - TBA	$ -	$ -	$ 70,000	$ 70,000		
		Heritage NZ	$ -	$ -	$ 5,000	$ 5,000		
		3W - Shutdown	$ -	$ -	$ 10,000	$ 10,000		
	Totals			$ 16,500	$ 1,153,500	$ 1,170,000		
	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	-	$ -	$ 453,900	$ 453,900		
402024/WO.1226.3082CAP		Contingency 15%	-		$ 80,100	$ 80,100		
		Professional Services (incl all other costs outside of contract award value)						
		Design (CDC Panel Consultant)		$ 16,968	$ 14,032	$ 31,000		
		MSQA (CDC Panel Consultant)		$ -	$ 60,000	$ 60,000		
		Heritage NZ:			$ 5,000	$ 5,000		
	Totals			$ 16,968	$ 613,032	$630,000		
	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

- Finalise the tender evaluation and outstanding clarification items.
- Finalise Tender Evaluation Report and Award Memo.
- Continue coordination with NZTA on programme, reinstatement and SH1 interface requirements.
- Confirm interim pavement reinstatement requirements ahead of NZTA's future rehabilitation works.
- Monitor the proposed construction programme and key project risks.
- Maintain and update the Project Risk Register.

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	16-Nov-26	In Progress
Construction Commencement*	30-Nov-26	Not Started
Practical Completion**	23-Feb-27	Not Started

**The construction commencement date has been rescheduled due to the procurement and pre-construction process taking longer than originally anticipated. Additional tender clarifications were required to establish a clear contractual position prior to award, together with further review and coordination across the project team.*

Additional time has also been required to coordinate the C920 programme with NZTA, including the timing of the planned SH1 pavement rehabilitation, reinstatement requirements and handover arrangements. This coordination was considered important to reduce the risk of programme conflict, duplicated works and unnecessary cost before committing to the construction start date.

The revised commencement also allows sufficient time to complete the Tender Evaluation Report, Award Memo, contract approval and mobilisation process, and the required corridor access and traffic management approvals before physical works commence.

The current programme provides for construction to commence on 30 November 2026, with completion and handover targeted for 23 February 2027.

***The Practical Completion date has been rescheduled to reflect the revised construction commencement date and updated delivery programme. The revised timeframe allows for the required construction duration, sequencing, testing, reinstatement and handover activities without unnecessarily compressing the works.*

10. Community & Stakeholder Impacts

NZTA and Spark Fibre Programme Interface

Coordination with NZTA and the Spark Fibre project is ongoing to manage programme and construction interfaces within the SH1 corridor.

Current coordination is focused on:

- C920 handover and NZTA rehabilitation timing. Formal confirmation from NZTA is still pending. NZTA is confirming with its contractor whether the major rehabilitation will move to the next construction season, with September/October 2027 discussed as the likely window. NZTA is also confirming the timing of minor remedial works on the southbound lane before the C920 pipeline works commence. As no formal response date was agreed, CDC will target confirmation within two weeks of the coordination meeting, by 18 November 2026, and follow up with NZTA if confirmation has not been received by then
- Interim pavement reinstatement and maintenance requirements
- Spark Fibre programme and potential overlap with C920 works

- Opportunities to coordinate traffic management and reinstatement and minimise duplicated works.

Early Corridor Access Request (CAR)

An Early CAR was submitted during procurement and remains on hold pending confirmation of NZTA submission requirements. The successful Contractor will be responsible for obtaining the 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	Medium	Active
R002	Ownership of programme consequences is unclear	Medium	Active
R003	Contractor unable to meet programme commitments	High	Active
R004	Existing utility/service conflicts affect construction	Medium	Monitoring
R005	Corridor access approvals affect programme	Medium	Active
R006	Unforeseen ground conditions affect construction	High	Active
R007	Spark Fibre works interface with C920	Medium	Active
R008	Interim pavement reinstatement remains in service longer than anticipated	Medium	Active

The highest-ranked risks are currently associated with programme delivery, unforeseen ground conditions and corridor access approvals. Programme interface risks with NZTA have reduced following recent coordination, although interim pavement reinstatement, handover and the Spark Fibre interface will continue to require active management. Risks will be reassessed following contract award and mobilisation.

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	Current programme runs from 30 November 2026 to 23 February 2027. Delivery remains achievable but requires active management of external interfaces and limited programme float.
Procurement	Amber	Tender clarifications completed. Final Tender Evaluation Report is pending prior to completion of the Award Memo and contract award.

NZTA Interface	Amber	Programme coordination has improved. Interim pavement reinstatement, maintenance and handover arrangements remain to be confirmed.
Corridor Access	Amber	CAR, TMP and associated NZTA approvals are required before physical works commence.
Spark Fibre Interface	Amber	Coordination required to confirm programme overlap and opportunities to align traffic management and reinstatement activities.
Ground Conditions / Services	Amber	Residual risk remains around actual ground conditions and service locations, to be verified during early works and excavation.
Budget / Cost	Green	No critical cost issue currently identified; cost exposure continues to be monitored through procurement and pre-construction.

13. Next Steps / Escalation Required

- Complete the Award Memo and approval process following receipt of the final Tender Evaluation Report. Final Tender Evaluation Report expected by 16 November 2026 following completion of the tender clarification process.
- Confirm contractor mobilisation and the baseline construction programme.
- Continue managing the CDC/NZTA programme interface, with particular focus on:
    - Interim pavement reinstatement and maintenance requirements;
    - Final handover arrangements;
    - Coordination with NZTA's future pavement rehabilitation works.
- Continue coordination with the Spark Fibre project to manage programme, traffic management and construction interfaces.
- Progress CAR, TMP and other corridor access requirements prior to physical works commencing.
- Reassess programme and delivery risks following contract award.
- Continue governance oversight of high-rated project risks through regular Risk & Assurance reporting.

No immediate escalation is required.

Overall Recommendation

The project remains on track and is progressing through the final stages of procurement. Tender clarifications have been completed, with the final Tender Evaluation Report and contract award remaining as the key procurement steps.

The programme interface with NZTA has improved following recent coordination, while interim pavement reinstatement, corridor access and coordination with the Spark Fibre project remain areas requiring active management.

It is recommended that CDC proceed with the current procurement and delivery strategy, complete the contract award process, and continue coordination with NZTA and other corridor stakeholders through mobilisation and construction.

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: 26 November 2026

From: Dredd Garcia - Project Manager - Roading and Structures

File Reference: 1068862

Key Changes Since Last Report

- New Report
- The Typical Repairs design package has been completed and issued to the contractors for pricing. The full package will be provided by 25 November 2026.
- Typical Repairs consist of 54 bridges with 68 defects, split into North and South packages and given to the contractors.
- Bespoke Repairs Design package still on track to finished by 4 December 2026

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 packaged 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.

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 2027.

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)

Project Status

Area	**Status**
Stage 1 - Optioneering Assessment	Completed
Stage 2 – Design / Technical Specification Typical Design Package	Completed
Stage 2 – Design / Technical Specification, Bespoke Design Package	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.

4. 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		

Project/Work Code	Project Description	Contract	Award Value	Actuals to Date	Forecast	Variance	Budget	1,700,000
		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.

5. 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

6. 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

7. 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.

8. Programme & Key Milestones

Milestone	Target Date	Status
Stage 1 optioneering Assessment	Completed	Complete
Typical Repairs design package	23 October 2026	Complete
Bespoke Repairs design package	4 December 2026	In progress
Physical Works	11 January 2027 – 31 May 2027	In progress

9. 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.

10. Key Risks & Mitigation Measures

Risk	Impact	Mitigation
Delay in completing the Bespoke repair designs	Procurement and physical works may be delayed	Monitor Beca's progress against the 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
Unexpected heritage or archaeological finds during works	Work may be suspended, causing programme delays and additional investigation cost	Review known heritage records and have engaged with 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

Risk	Impact	Mitigation
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

11. Current Issues, Dependencies & Constraints

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

- The 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

12. 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

13. Photos & Supporting Information

High-Priority Bridge List and Defects and Recommended Repairs.

BSN	Bridge Name	Road Name	Brief Description of Defect	Recommended Repair Option
12	NARROWDALE CULVERT 12	NARROWDALE ROAD	Spalling with exposed reinforcing on the downstream T/L soffit.	Undertake a typical breakout and patch repair to the soffit spall where reinforcement is exposed. Temporarily remove and reinstate the adjacent guardrail bracket as required, and remove the trapped tree debris at the outlet.
21	WANGALOA 21	COAST ROAD	Impact damage to RHS bridge guardrail with 1x post completely sheared off. Approach guardrails very low and have non-compliant fish tail type terminal ends. Corrosion to bridge guardrail posts. Old redundant timber rails deteriorating behind guardrails.	Remove all existing barrier elements from bridge; install new proprietary barrier.

BSN	Bridge Name	Road Name	Brief Description of Defect	Recommended Repair Option
22	WASHPOOL 22	COAST ROAD	6m long section of scour at upstream T/R riverbank leading up to wingwall. Scour exposed full hieght of bank with some overhang at crest. Total height unkown due to depth of water. Scour in neighbouring property.	Retaining / bank protection: • Riprap confirmed as suitable repair. Approx. 12m long, approx. 4.0m bank height and approx. • Clear dense upstream vegetation to expose the TR wingwall, eroded bank and channel to confirm dimensions. • Excavations required to trim back slope to a suitable gradient. • Riprap to continue behind wingwall and provide riprap at toe and along channel base.
34	KAITANGATA CONTOUR CHANNEL 34	STORER ROAD	Broken lower rail section at Abutment B LHS. End of kerbs spalled from impact at Abutment B LHS and RHS.	Reinstate missing rail section, partial removal of existing required. Concrete patch repairs to kerbs.
34	KAITANGATA CONTOUR CHANNEL 34	STORER ROAD	Spall to Abutment B diaphragm adjacent to previous repair.	Typical detail breakout spall repair, including breakout of failed portions of previous repair.
41	STIRLING BRIDGE 41	RIVERBANK ROAD	1.0mm wide vertical crack at C/L of Abutment A wall. Extends up into abutment backwall and down into footing. Fine vertical crack to Abutment E wall. 2x spalls with exposed steel to Abutment E wall.	Clean and seal Abut A cracks. Typical detail breakout spall repair to Abut E x2.
41	STIRLING BRIDGE 41	RIVERBANK ROAD	Large spalls at top of Abutment E backwall.	Repair as using a high-strength mortar to protect against future crushing.
45	HYSOLP'S 45	TUAPEKA MOUTH ROAD	Large vertical crack in TR upstream wingwall, 20mm wide at top tapering to 5mm at bottom, full height (approx. 2m). Previous shallow crack repair failed. Cracking of repair concrete around construction joint with abutment.	Repair the wingwall crack in accordance with the technical specification for cracks wider than 5 mm. Also treat the construction-joint crack at the abutment joint.
51	BALMORAL 51	CLUTHA VALLEY ROAD	Wide diagonal cracking up to 2mm wide at RHS B wingwall. Fine shrinkage cracking at RHS B wingwall. Fine vertical cracking up to 0.1mm wide at LHS A wingwall crack repair.	Clean and seal full length of diagonal & CJ cracks, ~6.2m total length.
54	ORRS NO 2 54	ADAMS FLAT ROAD	Undermining of Abutment A from scour pool. Sediment disrupting Scour from carriageway runoff at LHS A embankment.	• Riprap confirmed as suitable repair. Approx. 12m long, approx. 4.0m bank height and approx. • Clear dense upstream vegetation to expose the TR wingwall, eroded bank and channel to confirm dimensions.

BSN	Bridge Name	Road Name	Brief Description of Defect	Recommended Repair Option
				• Excavations required to trim back slope to a suitable gradient. • Riprap to continue in front of wingwall
54	ORRS NO 2 54	ADAMS FLAT ROAD	Rotation away from carriageway up to 300mm at LHS A wingwall and revetment. Wingwall undermined.	• Requires removal of existing concrete revetment structure. • Either gabion or precast concrete mass block retaining wall. • New wing wall dimensions: 4.0m long, 2.0m high. • Reinstatement of road approach required including existing services.
54	ORRS NO 2 54	ADAMS FLAT ROAD	Wide cracking at all Abutment end shear keys, previous repairs failed. Worst vertical cracking up to 8mm wide at Abutment A wall RHS propagating from shear key.	Clean and remove any loose concrete/mortar from crack edges, seal and continue to monitor crack growth during future inspections.
55	FALLABURN NO 1 55	FALLA BURN ROAD	Moderate diagonal cracking up to 0.3mm wide at cantilever soffit. Large impact spall at LHS B cantilever below rotated LHS B guardrail post.	Undertake the concrete spall repair, allowing for temporary support of the affected guardrail post where required; the impact-damaged welded baseplate is not readily replaceable.
56	FALLABURN NO 2 56	FALLA BURN ROAD	Some hold down bolts heavily corroded with no nut remaining in some locations.	TBC in detailed design but may include: - Clean back and patch paint 1x nut (B3 abut A) - Remove and replace nuts at 5x HDs, may also require new threaded rods to be post-installed depending on condition once corroded nuts removed.
66	COCHRANE'S NO 1 66	TOKO MOUTH ROAD	Bridge has timber corbels and blocking sitting on RC piers and abutments with through bolts into beam lower flanges. Many of these are splitting and cracking up to approx. 10mm wide vertically and horizontally and need confinement or replacement.	Steel strapping or other form of clamping to all timber pier corbels to control splitting.
67	GLENLEDI CULVERT	GLENLEDI ROAD	Gabion retaining (one basket) has collapsed into upstream bed with erosion to stream bank (Upstream T/L?). 4-5m of upstream scour to T/L bank.	Install gabions and riprap in accordance with the technical specification and typical details, with reference to the C886 IFC documents.

BSN	Bridge Name	Road Name	Brief Description of Defect	Recommended Repair Option
72	TOWER 72	TABLE HILL ROAD	Multiple low cover spalls to deck cantilever.	Undertake spall repairs in accordance with the typical detail and technical specification. Allow for the quantities measured during the site visit and include any failed previous repairs requiring replacement.
81	MEGGATBURN 81	BERWICK ROAD	Minor corrosion of bearing plates. Severe corrosion of bearings pads. Beams not fully supported at beam ends, plates bent. Bearing plate at Beam 1 and 2 Abutment A appears broken or severely bent, unable to get close access due to height of Abutment A.	Progress with investigation work and defer repair decisions pending investigation outcome.
86	WINSLADE 86	WINSLADE ROAD	Evidence of leakage through abutment joints.	Abutment joints should be sealed as water appears to be creating issues for the concrete. Unblock drainage and relevel approaches.
90	UNKNOWN 90	DONALD ROAD	Deep abrasion at base of abutment walls and wingwalls. Shallow spall to top of Abutment B wall.	Lightweight concrete overlay to bottom about 400 mm of each abutment.
95	UNKNOWN 95	KOI FLAT ROAD	Large spall with exposed steel to RHS wingwall at Abutment C. Fine horizontal cracking to ends of wingwalls.	Undertake spall repair in accordance with the typical detail and technical specification, including epoxy-anchored starter bars where required.
114	ROCKFORD 114	ROSS ROAD	Large spalls to several kerb blocks.	Concrete patch repairs to damaged blocks.
114	ROCKFORD 114	ROSS ROAD	Wingwall rotation at Abutment B LHS. Is supported with 2x driven steel I-beams. Wide open crack at interface of wingwall extends down entire height of abutment wall	Repair the crack in accordance with the technical specification for cracks wider than 5 mm. The existing vertical H-piles are expected to limit further crack growth; monitor following repair.
114	ROCKFORD 114	ROSS ROAD	Wide diagonal crack to LHS of Abutment B backwall.	Crack injection typical detail.
115	SWANS BRIDGE 115	CLYDEVALE ROAD	Damage to expansion joint at Abutment A. Rubber backing plate missing with sheared off HD bolts near C/L. Several HD bolt plugs missing and joint has been sealed over in places. Several HD bolt plugs damaged and missing at Abutment E expansion joint.	Investigate replacement of a single segment like-for-like at abut A. Monitor abut E.
120	BLACK BRIDGE 120	BLACK BRIDGE ROAD	Gabion below abutment B slumped and significantly rotated, may have moved downslope by up to 1m.	• Remove gabion baskets and replace 15m long section with riprap. • Refer to below

BSN	Bridge Name	Road Name	Brief Description of Defect	Recommended Repair Option
120	BLACK BRIDGE 120	BLACK BRIDGE ROAD	Scour to embankment below abutment A, viewed from other side. Slumping of gabion below abutment B suggests scour/slope instability here also.	• Detailed assessment and bespoke design required for scour protection as multi-span bridge on large river. • Minor scour/voiding below each abutment to be locally repaired with riprap up to wingwall/abutment interfaces. • Extend riprap under Abutment A to tie-in existing upstream riprap for continuous protection around the wingwall/riverbank interface. • Remove gabion baskets and replaced with riprap. • Provide local erosion protection/regrading at downstream true left bank of Abutment B adjacent to wingwall, allowing for approx. 4m affected length. • Upstream/downstream bank erosion beyond the bridge appears minor and should be monitored.
123	UNKNOWN 123	WAIRUNA SIDING ROAD	Spalling at ends of deck mortar bearings above transverse beams.	Progress with structural investigation into causes of apparent overstress and obtain any available historical information on the strengthening scheme. Defer physical works this financial year.
124	UNKNOWN 124	QUARTERMAIN ROAD	Decay to old timber retaining at Abutment B RHS. Gabion retaining wall (under concrete abutment) corroded and broken open at base of Abutment B wall.	• Bespoke design required. • Regrading of riverbank to be determined following removal of tree. • New gabion wall dimensions: 4.0 - 6.0m long (depending on tree removal), 1.0 - 2.5m high. • New gabion wall to be founded on existing gabions embedded in river channel.
130	UNKNOWN 130	KURIWAO SIDING ROAD	Spalling throughout LHS bridge barrier.	Recommend full barrier replacement due to age of existing barrier and extent of damage to LHS. Opportunity for level of service upgrade to a TL3 compliant barrier.
132	UNKNOWN 132	HILLFOOT ROAD	Wide vertical crack to Abutment A wall. Vertical crack up to 0.4mm wide at Abutment B wall. Spall to Abutment A wall beneath Beam 2.	Inject the crack in accordance with the technical specification and repair the abutment shelf spall only where reinforcement is exposed.

BSN	Bridge Name	Road Name	Brief Description of Defect	Recommended Repair Option
			Shallow spalls to top edge of Abutment B wall.	
132	UNKNOWN 132	HILLFOOT ROAD	Spall to soffit of deck panel at Abutment A LHS. Spall with exposed steel to soffit of deck panel near midspan. Cracking to soffit of deck panels at abutments. Some near Abutment A up to estimated 0.2mm wide. Area of fine grid type cracking to soffit of midspan deck panel.	Repair the spall using high-strength repair mortar, consistent with the repair approach adopted for Bridge 41.
133	UNKNOWN 133	KURIWAO SIDING ROAD	Spall with exposed steel to RHS deck cantilever soffit at Abutment A. 2x spalls with exposed steel to RHS deck cantilever soffit near Abutment D. Spall with exposed steel to LHS deck cantilever soffit Span BC approximately 3m from Pier C. Nails protruding from cantilever soffit, hazard.	Typical breakout spall repair for cantilever spalls x4, with scaffold. At the same time, clear debris from pier ports and assess linkages.
133	UNKNOWN 133	KURIWAO SIDING ROAD	Large area of spalling to Pier B wall on Abutment A side.	Typical detail breakout spall repair to Pier B spall.
133	UNKNOWN 133	KURIWAO SIDING ROAD	Birds nesting in HD linkage ports at piers. Surface corrosion to HD linkages at Abutment ports.	Corrosion protection to abutment linkages.
135	HILLFOOT ROAD 135	HILLFOOT ROAD	Bird nesting in diaphragm ports at abutments.	Strengthen wingwalls - steel channels installed across gaps, or reconstruct wingwalls with connection into existing. Monitor linkages.
141	UNKNOWN 141	JEFF ROAD	Possible scour void beneath Abutment A wall LHS and Abutment B wall RHS.	• Minor voiding/scour below both abutments should be repaired with localised hand-placed rock/riprap to wingwall and abutment interfaces. Riprap 10m long, 1.0m high for each abutment • Tie-in existing upstream true right rock protection to provide continuous protection around the wingwall/riverbank interface. Allow for local treatment of approx. 200-500mm voiding below abutment and approx. 500mm deep void under downstream true left wingwall. • Extend riprap 3.0m beyond TL downstream abutment to tie-in to existing rock fill and riverbank. • Upstream/downstream bank erosion beyond the

BSN	Bridge Name	Road Name	Brief Description of Defect	Recommended Repair Option
				bridge appears minor and should be monitored.
146	UNKNOWN 146	SLOPEDOWN ROAD	LHS bridge rail system destroyed. Minor impact damage to RHS bridge rail pipe end at Abutment A.	Replace 3 x TFC posts; contractor to confirm bracket and fixing details. Replace 21 m length of pipe rail.
146	UNKNOWN 146	SLOPEDOWN ROAD	Kerb broken through from impact at Abutment A LHS. Old shallow impact spalls to bridge kerbs.	Reconstruct damaged section of kerb to match existing alongside barrier. Contractor to match existing dimensions and reinforcing details. Report existing reinforcement so starter bars can be sized appropriately.
146	UNKNOWN 146	SLOPEDOWN ROAD	Deep abrasion/segregated concrete to wingwall at Abutment B LHS.	Overlay wingwall with lightweight concrete tapering off onto abutment wall.
149	UNKNOWN 149	WHITELEA ROAD	Downstream TL wingwall failing with large active vertical crack at corner and visible outward rotation, has cracked through patch repair. Adjacent dry stone wall is over steep and unstable. Upstream TL wingwall has crack related to construction joint. Upstream TR wingwall cracked through patch repair up to at least 1mm, no rotation. All wingwalls are old honeycombed concrete with multiple construction joints.	Demolish and rebuild failing TL wingwall. Demolish dry stacked stone wall and install tied back gabions to match height of wingwall approx 10m long, taper to single layer. Break out patch repair on TR wingwall and repair with concrete, consider strengthening.
150	UNKNOWN 150	CLIFTON ROAD	2 spalls with exposed stirrups in underside of deck with one spall forming alongside spall in central span.	Typical detail breakout spall repair to 3x spalls approx 250x250 each. Will require access.
151	UNKNOWN 151	WAIWERA STATION ROAD	Several spalls to soffit of deck panel near Abutment B both sides of Beam 1. Fine cracking to soffit of deck panels at abutments and midspan.	Typical detail breakout spall repair to 1x 50x50 spall, others TBC. May require scaffold.
151	UNKNOWN 151	WAIWERA STATION ROAD	Detritus in abutment wall ports with corrosion to HD linkages.	Clear out ports x10, assess corrosion and protect if required. Clear all debris from abutment shelves and check HDs for corrosion. May require scaffold.
152	UNKNOWN 152	KAIHIKU ROAD	Erosion to approach embankment at Abutment B LHS.	• Riprap repair 4.0m long, 1.5m high. • Locally repair drainage outlet with riprap and channel alignment works. Approx. 3.0m long, 1.5m high trench infill with riprap lining.

BSN	Bridge Name	Road Name	Brief Description of Defect	Recommended Repair Option
155	UNKNOWN 155	TUTU HILL ROAD	Evidence of scour adjacent to Abutment B by exposed soils in bank.	• Regrade scoured riverbanks, install erosion protection matting and re-establish vegetation. 8m long, 2.0m high along upstream T/L riverbank. 10m long, 1.0m high on downstream T/L riverbank.
160	UNKNOWN 160	KAIHIKU ROAD	Beam end HD bolt nuts missing from RHS beam at Abutment C. RHS beam end HD bolt nut not tightened down at Pier B.	Replace 3 nuts and tighten 1; B4 may need new longer threaded rod. Coordinate with assessment of bearings.
161	UNKNOWN 161	FOUR MILE CREEK ROAD (BALCLUTHA)	Large area of spalling with exposed steel to soffit of deck slab at Abutment A RHS. Spall to RHS and C/L at soffit of deck slab midspan. Several small spalls with exposed steel to LHS of deck slab. Spall to soffit of deck slab at Abutment B.	Typical detail breakout spall repair to RHS A spall. Others TBC once access established.
161	UNKNOWN 161	FOUR MILE CREEK ROAD (BALCLUTHA)	Segregated concrete throughout abutment walls, deep in places. Has round riverstone aggregate.	TBC, may be candidate for replacement.
168	UNKNOWN 168	KAIHIKU CHURCH ROAD	3x spalls with exposed steel to LHS of Abutment B wall. Area of segregated concrete with exposed steel to RHS of Abutment B wall.	Typical detail breakout spall repair all spalls
170	UNKNOWN 170	HILLFOOT ROAD	Spall with exposed steel to soffit of deck slab at Abutment B. Several spalls with exposed steel to LHS of soffit deck slab towards midspan. Spalls with exposed steel to LHS exterior face of deck slab at Abutment A and midspan. Approximate 1m long crack up to estimated 0.4mm wide at soffit of deck slab near Abutment B. Area of minor segregated concrete to soffit of deck slab RHS.	Typical detail breakout spall repairs. Confirm total quantity once access established by contractor.
170	UNKNOWN 170	HILLFOOT ROAD	Spalls with exposed steel near top of Abutment B wall LHS. Spall at mid-height of Abutment B wall towards RHS. Abrasion holes at base of Abutment A wall. Horizontal crack up to 0.2mm wide at Abutment B wall.	TBC along with deck spalls, confirm once access established.
178	UNKNOWN 178	WAITEPEKA ROAD	Top section of RHS B wingwall missing. Wide vertical cracking up to 2mm wide at RHS B wingwall. Debonding and deterioration of old repairs at top of Abutment A wingwalls. Wide cracking up to 4mm wide at top of all wingwall. Poor construction joint at LHS B wingwall.	Reconstruct missing WW to match profile of existing 3, with dowels into lower section. Seal all wide cracking.

BSN	Bridge Name	Road Name	Brief Description of Defect	Recommended Repair Option
			Segregated concrete throughout wingwalls.	
178	UNKNOWN 178	WAITEPEKA ROAD	Wide horizontal/diagonal cracking up to 10mm wide at diaphragm between Beam 1 and 2 Abutment B. Efflorescence leakage from some diaphragms at beam interfaces and construction joints. Wide construction joints between diaphragms and abutment walls.	Referring to previous photos, concrete appears to have cracked and rotated; so would recommend that reconstruction of diaphragm with better quality concrete may be more effective.
181	UNKNOWN 181	WAITEPEKA SCHOOL ROAD	Narrow void forming behind TR downstream wingwall/abutment, extends 400-500 mm under approach. Probably due to previous scour of abutment which has been addressed through footing extension. Minor erosion at wingwall ends.	Grout or pea gravel infill to void (depends on access) and regarded shoulder.
183	UNKNOWN 183	WAITEPEKA ROAD	TR downstream wingwall fully cracked through, 25mm wide and has dropped 40mm vertically. Failing, appears unreinforced. Void under wingwall 700 deep, 1200 long and 400 high. Poor loose soils below.Appears to be an erosion/settlemt issue behind the abutment.	There is a risk that the existing concrete wall fails, similar to the opposite end walls that failed. Recommend that these are closely monitored unless CDC would like to mitigate this risk by constructing new walls.
183	UNKNOWN 183	WAITEPEKA ROAD	Concrete mass block wall recently constructed TL downstream is built on steep, uncompacted loose fill at risk of being undercut during next flood. Not connected to bridge structure. Creates a risk of loss of road approach and damage to service duct which is now bolted to mass blocks.	Consider covering the fill below the mass block wall with topsoil/hydroseed to re=establish vegetation (routine maintenance).
186	UNKNOWN 186	ROMAHAPA ROAD	Rock weir is helping to maintain bed level but causing scour to TL. Flow is outflanking the weir and could undercut abutment B. Abutment A has been extended with concrete and gabions in the past; this and the rock weir suggest degradation will be an ongoing issue.	Riprap to repair scour, approximately 10m in length.
195	UNKNOWN 195	GLENOMARU VALLEY ROAD	Spall with exposed steel to deck soffit between beams near Abutment A. Several spalls with exposed steel to LHS and RHS of deck soffit near Abutment A. Minor segregated concrete to soffit of deck in places.	6x soffit spalls, typical breakout detail, total area about 0.5 m2, requires access platform.

BSN	Bridge Name	Road Name	Brief Description of Defect	Recommended Repair Option
199	UNKNOWN 199	PUERUA VALLEY ROAD	Erosion to approach embankments at Abutment A. LHS erosion back to carriageway edge. Shallow voiding appears to be on rock.	• Erosion protection matting preferred option. Retaining wall options will require to be 3m high and difficult to tie in to existing wingwall • Install erosion protection matting (Enkamat) 4.0m high, 2.0m long, and hydroseed. • Reinstate approach barrier posts with new post embedded deeper. 2.0-2.5m long posts embedded 0.5m into bank. • Install drainage channel along roadside with a controlled outlet over the slope.
199	UNKNOWN 199	PUERUA VALLEY ROAD	Vegetation growth in gabion retaining with damage to basket and loss of fill at Abutment B.	• Repair upstream end gabion basket on bottom row and top row. Realign front face, top up fill and tie on new lid.
199	UNKNOWN 199	PUERUA VALLEY ROAD	Repairs to large areas of spalling have failed at bridge kerb blocks.	Previous kerb repairs have not been effective; recommend replacing 7x kerb blocks like-for-like. Contractor to match existing kerb block dimensions (approx 1500x400x300). Monitor the minor abutment edge spalls, no exposed steel.
200	UNKNOWN 200	PUERUA VALLEY ROAD	Undermining of Abutment B gabion baskets. Gabion baskets over rotating.	• Gabion wall not feasible due to required excavation profile to construct baskets. • Precast concrete block wall (Anchorbloc) dimensions: 5.0m long with 2.0m return at each end (9.0m total), and 2.0m high. • Flowable fill/grout infill behind wall to infill erosion under abutment wall
203	UNKNOWN 203	GLENELG ROAD	Spall with exposed steel to soffit of deck slab at Abutment B RHS. Leakage from deck slab joint at top of abutment walls. Corroded redundant fixings at soffit of deck slab.	Typical detail breakout spall repair.
205	UNKNOWN 205	RANDALL ROAD	Heavy pigeon droppings, coating system deteriorating	Full recoat of all steel within 500 mm of abutments. Clear all droppings and consider anti bird spikes.
210	UNKNOWN 210	BRIDGE NO 210 ROAD	Island formed immediately upstream of structure, forcing water wider towards riverbanks.	• Regrade T/L and T/R upstream scoured riverbanks and re-establish vegetation. 15m long on both sides. • Remove sediment from middle of river channel 15m

BSN	Bridge Name	Road Name	Brief Description of Defect	Recommended Repair Option
				long, 3m wide. • Monitor scour under bridge and downstream riverbanks.
210	UNKNOWN 210	BRIDGE NO 210 ROAD	Loss of backfill from below retaining at LHS B.	• Existing timber wingwall has failed and requires replacement. • New gabion retaining wall dimensions: 2.0m long, 2.0m high. • Reinstate approach barrier.
213	UNKNOWN 213	BRIDGE NO 213 ROAD	Large spall with exposed steel to soffit of midspan deck panel. Small shallow edge spalls to deck panels near Abutment A. Fine cracking to soffit of deck panels.	Typical detail breakout spall repair with filler board between panels
217	UNKNOWN 217	OWAKA VALLEY ROAD	Stream flows against both abutments with possible scour beneath abutment footings.	• Infill erosion behind TR upstream wingwall (abutment B) and reestablish vegetation. • Stream channel works to removed deposited sediment from riverbed and banks around abutments. • Riprap to TL downstream scour 5m long and 2.0m high. • Monitor void under abutment B
219	UNKNOWN 219	FORSYTH ROAD (CATLINS)	Several spalls with exposed steel to LHS and RHS deck cantilever soffit Span BC.	5 spall repairs, typical breakout detail, about 0.2 m2 total, requires scaffold.
225	UNKNOWN 225	KATEA ROAD	Transverse deck board across Abutment B joint loose with HD fixings popping out. Damage to approach surfacing adjacent to joint.	Remove and replace board, assess condition of substrate. Relevel approach with AC.
227	WYLIES BRIDGE 227	OWAKA VALLEY ROAD	Several cracks up to 0.6mm wide at soffit of deck slab, some propagating into haunches.	Crack inject both cracks for full length; will require temporary platform/scaffold to invert - soft deep sediment.
230	UNKNOWN 230	PURAKAUNUI FALLS ROAD	Spalls to center wall at Box 2. Several spalls and failing repair to soffit of Box 2. Corrosion spots to center wall.	Progress with material durability testing to inform remaining life assessment before carrying out physical works.
236	UNKNOWN 236	KAHUIKA SCHOOL ROAD	Erosion to T/L upstream bank.	• Riprap to upstream TL bank 16m long, 2.0m high. • Existing riprap in front of TL abutment to be topped up and restacked. Riprap to tie into downstream end around existing tree. 12m long and 1.0m high. • Monitor scour around tree roots.

BSN	Bridge Name	Road Name	Brief Description of Defect	Recommended Repair Option
255	UNKNOWN 255	MAIDER ROAD	Large spall with exposed steel to Pipes 2 and 4 Barrel 1. Shallow edge spalls to some pipes. Area of fine cracking with efflorescence to obvert of Pipe 1 Barrel 2. Fine longitudinal cracking to obvert of some pipes.	Undertake the identified spall repairs and mortar patch repairs, and remove accumulated debris.
258	UNKNOWN 258	CLUTHA RIVER ROAD	Void beneath rock retaining at RHS A, risk of collapse.	• Rebuild riprap around wingwall 5.0m long, 2.0m high. Existing rocks to be reused.
258	UNKNOWN 258	CLUTHA RIVER ROAD	10.0mm wide diagonal crack at end of RHS A wingwall. Fine cracking with efflorescence to LHS B wingwall.	Seal the crack and monitor at this stage. Undertake further repair only if subsequent growth is observed.
264	UNKNOWN 264	OWAKA VALLEY ROAD	Gabion retaining at inlet undermined, broken open and losing fill.	• Removal of 10m3 of sediment and debris from river channel upstream and downstream of culvert. • Riprap revetment to be constructed on T/L upstream bank up to culvert inlet and in front of gabions. Shape riprap to convey fiver flow towards culvert. Revetment dimensions: 6.0m long, 2.0m high.
269	UNKNOWN 269	PORT MOLYNEUX ROAD	Erosion to embankments above culvert back to edge of carriageway.	• Removal of 10m3 of sediment and debris from river channel upstream and downstream of culvert. • Concrete bag headwall between culverts. Headwall 6.0m long, 1.0m high. • Reconstruct road embankment and shoulder above headwall. 2.5m high, 12m long. Riprap to embankment slopes. • Monitor downstream embankment.
273	BRIDGE NO. 273	GREENFIELD ROAD (WEST)	LHS wheel guard broken from Abutment A to mid-culvert. RHS wheel guard leaning outwards slightly.	Place 2-3 m3 of medium-large rock at approach A and consider concrete topping. Monitor wheel guards.
299	CHERRY LANE WALKWAY 299	CHERRY LANE (BALCLUTHA)	(Pedestrian bridge) Erosion to embankment RHS, at edge of SH1 road shoulder. Extends beneath structure and could be contributing to structural sagging. Many piles displaced with embankment fill (Poor embedment?)	• Repair damaged handrail. • Replace footpath over void at northern end with spanning timber bridge segment. • The road embankment below the bridge is steep and there is evidence of soil creep causing the bridge piles to rotate downslope at 5°-10°.

BSN	Bridge Name	Road Name	Brief Description of Defect	Recommended Repair Option
299	CHERRY LANE WALKWAY 299	CHERRY LANE (BALCLUTHA)	Timber board and steel 'Y' post edge retaining wall has rotated with void forming beneath approach footpath at North end. Approach rail has collapsed due to settlement of foundation slab.	Refer to above
301	BALCLUTHA RAIL UNDERPASS	KAITANGATA HIGHWAY	Timber retaining failing at LHS embankment. Concrete/rock embankment protection has rotated slightly at LHS embankment.	TBC - KiwiRail
301	BALCLUTHA RAIL UNDERPASS	KAITANGATA HIGHWAY	Edge spalling from over-height vehicle strike to top of arch. Segregated areas, some deep throughout soffit of arch. Efflorescence leakage from construction joints at arch sidewalls.	TBC - KiwiRail
301	BALCLUTHA RAIL UNDERPASS	KAITANGATA HIGHWAY	Cracking and segregated concrete throughout beam above arch structure.	TBC - KiwiRail
301	BALCLUTHA RAIL UNDERPASS	KAITANGATA HIGHWAY	Some loss of mortar pointing in places. Cracking through blocks in places.	TBC - KiwiRail
309	RATANUI 309	PAPATOWAI HIGHWAY	Spalls with exposed steel to RHS deck cantilever soffit near midspan AB, and possibly at Span CD and DE as viewed from near abutments. Shallow edge spall to outside face of RHS deck cantilever near Abutment A.	Repair cantilever spall - typical breakout detail. Consider allowance for further engineering investigation (not necessarily full live load) due to potential eccentricities.
309	RATANUI 309	PAPATOWAI HIGHWAY	Wide horizontal crack to Pier B capping beam on Abutment A side. Shallow spall to crosshead beam at Abutment A.	Crack inject or spall repair depending on contractor observations on site.
313	UNKNOWN 313	CHASLANDS HIGHWAY	Cracking up to 0.6mm wide at abutment walls.	Crack inject 8.5 m length at Abutment B, marked. About 2.5 m length at Abutment A.
335	UNKNOWN 335	SWITZERS ROAD	Cracking to headwalls and wingwalls up to 1.0mm wide. Several areas of cracking has been previously repaired but sealant is deteriorating. Several cracks not sealed.	Undertake the spall repair, allowing for a larger repair area where breakout identifies poor-quality concrete beyond the visibly affected area.
336	UNKNOWN 336	SWITZERS ROAD	Loose longitudinal deck running board at Abutment A.	Reinstate kerbs like-for-like, 6 sections with new fixings each end. Contractor to advise on any loose deck panels once established.
342	UNKNOWN 342	SHANKS ROAD	Several spalls with exposed steel to LHS and RHS deck cantilever soffit.	Undertake spall repairs to the newly affected areas and replace failed previous repairs while scaffold access is in place.
343	BRIDGE NO. 343	MONCURS ROAD	Erosion to embankment at RHS A. Downstream agrading	• New gabion wall dimensions: 2.0m long, 2.0m high. • New approach barrier required.

BSN	Bridge Name	Road Name	Brief Description of Defect	Recommended Repair Option
344	UNKNOWN 344	MONCURS ROAD	Moderate corrosion and pitting to beam end at Abutment A RHS.	Clean back & patch paint to 3 corners. Abut A beam 5 minor breakout of infill, clean back and assess remaining section, weld new plate if necessary and patch paint (similar to C887 bridge 470 scope).
345	UNKNOWN 345	KEMPTHORNE ROAD	Collapse of rock revetment at abutments in places.	Riprap repair per typical detail
348	UNKNOWN 348	DEE STREET	Void (Scour) beneath Abutment B wall, some rock protection placed in front of wall.	• Abutment B (T/L) supported on piles and not at risk of collapse. Bespoke design required. Repair riprap at toe of abutment and wing walls 15m long. Fill void under abutment with flowable fill. • Abutment A (T/R) gabion baskets and concrete settlement - Option 1: Monitor - Option 2: Riprap to front of gabions.
349	UNKNOWN 349	FLEMING ROAD	Scour beneath Abutment A. 225mm of exposed foundations.	• Riprap to toe of Abutment A (T/L) 10m long. • Difficult access under culvert.
352	UNKNOWN 352	MATHESONS CORNER ROAD	Gold seal type coating applied to soffit of culvert. Coating scratched off towards outlet. Deep abrasion to sidewalls. Wide construction crack and spalling to soffit and haunches mid-culvert.	Attempts to patch abrasion and seal crack may be costly with limited effectiveness (ROC estimate retained). Recommend to be monitored and discuss replacement with a ~1x2.5m box culvert ~7m long.
364	UNKNOWN 364	KOI FLAT ROAD	Gabion retaining slumped, broken open at base and losing fill at Abutment B RHS. Gabion potentially undermined.	Remove the failed gabions and install new gabions in accordance with the technical specification and typical detail.
364	UNKNOWN 364	KOI FLAT ROAD	Deep pool at outlet with possible undermining of apron. Build up of sediment in river.	• Remove downstream sediment approx. 50m3
367	UNKNOWN 367	MCKENZIE ROAD	Deep abrasion to base of abutment walls and wingwalls.	Overlay bottom about 800 mm of each side of bridge with lightweight concrete facing.
377	UNKNOWN 377	MOA FLAT ROAD	Extensive torn wire mesh at RHS embankments.	• Clear vegetation from fence. • Existing gabion wall condition ok. • Assumed reno mattress below gabion wall supporting fill over culvert. Fill appears to be stable. Remove excess wire mesh and tie up loose sections.

BSN	Bridge Name	Road Name	Brief Description of Defect	Recommended Repair Option
378	UNKNOWN 378	MOA FLAT ROAD	Erosion to bank beneath Abutment B. Some previous rock protection possibly collapsed into waterway.	Install new gabions along the base of Abutment B and clear debris as confirmed on site. Confirm an appropriate treatment for the collapsed side-mounted LHS barrier, noting that a CrocGuard-type system may be feasible for the approximately 10 m bridge.
387	BRIDGE 387	ATHENAEUM ROAD	Scour void beneath culvert at inlet.	Install riprap scour protection in accordance with the technical specification and typical detail.
391	UNKNOWN 391	BLACK GULLY ROAD (WEST)	Several spalls some with exposed steel to soffit of deck slab towards LHS. Longitudinal crack up to estimated 0.5mm wide to soffit of deck slab at C/L. Some fine longitudinal cracking to soffit in places. Minor segregated concrete to soffit of deck slab towards LHS and RHS.	Typical detail breakout spall repair x3. Contractor to provide access to measure cracks and agree repair quantities.
394	UNKNOWN 394	PARK HILL ROAD	Base of bridge rail upstand and kerb broken through at Abutment A RHS.	Break out all loose damaged concrete within marked area and repair properly with standard detail to match original profile.
400	KELSO BRIDGE 400	GREENVALE ROAD	Large spall with exposed steel to bottom flange of Beam 4 approximately 3m from Pier D on E side. Spall with exposed steel to end of Beam 1 and 4 at Pier B. Small shallow spalls to Beam 1 web Span AB and BC. Small shallow impact edge spalls to soffit of beams in places.	Undertake prestressed-concrete spall repairs in accordance with the applicable typical technical specification.
416	TAPANUI STATION BRIDGE 416	STATION ROAD (SH 90)	Missing or sheared-off HD bolts and missing recess plugs at abutment expansion joints. Seal overrun onto expansion joint at Abutment A.	Over-drill holes and epoxy anchor new threaded rods with nut and washer to hold down joint (abutment D only). Depth TBC by contractor. Full replacement not required.
419	UNKNOWN 419	CEMETERY ROAD	Scour beneath T/L riverbank retaining and behind RHS A. River bank undermined?	• Riprap protection required at toe of abutments, 12m long, 1.0m high. • Re-vegetate erosion above wingwalls.
442	UNKNOWN 442	CHAPMAN ROAD	Wide gap between approach and bridge deck at Abutment A and starting to open up at Abutment B. Material falling through onto structure beneath joint.	Timber deck is very lively under heavy traffic especially near abutments frequent logging traffic). Recommend detailed inspection with TTM to determine whether localised repairs appropriate or if re-decking required.

BSN	Bridge Name	Road Name	Brief Description of Defect	Recommended Repair Option
442	UNKNOWN 442	CHAPMAN ROAD	Missing wheel guard block at RHS and LHS is loose at Abutment A.	Replace missing block
444	UNKNOWN 444	CHAPMAN ROAD	Mortar pads deteriorating beneath beams at Abutment B. Beam ends are embedded in backwalls.	Reconstruct Abut B mortar pads.
444	UNKNOWN 444	CHAPMAN ROAD	Spall to LHS of Abutment B backwall, adjacent to beam.	Patch with high build mortar & bonding primer.
445	UNKNOWN 445	WETHERSTONS ROAD	Corrosion to transverse tie rods attached to the back of timber diaphragm TL side, where left unpainted.	Clean and prep tie rods and back of diaphragm and apply corrosion protection coating to match rest of bridge (Gold seal or similar).
446	CANTON STREAM 446	BLACK ROCK RUNS ROAD	Erosion observed at the upstream true right riverbank (5m in length).	Riprap repair per typical detail
450	UNKNOWN 450	GABRIELS GULLY ROAD	Widespread loss of mortar from brick arch barrel. One section downstream where water is leaking through structure from above.	Recommend CDC engage a specialist stonemason to advise on condition, repair type and likely costs.
461	UNKNOWN 461	COLONSAY STREET(WEST)	Concrete invert highly weathered, eroded and cracked.	Undertake localised concrete repairs to the invert, excluding the central channel, and to the abutment walls where the drainage outfall has caused erosion. The Contractor is to measure the repair areas and agree the extents with the Engineer. Use unreinforced concrete repair generally, with mesh reinforcement to the local invert section if agreed following establishment.
461	UNKNOWN 461	COLONSAY STREET(WEST)	Poor segregated concrete which may be facing over old stone abutments. Culverts discharging water onto abutments near upstream are causing erosion of concrete which has been previously addressed through patch repair. Scour developing in upstream T/L bank. Broken concrete riprap on bank? Check with Charlie	• Scour in channel bank upstream of bridge to be monitored or retained with gabion baskets (New defect). • Localised concrete repairs to channel under bridge. • Repair concrete around exposed wastewater pipe bend with riprap.
462	LABES BRIDGE 462	TUAPEKA FLAT ROAD	2x observed missing cross bracing members in span AB.	Install 2x new angle cleats, 2x new braces, and reinstate 1x brace in correct position - new steelwork to be measured up by fabricator engaged by contractor.
467	CROOK BURN 467	CROOKBURN ROAD (NORTH)	Spalling to upstream and downstream edges of deck (integral bridge). Associated with reduced cover due to grooves cast in concrete. Exposed longitudinal rebar with section loss. Elsewhere concrete is segregated but no other cracking, spalling or rust staining.	Typical detail breakout spall repairs. Taper ends to tie in with deck edge profile.

BSN	Bridge Name	Road Name	Brief Description of Defect	Recommended Repair Option
476	ASHTONS BRIDGE 476	ASHTON ROAD - LAWRENCE	Downstream suspension cable has some corrosion and minor frayed cabling at abutment A anchorage point.	Clean back corrosion on the downstream suspension cable at the Abutment A anchorage, apply a suitable protective coating, and consider Denso wrapping or equivalent protection.
478	POLSONS ROAD 478	WAITAHUNA WEST ROAD	Large scour beneath outlet apron 800mm length 3800mm width and 600mm height.	• Riprap to downstream outlet apron 4.0m long, 3m wide. • Riprap to infill scour behind downstream wingwalls, 4m long, 3.0m high. • Remove tree and debris downstream of culvert outfall.
487	UNKNOWN 487	WAIPORI FALLS ROAD	Barrel 1 (from approach A) mid span, both horizontal and vertical separation of pipes up to 40 mm. Barrel 2 mid span, horizontal separation of pipes up to 25 mm. Failed mortar infill.	Patch gaps with durable flexible sealant and monitor. In future consider sleeving internally with HDPE pipes.

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

Subject:	Transportation Group of Projects (Year 3)
Date:	26 November 2026
From:	Sonu Kumar - Senior Project Manager
File Reference:	1068863

Transportation Group of Projects (Year 3)

1. Contract 858- Reseal and pre-seal repair (Year 4) - WC 111 and WC 212
2. Contract 913- Bridge Renewal – Package 1 - WC 341
3. Chaslands Highway Remedial Work RP 11.0 - WC 141
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

- Contract 858 was extended for the 2026/2027 financial year (4th year).
- Pre-seal repairs 89% and reseal work is around 40% completed till 13 November 2026.
- This year's budget allocation is $5,230,000. $4,490,000 is allocated to reseal works and the remaining $740,000 is allocated to pre seal works. Around 40% of physical works for the 2026/2027 financial year has been completed as of October 2026.
- We have received 4 tenders for professional services tender Contract 922 covering Contract preparation, monitoring, surveillance, and quality assurance over the next three years reseal and pre-seal repair work. Target to appoint consultant before 30 November 2026.

Overall Project Rating

Overall Status: On Track

The work is under progress. Year 3 works have been successfully completed with the defects period expiring in April 2027. Funding is 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 for a 3-year term contract and has subsequently been extended for an additional year (2026-2027).

1.2 Health & Safety Indicators

Indicator	Status
Notifiable Incidents	Nil
Lost Time Injuries (LTI)	Nil reported
Health & Safety Audits	To be completed during delivery
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	Complete
Site Selection	Complete
Procurement	Complete
Construction Readiness	Complete
Physical Works	Commenced from 1 Oct 26 Pre-seal repair work – 89% Reseal Work – 40%

Milestone	Target to complete the work before 10 December

1.5 Financials/Budget Status

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

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

Project/ Work Code	Project Description	Contract	Award Value	Actuals to Date	Forecast	Variance	Budget	
300010 WO 604.3004CAP	Sealed road resurfacing (WC 212)	Fulton Hogan extension of contract	3,955,084	64,889	3,890,195	-		
	Escalation (WC111 and WC 212)		316,407	50,485	325,476	-		
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		4,426,675	115,728	4,374,385			
	Total Forecast Costs							4,490,113
	5% Admin*							236,322
	Total Budget Available							-

** Only Capital Project budget Contract 858 includes admin costs.*

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	342,032	402,397	-	-	
300035 327.1082								
		Professional Services (incl all other costs outside of contract award value)**						
				0	-	-		
	Totals		744,429	342,032	402,397	-		
	Total Forecast Costs							744,429
	Total Budget Available							- -

* Only for Capital Project budget Contract 858

** Professional fees 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 2026/2027 financial year reseal programme.

Key points:

- Planned expenditure for Year 4 is $5,230,000 (capital budget) for reseal and pre seal repair work.
- No funding shortfalls have been identified.

Funding Status: Green

1.7 Rating Impacts

There are 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 3-year Contract completed. 1 year Contract extension executed in accordance with Contract provisions.
- Received 4 tenders for professional services tender Contract 922 covering contract preparation, monitoring, surveillance, and quality assurance over the next 3 years reseal and pre-seal repair work (2027 to 2030). Target to appoint consultant before 30 November 2026.
- Target to mobilise new Contractor for next 3-year Contract before 15 July 2027.

Procurement Status: Green

1.9 Programme & Key Milestones

Milestone	Target Date	Status
Contract Award	November 2023	Complete
Year 3 Works Completed	2025/2026	Complete
Contract Extension Approved	2026/2027	Complete
Site Validation Completed	September 2026	Complete
Commence 2026/2027 Reseals	Commenced on 1 October 2026	On going
Procurement process for next year 2027/2028	30 November 2026	Under progress the procurement of professional services.

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

Where required, public notifications will be issued to reduce disruption for 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 added as a separable portion variation to Downer New Zealand. Construction began on schedule and is now in progress
- A wildlife and heritage survey carried out in compliance of concerned statutory agencies requirements
- The Geotechnical works of additional 6 bridges are under progress
- Risk related to wildlife act identified during the construction planning
- The wildlife survey of the 6 bridges found potential lizards only at Bridge 173 Waitepeka Road, so a Lizard Management Plan application must go to the Department of Conservation. Swallow nests were found at all bridges except 147 Slope down Road, and we are working with experts to manage this risk
- The work programme has been adjusted to match site availability, with no impact on time or cost to date



Bridge 174 construction in progress 1

Overall Project Rating

Overall Status: On 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	Satisfactory

Indicator	Status
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
Wildlife and heritage	Survey Complete
Bridge 174 Variation	Complete
Bridge 174 Building Consent	Complete
Bridge 174 Physical Works	Under way since the week of 19 October 2026. Bridge fully closed until 20 November 2026 due to bank stability concerns

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
- Completed the wildlife Act compliance (Lizard survey, fish salvage, swallow birds) and heritage compliance as per requirement
- Forecast spending is expected to as per awarded value of 4 bridges
- Planned to construct the 3 additional bridges from the saving of 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 26/27, subject to the estimated bridge costs

2.6 Funding & Cashflow Position

- The existing four 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 in this financial year from the balance funding subject to final engineering estimation.

Funding Status: Green

2.7 Rating Impacts

- There are currently no additional rating impacts associated with Contract 913
- 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
- Beca is currently appointed to complete the preliminary design, principal's requirements, and engineer's estimate for the additional bridges, after which we will go to market for pricing. Target to complete in first week of December 2026
- 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
Lizard Management plan for Bridge 173 – Waitepeka Road	12 Dec 2026	Under preparation
Swallow Bird Permission	-	Under discussion

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

Key Risks & Mitigation Measures

Risk	Impact	Mitigation
Heritage, Wildlife or archaeological material	Work stoppage and authority requirements.	Engaged archaeologist, Ecologist and working with experts to mitigate before construction start
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
Long detour at Bridge 147 Slopedown Road	Stakeholder conflict and delay to construction	Finding options based on cost impact for the light vehicle crossing, and maintain a dedicated traffic management plan and communications plan
Cost and programme of the additional bridges	Depends upon the engineering estimation	Complete design and survey, confirm engineer's estimates before awarding, and deliver only the bridges that fit available savings

2.11 Current Issues, Dependencies & Constraints

- No issues yet

Overall Constraint Rating: Low

2.12 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 selected in due consultation with the Operation and Asset team
- WSP has finalised the detailed design, engineer's estimate
- WSP has provided an estimate of around $1,400,000 which is more than the budget. The estimate was further reviewed by Currie Construction Limited to see the best options, fairness, cost effectiveness and design parameters

Overall Project Rating

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

WSP has finalised the detailed design and engineer's estimate for the preferred remediation solution. Although the tender was programmed for release on 12 October 2026, WSP's estimate of $1,400,000 exceeded the allocated budget of $550,000 by more than 15%.

To provide greater cost certainty, Currie Construction was engaged to complete a contractor due diligence review. This confirmed that the design is fit for purpose and that WSP's pricing rates are reasonable.

Because the variance exceeded 15%, submitting a request to Council for additional funding was initially considered. However, following a collaborative discussion on 16 November 2026, the Transport Operations team agreed to fund the shortfall using surplus budget from Work Category 111 (Pre-seal repair work). This reallocation does not reduce the wider Transport Operations programme of works.

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 completed the detailed design, estimate and draft 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	Completed
Tender Documentation	In progress with WSP
GETS Tender	21 November to 18 December 2026 (21 days business days)
Physical Works	Planned for the 2026/27 (Jan 27 to Mar 27) following tender award.

3.5 Financials/Budget Status

The project is funded under WC 141 Emergency Works. The construction cost will be confirmed after competitive tender.

Project/ Work Code	Project Description	Contract	Award Value	Actuals to Date	Forecast	Variance	Total Budget	1,650,000*
300067	Chaslands highway slip remediation	To be Award (Under Design/tender phase)	-	0	1,402,822	-		
		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	30,428	1,522,072	-		
	Total Forecast Costs							1,555,322
	Contingency							94,678
	Total Budget Available							-

*Includes the additional budget from Preseal repair work (WC 111).

3.6 Funding & Cashflow Position

The estimate was increased by more than 15% above the budget. Following a collaborative discussion on 16 November 2026, the Transport Operations team agreed to fund the shortfall using surplus budget from Work Category 111 (Pre-seal repair work).

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	21 November 2026	Under Progress
Contract Award	January 2027	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	Plan the work based on the weather.
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
- Beca and SouthRoads are working on geotechnical test pits and materials testing

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
	Contingency /Miscellaneous Works							454,951
	Admin Charges (5%)							87,127
	Total Budget Available							-

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
- 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	30 January 2027	Planned
Contract Award	Target FY 2026/27	To be confirmed
Physical Works / Completion	15 February 2027	Planned in between Feb 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 (Feb 27 to Mar 27)
Construction cost uncertainty until testing, design and pricing are complete	Physical works exceed the approved WC 214 allocation and contingency	Reconcile scope against WC 214 funding, review estimates for both sites and prioritise or stage works if required

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:	26 November 2026
From:	Sean Braid – Operations Manager
File Reference:	1068864

Key Changes Since Last Report

- Section 2 Health and Safety updated
- Section 5 Financial Table updated to include September
- Section 6 Funding & Cashflow Position updated
- Section 8 Procurement Management updated
- Section 9 Programme & Key Milestones updated
- Section 12 Current Issues, Dependencies & Constraints updated
- Section 13 Next Steps/Escalation Required
- Section 14 Photos & Supporting Information

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: Monitor

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 September and October 2026, South Roads reported 13 incidents, 21 near misses and 1 injury.

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

Contract 832: Fulton Hogan have reported no incidents, near misses or injuries in the month of September or October 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

The table below reflects claims up to and including September. The October claim had not been finalised at the time of preparing this report and is therefore not included.

WC	Activity	Operations Budgets	Actual Spend to date	Forcast Spend	Variance
Local Road Operations					
114	Structures Maintenance	400,000.00	163,920.07	236,079.93	0.00
121	Environmental Maintenance	800,000.00	197,308.62	602,691.38	0.00
122	Network Service Maintenance	360,000.00	77,791.78	282,208.22	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	42,011.46	87,988.54	0.00
Totals		**1,750,000.00**	**491,524.52**	**1,258,475.48**	**0.00**
Local Road Pothole Prevention					
111	Sealed Pavements Maintenances	1,899,162.00	220,553.38	1,678,608.62	0.00
112	Unsealed Pavement Maintenance	2,600,000.00	651,258.18	1,948,741.82	0.00
113	Routine Drainage Maintenance	1,524,565.00	410,684.95	1,113,880.05	0.00
211	Unsealed Road Metalling	2,172,389.00	756,970.52	1,415,418.48	0.00
213	Drainage Renewals	639,850.00	113,527.38	526,322.62	0.00
Totals		**8,835,966.00**	**2,152,994.40**	**6,682,971.60**	**0.00**
Walking and cycling maintenance					
125	Footpath Maintenance	72,313.00	2,921.67	69,391.33	0.00
Totals		**72,313.00**	**2,921.67**	**69,391.33**	**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**	**2,684,940.59**	**8,253,905.76**	**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, 24.54% 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

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

9. Programme & Key Milestones

The first assessment of the Key Performance Measures (KPMs) for the Roading Network Maintenance Contract was undertaken for October, with SouthRoads achieving an initial score of 7 prior to the application of bonus measures, resulting in a final score of 1. This represents a positive outcome and a strong start to the performance monitoring process. The assessment has also provided a valuable opportunity to identify and discuss areas for improvement, supporting ongoing collaboration and continuous improvement in contract delivery.

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 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.

The Roading Operations team received a resignation in October, with the staff member due to finish on 27 November. Recruitment is underway, and an interim plan is being finalised to ensure workloads and key responsibilities are effectively managed during the transition.

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.

Recruitment is underway for the Contracts Supervisor role.

14. Photos & Supporting Information

Key Performance Measures results for the Roading Network Maintenance Contract for the month of October.

SOUTH ROADS
Your Contractor of Choice

KPM Schedule

New KPM#	Name	Performance Measure	Type	Frequency	Target	Result	Non compliance	Duration of Non-compliance	Weight	Score
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%	**100%**	0		3	0
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%	**100%**	0		3	0
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	**0**	0		3	0
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%	**100%**	0		1	0
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%	**99%**	0		3	0
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%	**100%**	0		3	0
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%	**100%**	0		3	0
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%	33%	1	1	3	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%	29%	1	1	3	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%	**95%**	0		3	0
11	**Approved Ordered Works**	Percentage of approved work claimed in relation to total works claimed (excluding routine works).	Percentage Target	Monthly	100%	**77%**	1	1	1	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	**0**	0		3	0
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%	100%	0		1	0
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%	100%	0		1	0
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%	100%	0		2	0
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%	96%	0		2	0
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	**0**	0		-2	0
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	**1**	1	1	-3	-3
20	**Monthly Programme Approved on Time**	CDC approves/requests changes/rejects presented programme within 5 working days of submission.	CDC Fail	Monthly	100%	**50%**	1	1	-3	-3

Calculated Monthly Network Compliance Score	1
Client Adjustment	
Final Monthly Network Compliance Score	1

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

Subject:	Wastewater Compliance Projects 22
Date:	26 November 2026
From:	Linda Till - Three Waters Group Manager
File Reference:	1068865

Key Changes Since Last Report

- Key milestones section updated

Overall Project Rating Green

Overall Status: On 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 – Peter Falconer

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. Costs to be journalled to close out this project code.
	Total	**$1,326,710.00**	**$274,372.51**	**$1,052,337.49**	

6. Funding & Cashflow Position

N/A

7. Future Improvements Planned & Key Milestones – Peter Falconer

- Milton Wastewater Treatment Plant – wetland dredging to optimise the final treatment process. The wetland was designed as three distinct beds; however, vegetation overgrowth and sludge build-up have merged these into a single bed. Pricing has been received and is under review. A suitable site is being identified for geobag dewatering and drying of removed vegetation. Resource consent may be required if council-owned land adjacent to the plant is used.

- Milton Wastewater Treatment Plant – replacement of damaged windbreak around trickling beds. Contractor onsite in mid-November undertaking repairs.

- Wash facilities – quotes obtained for Kaka Point, Owaka, Tapanui, Stirling, Lawrence, Waihola and Balclutha. Have met with supplier and currently reviewing quotes and potential designs.

- Septage Receptor – Balclutha. To improve quality control and revenue collection for septic waste collected and dumped by the district's liquid waste contractors. Charging for this currently works on an honesty basis of volumes reported by contractors.

- Milton Wastewater Treatment Plant – installation of flowmeter to accurately measure bypass discharge. Since the last report all pipe diameters and flowmeter specifications have been approved by the engineer, and a revised scope of works has been sent to the contractor for pricing. Health and safety concerns identified during design have been resolved by specifying square chambers in place of circular chambers.

- We are replacing the ageing pipework in the sewer wet well at Lawrence and Gormack St with stainless-steel pipework after both have failed. The existing pipework operates in a damp, corrosive wastewater environment, where prolonged exposure to moisture and sewer gases can accelerate corrosion and

deterioration. Stainless steel is better suited to these conditions and will improve the durability and resilience of the installation. Work has been completed at the Lawrence Pump Station, although it has been identified one of the two pumps was not operating. It has been removed and is under repair.

8. Community & Stakeholder Impacts

Improving quality of discharge to the environment

9. Key Risks & Mitigation Measures

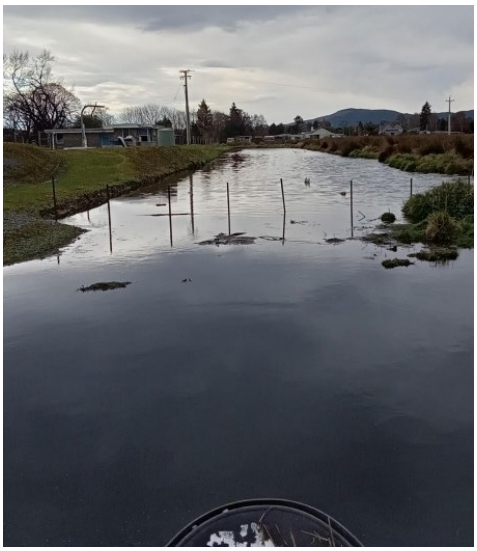
N/A

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

Clutha District Council Category A
Attachment 05I – Southern Waters Transition Process

Subject:	Southern Waters Transition Process
Date:	26 November 2026
From:	Linda Till - Three Waters Group Manager
File Reference:	1068866

Key Changes Since Last Report

- Development of the Water Services Strategy has progressed with the 75% complete version going to the board in late November, with the final draft to follow in early December.
- Staff have been provided with a timeline and information about transition pathways.
- Additional information for the Transfer Agreement has been identified, and several workshops have been established to clarify information provided to date.

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

- Southern Waters Level of Services workshop held 25 September
- SAMP workshop held 1 October. The first draft is expected in late November and goes to the Board in February 2027
- Draft Water Services Strategy (WSS) reviewed, and feedback given to project team. The final draft goes to the Board for endorsement in early December, then to SRG (Stakeholder Reference Group)
- Current state IT workshop held in person on 15 October. Finance staff have since compiled data for the project team
- Revenue Assurance workshop held for CDC, attended by Jules Witt and Linda Till

3. Working Group meetings ongoing

- IT Working Group - fortnightly meetings

- Project Working Group monthly meetings
- Assets Advisory Working Group – weekly meetings

4. Future activities planned

The Information Request received in June has fed into several project streams. Our responses have also let work begin on the schedules of the Transfer Agreement, the legal agreement that will transfer water services assets, debt, liabilities and responsibilities from CDC to Southern Waters.

Some information needed to finish the schedules was not in the original request. Some of it will be supplied in stages, and key steps will need checking before the final agreement is executed. Anything not clearly recorded in the agreement can end up with the wrong party after transfer.

Information will be gathered and checked across the four phases below. The first workshop is planned for late November, and a second is needed before the end of the year.

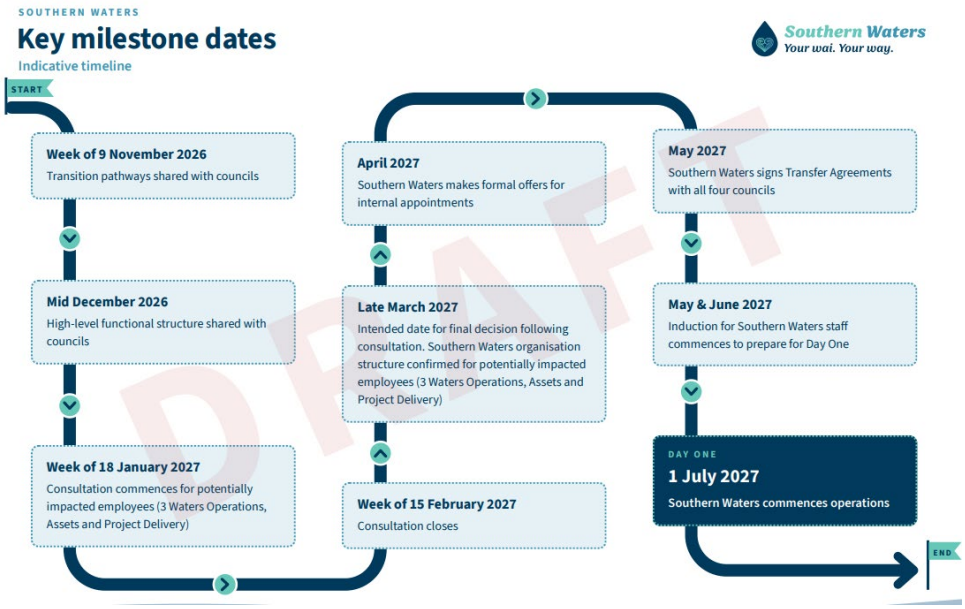
Due by	What it covers
Monday 30 November 2026	**Compliance, contracts, disputes and land**
Friday 11 December 2026	Capital projects under way, iwi and hapū arrangements, contacts for the agreement
Friday 12 February 2027	Assets that stay with the council, services the council will provide after transfer, yet to be determined and agreed between Council and Southern Waters.
March to May 2027	Final checks before transfer, including the Council Debt Notice (due Tuesday 1 June 2027)

5. General update

The project team is working across five areas:

1. Governance – The Statement of Expectations is finalised. Three new board members have been appointed, inducted, and held their first meeting.
2. Assets – Work continues on the Water Services Strategy, which will guide future investment, and on the property portfolio.
3. Finance – Work continues on a sound financial base, including a financial model, revenue assurance and the transfer agreements.
4. Shared services – The team is investigating whether Southern Waters and an established Water CCO could share services such as customer services and data and integration platforms.
5. People - Work on the Target Operating Model continues. Staff have been told it will be shared before the end of the year.

On 10 November, the Programme Director and HR Transition Lead met staff in person to outline key milestone dates for transitioning to the CCO. Staff also received information on the pathways used to assess them for transition. Most staff at the meeting fall into the same pathway and are assured of a job offer in the new organisation. A small number of managers will follow an alternate pathway, as a ringfenced group considered for roles. Staff consultation starts the week of 18 January 2027, when staff will see how the proposed design affects their role and which pathway is proposed for them. Final decisions are expected in late March 2027, with formal offers in April 2027.



Pathway 1 0–29%	**Shareholding council pathway**	Your role does not transfer to Southern Waters, but it is still affected by the change. Your shareholding council manages any change to your role.
Pathway 2 30–69%	**Priority consideration**	Preference for appropriate Southern Waters roles, with priority shortlisting, early visibility of vacancies, application and interview support, a guaranteed interview and outplacement support if needed.
Pathway 3 70–100%	**Offer guarantee**	Following consultation, you receive an offer for a substantively similar role at Southern Waters. You and your role transfer together.
Pathway 4	**Ringfenced pathway**	For Tier 2 and 3 positions, or where there are more people than roles. You are considered first for similar roles in a closed recruitment process, before they are advertised more widely.

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

Subject:	Long Term Plan Report
Date:	26 November 2026
From:	Peter Stafford - Strategic Planning and Policy Manager - Finance and Policy
File Reference:	1068867

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.

Risk & Assurance Committee

Item for INFORMATION

Report	Three Waters Operations – Quarterly Report
Meeting Date	26 November 2026
Item Number	6
Prepared By	Linda Till – Three Waters Group Manager Vikas Sharma - Water Services Management Accountant
File Reference	1045830

REPORT SUMMARY

This report displays the financial results for the Three Waters activity for the first 3 months of the 2026/27 financial year.

This report combines high level financial results for the Urban Water, Rural Water, Wastewater, Stormwater, Water Management and Water Operations business units.

Due to reporting limitations this report has been pulled together manually.

RECOMMENDATION

1. **That the Risk & Assurance Committee receives the 'Three Waters Operations 3 Month Report'.**

REPORT

A summary of results for the 3 months is provided below.

	Actual	3 Month Budget	Variance		Full Yr Budget	Variance
Income	**-8,554,773**	**-8,666,760**	**-111,987**		**-34,667,041**	**-26,112,268**
Expenditure	**7,391,012**	**7,601,481**	**210,469**		**30,405,924**	**23,014,912**
Capital Funding	**-**	**-8,421,968**	**-8,421,968**		**-33,687,873**	**-33,687,873**
Capital Expenditure	**2,557,160**	**9,487,248**	**6,930,088**		**37,948,991**	**35,391,831**
Net	**1,393,398**	**-**	**-1,393,398**		**-**	**-1,393,398**

	Actual	3 Month Budget	Variance		Full Yr Budget	Variance
Income						
Rates	-6,659,872	-6,585,822	74,050		-26,343,287	-19,683,415
Grants, subsidies and donations	-	-	-		-	-
Fees and user charges	-45,471	-51,885	-6,415		-207,542	-162,071
Other fees	-13,804	-10,130	3,673		-40,521	-26,717
Rental revenue	-	-	-		-	-
Interest revenue	-	-22,469	-22,469		-89,874	-89,874
Other revenue	-53,708	-214,536	-160,828		-858,144	-804,436
Internal transfers/overheads	-1,781,918	-1,781,918	-		-7,127,674	-5,345,755
	-8,554,773	-8,666,760	-111,987		-34,667,041	-26,112,268
Expenditure						
Other operating expenditure	2,892,944	2,948,971	56,027		11,795,885	8,902,941
Employee benefits	798,199	934,975	136,776		3,739,901	2,941,702
Finance costs	1,090,928	1,108,594	17,666		4,434,376	3,343,447
Internal transfers/overheads	2,608,940	2,608,940	-		10,435,762	7,826,821
	7,391,012	7,601,481	210,469		30,405,924	23,014,912
Net Operating (Surplus)/Deficit	**-1,163,761**	**-1,065,279**	**98,482**		**-4,261,118**	**-3,097,357**

July 2026 to September 2026 for Three Waters

- Total Three Waters opex expenditure for the 3 months of 2026/27 year was $7.39m, compared with a budget of $7.6m. This represents an underspend of $0.21m, or 2.80%.

- Finance costs were overbudgeted for the year, as the final quantum of loans raised was not known when the 2026/27 budgets were set. Finance costs included internal loans which were budgeted at $4,296k, while actual interest from internal loans is expected to be $4,226k. This results in finance costs being $70k over budget for the year.

- The breakdown of internal loan interest for the year is: Water, including Urban and Rural Water, $2,639k; Wastewater, $428k; Stormwater, $287k; and Water Operations, $872k.

- The other opex expenditure underspend is primarily attributable to variances in chemicals ($97k), routine and non-routine sampling ($30k), planned and unplanned maintenance and repairs ($25k), consultancy ($18k), and sampling consumables ($13k).

- The underspend was partially offset by overspends in legal expenses ($129k), and resource management ($17k). A significant portion of the legal expenses is expected to be recovered from insurance claims.

- The operating surplus to 30 September 2026 was $1.16m, against a budgeted surplus of $1.07m, based on income less expenditure. All rates income for the period July to September is reflecting in the report, except the quarterly amount billed to a bulk water user ($165k) in October 2026.

- Staffing costs were $137k under budget for the 3 months, reflecting savings from vacant positions and reduced overtime being required.

- A monthly review of cost coding has been ongoing and is reflected in the quarter-end outcome. Finance is continuing to work with operational staff to ensure transactions continue to be coded correctly.

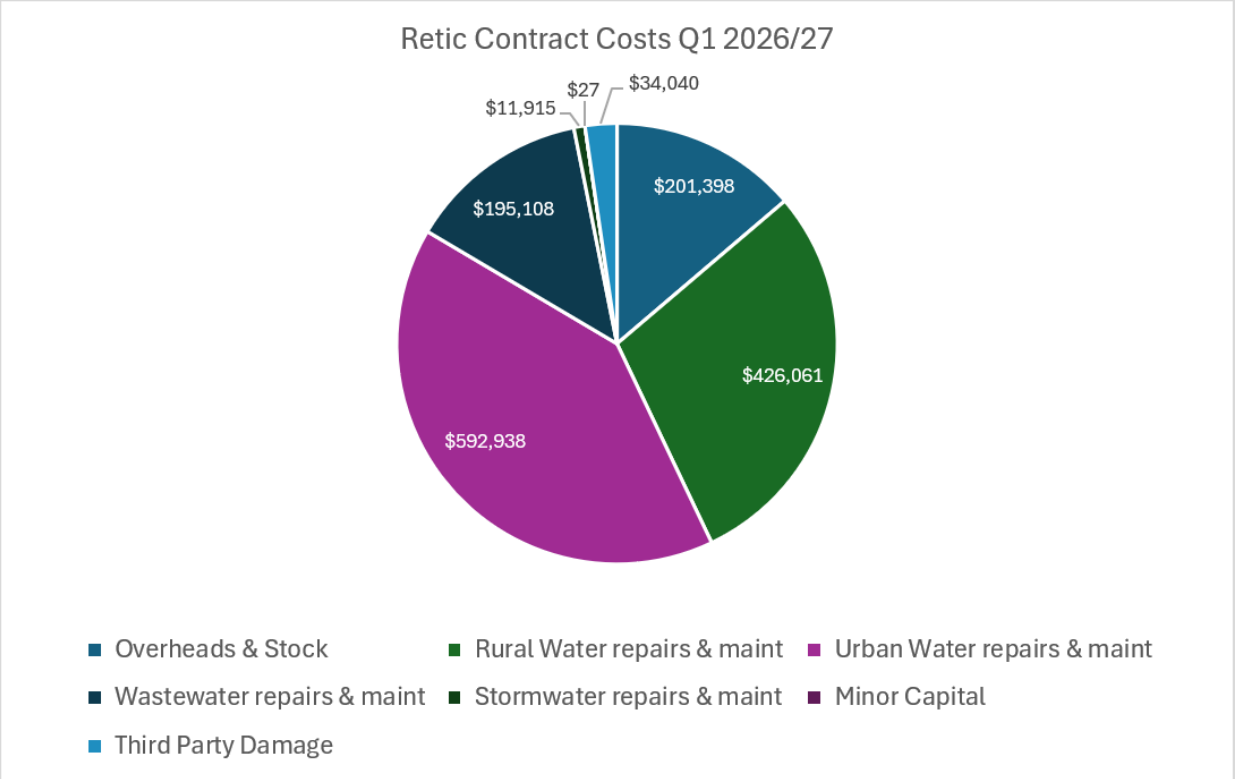
- Capital work has not yet been funded, and no loans have been raised or reserves transferred at this stage. This will be addressed through the year-end annual process after 30th June 2027, once the funding requirements have been quantified.

- Non-routine expenditure continues to be closely monitored, particularly the reticulation contract, which accounts for a significant portion of the total expenditure.

- Full-year costs for the reticulation and maintenance contract with Isaac Construction totalled $1,461,487, including overhead costs which have been journalled proportionately across schemes at year end.

- A process has been initiated with the contractor to transition to a measure-and-value contract, which is expected to deliver savings in the 2026/27 year. An independent auditor has also been engaged to review contract claims before the schedule of prices is received.

Reticulation Contract Cost Breakdown – Q1, FY 2026/27



Risk and Assurance Committee

Item for INFORMATION

Report	Three Waters Programme Status Update 2026-2027
Meeting Date	26 November 2026
Item Number	1075886
Prepared By	Niko Trbuhovic – Three Waters Strategy & Planning Manager
File Reference	1075886

REPORT SUMMARY

This is the first status report outlining the 2026–27 Three Waters Department Capital Programme being delivered by the Operations team. The programme manages 79 projects with a combined budget of $15.45 million, to be completed or handed over ahead of the transfer of water services to Southern Waters on 1 July 2027.
The overall programme rating is Green, and the overall status is On Track. Of the 79 projects, 13 are complete or closing, 26 are in delivery and 40 are at the investigation or scoping stage. Projects at the investigation or scoping stage account for $10.95 million (71%) of the budget.
The timeframe to 1 July 2027 is demanding and progress will continue to be assessed as work proceeds. Any changes to the delivery programme will be discussed with Southern Waters. No escalation or decision is required.

RECOMMENDATIONS

1. **That the Risk and Assurance Committee receives the 'Three Waters Programme Status Update 2026-2027' report.**

REPORT

1. Background

The programme comprises 58 water supply projects, 16 wastewater projects and 5 stormwater projects - with a combined budget of $15.45 million (Table 5). It combines operational improvements, planning and asset management work (such as network modelling, condition assessments and water loss reduction), and physical works. Some capital projects are being delivered by the Three Waters Department in addition to its usual workload, owing to staffing capacity within the ISD department.
Three waters capital projects delivered by ISD are reported separately.

1.1 Objectives

- Maintain levels of service and meet regulatory requirements at treatment plants and across the networks, including resolving outstanding abatement notices (50 projects, $7.95 million).
- Renew assets that have reached the end of their useful life (24 projects, $6.76 million).

- Extend networks to provide for growth, mainly in the transitional zones at Tapanui, Lawrence and Waihola (5 projects, $0.74 million).
- Reduce water loss on the rural water schemes through zone metering (8 projects, $0.92 million).
- Improve understanding of network performance through updated water, wastewater and stormwater models.
- Complete each project or prepare it for handover to Southern Waters, by 30 June 2027.

1.2 Project Team and Contractors

Projects are led by five staff across the Three Waters Strategy and Planning, Operations and Treatment teams. Contractors and suppliers are engaged on a project-by-project basis.

Project Manager	Role	Projects (no.)	Value ($million)
Niko Trbuhovic	Three Waters Strategy & Planning Manager	34	$10.9
Corey Reed	Three Waters Treatment Operations Manager	17	$2.41
Peter Falconer	Wastewater/Stormwater Treatment Supervisor	7	$1.25
Greta Campbell	Three Waters Operations Manager	21	$0.84
Rene Louie	Water Treatment Team Leader	2	$0.05

Table 1: List of Project Managers and Projects

2. Strategic Goals and Outcomes

2.1 Community Outcomes

- Healthy Sustainable Environment

2.2 Key Priority Areas

- Invest in Infrastructure
- Healthy Safe Communities
- Reducing Our Environmental Footprint
- Adapting to Climate Change

3. Discussion

3.1 Programme Status

Of the 79 projects, 13 are complete or closing, 26 are in delivery and 40 are at the investigation or scoping stage. Projects at the investigation or scoping stage account for $10.95 million (71%) of the budget. Table 2 shows the programme by stage.

Stage	Projects	Budget ($ million)	Share of budget
Scoping	2	$0.42	2.7%

Stage	Projects	Budget ($ million)	Share of budget
Investigation	38	$10.53	68.1%
Implementation	26	$2.51	16.3%
Closing	13	$1.99	12.9%
Total	**79**	**$15.45**	

Table 2: Projects and budget by stage

Puerua water treatment plant renewal ($3.50 million)
This year's work covers modelling, options analysis and preliminary design, ahead of the physical works in 2027-28 of which the remaining budget will be carried forward to Southern Waters for delivery.

Milton (Milburn) water treatment plant upgrade ($1.99 million)
Modelling is complete. Testing of the existing plant's capacity and pricing of upgrades are under way.

Rural zone metering (8 projects, $0.92 million)
Telemetry and power arrangements are being finalised, and the supply and installation of meters will be tendered.

Wastewater treatment plant compliance
Equipment and minor compliance capital upgrades are progressing. Pricing is being obtained for the larger plant. Other works include the desludging of the Milton wetlands, operator washing facilities and the Heriot membrane replacement.

3.2 Programme and Key Milestones

The next key milestone is a programme review at the end of February 2027, to confirm delivery timeframes and discuss any carry forwards with Southern Waters.

Work Completed

- Kaitangata intake temporary works, the Prawl Street sewer extension and the Heriot and Kaitangata sewage treatment plant upgrades.
- Milton water treatment plant membrane replacement.
- Chlorine monitoring stations at Moa Flat, North Bruce and Wangaloa, and the Waihola chlorine booster station.
- Compliance instrumentation at the Puerua, Moa Flat, North Bruce, Kaitangata and Stirling water treatment plants.
- Kaitangata water take consent renewal and signboards at water takes.

Work Scheduled (to the end of February 2027)

- Tender for the supply and installation of smart water meters.
- Clinton stormwater works (underway).
- Booster pump station renewals at Mockingbird Hill, Greenvale and Cemetery Hill.
- Installation of the Moa Flat flowmeter.
- Network extensions in Tapanui, Lawrence and Waihola.
- Replacement of cast iron pipe and raising of valves in Kaitangata.

- Water, wastewater and stormwater modelling for Milton, Balclutha, Lawrence and Tapanui.
- Pricing of projects at the investigation stage.

Key dates for the programme are set out in Table 3.

Date	Milestone
26 November 2026	Risk and Assurance Committee (this report)
December 2026	Smart water meter contract goes to tender
End of February 2027	Programme review: confirm delivery timeframes and discuss any carry forwards with Southern Waters
5 May 2027	Expiry of the Clinton wastewater treatment plant discharge consent
30 June 2027	End of the financial year
1 July 2027	Three waters assets and services transfer to Southern Waters

Table 3: Key dates

3.3 Health and Safety

There have been no health and safety incidents on programme work since 1 July 2026, and there is nothing to report in relation to the projects.

3.4 Procurement

One significant procurement is planned - a contract for the supply and installation of smart water meters for the zone metering projects.

3.5 Key Risks and Mitigation

The key risks to the programme and how they are being managed are set out in Table 4.

Risk	Rating	Description	Mitigation
Delivery timeframe	**Medium**	The timeframe to the transfer on 1 July 2027 is demanding, with much of the budget at the investigation or scoping stage.	Progress is assessed regularly and any changes to the delivery programme are discussed with Southern Waters. Compliance work and projects already in delivery are given priority.
Regulatory compliance	**High**	Abatement notices are in place at Moa Flat, the Clinton wastewater treatment plant discharge consent expires in May 2027, and Otago Regional Council may require further work at the Clydevale bore.	The Moa Flat flowmeter is being installed, and treatment options for the Clinton and Waihola wastewater treatment plants are being investigated.
Resourcing	**High**	Projects are being delivered by Three Waters staff alongside day-to-day operations and Southern Waters establishment work.	Work is prioritised so that compliance work and committed projects are delivered first.
Procurement and supply lead times	**Medium**	Some items, such as meters, tanks, pumps and membranes, have long delivery times.	Tender the meter contract early and order long-lead items as soon as scope is confirmed.

Risk	Rating	Description	Mitigation
Land access	**Medium**	The Glenayr reservoir tanks are currently on private land.	Early engagement with the landowner.

Table 4: Key risks and mitigation

3.6 Current Issues, Dependencies and Constraints

The transfer to Southern Waters on 1 July 2027 sets a fixed timeframe for the programme, and staff capacity is stretched (see Table 4). The main dependencies are the smart water meter tender for zone metering, capacity testing at the Milton water treatment plant, and Otago Regional Council requirements for the Clydevale bores and the Clinton and Waihola wastewater treatment plants.

Two projects are on hold: the connection of Stirling to the Balclutha sewer network, while strategic work is completed, and the bulk water filling station, until an alternative site is found. The stormwater and wastewater models now underway will inform pipe sizing and future capital works, including the Milton stormwater renewals.

3.7 Next Steps

No escalation or decision is required. The proposed budget reallocations and planned carry forwards to Southern Waters are provided for the Committee's information.

4. Consultation

The main stakeholders are the rural water scheme committees and their customers, Otago Regional Council, mana whenua, affected landowners and Clinton residents.

Rural water schemes
Scheme committees are consulted on work affecting their schemes, including zone metering, the proposed use of the Wangaloa reservoir budget for water meters, and the decommissioning of redundant Balmoral/Tuapeka assets following the Annual Plan decisions of 19 May 2026. Customers are notified in advance of planned water shutdowns.

Otago Regional Council
Engagement continues on the Moa Flat abatement notices, the Clydevale bores, wastewater treatment plant compliance and the Clinton and Waihola discharge consents.

Mana whenua
Engagement will take place through the Clinton and Waihola options processes.

Landowners and residents
The Glenayr reservoir tanks are to be relocated off private land. In Clinton, stormwater works are under way to reduce flooding in known problem areas.

5. Legal Considerations

The regulatory matters relevant to the programme are the abatement notices at Moa Flat, the Clinton and Waihola wastewater discharge consents and Otago Regional Council requirements for the Clydevale bore. These are covered under Key Risks and Mitigation.

6. Financial Impact

6.1 Budget Status

Table 5 sets out the budget by activity. Table 6 shows the risk of non-completion ratings given by project leads.

Activity	Projects	Total budget, 2025–26 and 2026–27 ($)	Spent in 2025–26 ($)	Remaining budget for 2026–27 ($)
Water supply	58	12,539,830	1,225,171	11,314,659
Stormwater	5	1,103,760	0	1,103,760
Wastewater	16	3,418,768	386,113	3,032,655
Total	**79**	**17,062,358**	**1,611,284**	**15,451,074**

Table 5: Total budget, 2025–26 expenditure and remaining budget by activity

Risk of non-completion	Projects	Budget ($ million)	Share of budget
Green	64	$12.88	83.4%
Amber	15	$2.57	16.6%
Red	0	$0.00	0.0%
Total	**79**	**$15.45**	

Table 6: Risk of non-completion ratings

Amber-rated projects (15, $2.57 million)
Clydevale bore security; the bulk water filling station; chlorine monitoring at Richardson South and North; the Moa Flat backwash tank; the Whitelea Road strainers; the Heriot membrane replacement; the Kaitangata pump station renewals; treatment options for the Clinton and Waihola wastewater treatment plants; and compliance upgrades at the Kaka Point, Milton, Owaka, Tapanui and Lawrence wastewater treatment plants.

Known underspends and budget reallocations are set out under Funding and Cashflow.

6.2 Funding and Cashflow

The programme is funded through the 2026–27 Annual Plan. Budget not spent by 30 June 2027 will be carried forward into the Southern Waters capital programme.

Known underspends

- Kaitangata intake renewal: the temporary works are complete. Approximately $1.19 million of the $1.34 million budget is unspent and will be carried forward to Southern Waters for the strategic upgrade of the intake.
- Glenkenich water treatment plant: the current scope is estimated at $100,000 against a budget of $323,000.
- Kaka Point reservoir renewals: the current scope is estimated at $60,000 against a budget of $218,000.

- Puerua water treatment plant renewal: this year's work is limited to modelling, options analysis and preliminary design. The balance of the $3.50 million budget will be carried forward for the physical works.

Reallocations

- Wangaloa reservoir ($117,000): proposed to be redirected to zone metering at the request of the Rural Water Scheme Committee, subject to approval.
- Milton Ajax Street stormwater pump station ($114,000): redirected to a stormwater model for Milton.
- Kaitangata Prawl Street sewer extension: the remaining budget is being used to replace a section of failing cast iron pipe in Kaitangata.
- Kaka Point sewer network renewal ($105,000): reallocated to compliance upgrades.
- Stirling intake improvements ($204,000): to be used to complete the Clutha District water supply strategy.

Cashflow

- Most expenditure is expected in the second half of the financial year, as projects currently being investigated or scoped move into delivery.

6.3 Rating Impacts

This report does not result in any change to rates.

- Approved budgets – all projects have been approved through the Long-Term Plan or the Annual Plan and are already accounted for.
- Capital – there is no change to 2026–27 rates. Capital budget not spent by 30 June 2027 will be carried forward to the Southern Waters Capital Programme.

7. Attachments

7.1 Three Waters Programme Status Update 2026-2027 – Project Schedule (Water Supply, Stormwater and Wastewater).

Attachment 7.1 – Three Waters Programme Status Update 2026-2027: Project Schedule

Water Supply

Group of Activities	Project / Initiative	Project Lead	Primary Driver	Current Status	2026–27 Budget	Risk of Non-Completion	Comments
Water Supply	Milton (Milburn) WTP upgrade to 5,000 m3/day	Niko	LOS	Investigation	1,985,167		Modelling is complete. Testing is underway to confirm how much more the existing plant can produce, and the upgrade is being priced.
Water Supply	Milton Manganese Reduction	Corey	LOS	Investigation	142,767		Flow control for the recycle system, and replacement filtrate pumps to be held as critical spares.
Water Supply	Kaitangata Intake Renewal	Corey	Renewal	Closing	1,337,936		$150k utilised for temporary works from Kai intake project. Works are now completed. Unutilised budget to be carried forward to Southern Waters
Water Supply	Richardson Romahapa Booster Pump Station renewals	Greta	Renewal	Investigation	28,543		Being priced.
Water Supply	Tuapeka West Glenayr Reservoir upgrade -1 x 250m3 Tasman Steel Tank and move tank farm out of private land	Greta	LOS	Investigation	42,905		Being priced.
Water Supply	FAC monitoring stations + SCADA - Balmoral 1	Greta	LOS	Investigation	40,880		Being priced. Includes meters at Breakneck.
Water Supply	FAC monitoring stations + SCADA - Balmoral 2	Greta	LOS	Investigation	81,760		Drainage for the meter at Smiths Track.
Water Supply	Glenkenich WTP Hydro Cyclone System	Corey	LOS	Investigation	322,791		Work to improve operational issues at wet well and intake to be undertaken est. $100k.
Water Supply	Balmoral/Tuapeka RWS - Decommissioning of assets made redundant from the commissioning	Niko	Renewal	Implementation	300,000		Initial site visits for decommissioning and reallocation of assets have been completed.

Group of Activities	Project / Initiative	Project Lead	Primary Driver	Current Status	2026–27 Budget	Risk of Non-Completion	Comments
	of scheme as per AP decisions meeting 19/05/2026.						
Water Supply	District-wide Urban condition assessment of pipelines and modelling	Niko	Renewal	Implementation	63,472		Wastewater modelling work to update and calibrate Council's models.
Water Supply	Kaka Point Reservoir renewals programme	Niko	Renewal	Scoping	218,229		General tidy-up of valves and pipework, at an estimated cost of $60,000.
Water Supply	Network Extension to Transitional Zone	Niko	Growth	Implementation	203,324		Water and wastewater network extension in Tapanui, added as a variation to an existing capital works contract.
Water Supply	Glenkenich Mocking Bird Hill Booster Pump Station renewals	Greta	Renewal	Implementation	34,251		Pumps were purchased last financial year. Installation and switchboard work remain.
Water Supply	Glenkenich Greenvale Booster Pump Station renewals	Greta	Renewal	Implementation	34,251		Reconditioning of the pump unit and electrical renewal.
Water Supply	Glenkenich Cemetery Hill Booster Pump Station renewals	Greta	Renewal	Implementation	7,210		Reconditioning of the pump unit and electrical renewal.
Water Supply	Moa Flat Crookston Reservoir tank renewal	Corey	Renewal	Implementation	22,834		Reconditioning of the pump unit and electrical renewal.
Water Supply	Richardson Clutha Downs Road Reservoir renewals	Greta	Renewal	Implementation	32,081		Contractor engaged.
Water Supply	Clydevale Bore Security Improvements	Corey	LOS	Implementation	99,281		Beca recommendation completed, request to remove abatement notice currently sitting with ORC. ORC may request further work to be completed.
Water Supply	Water Loss reduction programme - Zone metering - Glenkenich	Niko	LOS	Investigation	175,525		Telemetry and power arrangements are being finalised. Supply and installation will be tendered.

Group of Activities	Project / Initiative	Project Lead	Primary Driver	Current Status	2026–27 Budget	Risk of Non-Completion	Comments
Water Supply	Water Loss reduction programme - Zone metering - Moa Flat	Niko	LOS	Investigation	127,605		Telemetry and power arrangements are being finalised. Supply and installation will be tendered.
Water Supply	Water Loss reduction programme - Zone metering - Richardson South	Niko	LOS	Investigation	55,526		Telemetry and power arrangements are being finalised. Supply and installation will be tendered.
Water Supply	Water Loss reduction programme - Zone metering - Richardson North	Niko	LOS	Investigation	189,216		Telemetry and power arrangements are being finalised. Supply and installation will be tendered.
Water Supply	Water Loss reduction programme - Zone metering - Wangaloa	Niko	LOS	Investigation	33,648		Telemetry and power arrangements are being finalised. Supply and installation will be tendered.
Water Supply	Wangaloa Reservoir upgrade – 1 x 500 m3 Tasman Steel Tank	Niko	LOS	Investigation	116,750		Following discussions, the Rural Water Scheme Committee has indicated it would prefer this budget to be spent on water meters rather than reservoir renewals. Customers will increase their own on-site storage, reducing the cost of installing reservoirs.
Water Supply	Water Loss reduction programme - Zone metering - Balmoral 1	Niko	LOS	Investigation	87,645		Telemetry and power arrangements are being finalised. Supply and installation will be tendered.
Water Supply	Water Loss reduction programme - Zone metering - Balmoral 2	Niko	LOS	Investigation	179,387		Telemetry and power arrangements are being finalised. Supply and installation will be tendered.
Water Supply	FAC monitoring stations + SCADA - Glenkenich	Rene	LOS	Implementation	11,498		pH, and conductivity raw water monitoring purchased and installed
Water Supply	FAC monitoring stations + SCADA - South Bruce	Rene	LOS	Implementation	40,880		PH and conductivity raw water monitoring purchased and installed
Water Supply	FAC monitoring stations + SCADA - Richardson South	Corey	LOS	Investigation	71,111		HMI, Strainers (additional from FAC projects)

Group of Activities	Project / Initiative	Project Lead	Primary Driver	Current Status	2026–27 Budget	Risk of Non-Completion	Comments
Water Supply	FAC monitoring stations + SCADA - Richardson North	Corey	LOS	Investigation	83,559		HMI install complete, additional money for strainers.
Water Supply	FAC monitoring stations + SCADA - Clydevale-Pomahaka	Corey	LOS	Implementation	760		Ongoing project
Water Supply	Moa Flat Backwash Tank System	Corey	LOS	Investigation	150,000		Permanently install poly. Consider installation of toilet facilities given distance from town
Water Supply	Moa Flat Clarifier	Corey	LOS	Implementation	34,222		Installation of new clarifier pipework completed, platform to remove scaffold cost completed, installation of new backwash flowmeter underway
Water Supply	Strainers at Whitelea Road	Corey	LOS	Investigation	71,540		Pricing complete, est 120k for install. Existing budgets will be bought over to cover shortfall.
Water Supply	Vacuum Truck - Water Operations	Niko	LOS	Closing	450,000		Project complete and an operator appointed.
Water Supply	Puerua WTP Plant Renewal	Niko	Renewal	Investigation	3,501,623		Modelling, options analysis and preliminary design. Not all of the budget will be spent this year; the balance will be carried forward for the physical works.
Water Supply	Districtwide Urban Water Loss reduction programme - Zone metering	Niko	LOS	Investigation	72,812		Modelling assessment.
Water Supply	Bulk Water Filling Station	Niko	LOS	Investigation	169,896		Project has been put on hold until alternative location is found.
Water Supply	Kaitangata Water Take Resource Consents Renewal	Greta	Renewal	Investigation	27,205		The consent renewal has been completed. The remaining budget will be used to install instrumentation to better monitor compliance, which is being investigated.

Group of Activities	Project / Initiative	Project Lead	Primary Driver	Current Status	2026–27 Budget	Risk of Non-Completion	Comments
Water Supply	North Bruce Reticulation Reservoir condition assessment	Greta	Renewal	Implementation	10,931		Plant has been procured and is waiting to be installed by contractor.
Water Supply	Richardson Gray Road Booster Pump Station renewals	Greta	Renewal	Implementation	17,126		Plant has been procured and is waiting to be installed by contractor.
Water Supply	Water Loss reduction programme - Zone metering - Waipahi	Niko	LOS	Investigation	73,720		Telemetry and power arrangements are being finalised. Supply and installation will be tendered.
Water Supply	Stirling Intake Improvements	Niko	LOS	Scoping	204,400		This budget is intended to be used to develop and complete the Clutha District Supply Strategy which is currently under development.
Water Supply	Rural WTP - Compliance Instrumentation - Puerua	Corey	LOS	Closing	20,548		Equipment has been purchased and installed at the plant.
Water Supply	Installation of signboard at Water Takes - Districtwide	Greta	LOS	Investigation	6,822		The signboards have been installed. The remaining budget will be used to install instrumentation to better monitor compliance, which is being investigated.
Water Supply	FAC monitoring stations + SCADA - District Wide + Waihola Chlorine booster station	Greta	LOS	Closing	4,477		Work has been completed.
Water Supply	Milton WTP Membrane Replacement	Corey	Renewal	Closing	(31,573)		Work has been completed.
Water Supply	Balmoral 2 Peeks Booster Pump Station renewals programme	Greta	Renewal	Implementation	22,343		Waiting for contractor to complete works.
Water Supply	Moa Flat Haughs Duffs Reservoir tank renewals	Greta	Renewal	Investigation	21,862		Investigation and pricing under way. Works to be completed this financial year.
Water Supply	Moa Flat Keasts Reservoir renewals	Greta	Renewal	Investigation	21,862		Investigation and pricing under way. Works to be completed this financial year.
Water Supply	Richardson Oakleigh Road Reservoir assessment and renewals	Greta	Renewal	Implementation	92,583		Flow meters and fencing to be completed.

Group of Activities	Project / Initiative	Project Lead	Primary Driver	Current Status	2026–27 Budget	Risk of Non-Completion	Comments
Water Supply	FAC monitoring stations + SCADA - Moa Flat	Greta	LOS	Closing	81,760		Works completed
Water Supply	FAC monitoring stations + SCADA - North Bruce	Greta	LOS	Closing	20,211		Works completed
Water Supply	FAC Monitoring Station + SCADA	Greta	LOS	Closing	13,490		Works completed
Water Supply	Rural WTP - Compliance Instrumentation - Moa Flat	Corey	LOS	Closing	25,550		Equipment has been purchased and installed at the plant
Water Supply	Rural WTP - Compliance Instrumentation - North Bruce	Corey	LOS	Closing	20,258		Equipment has been purchased and installed at the plant
Water Supply	Rural WTP - Compliance Instrumentation - Kaitangata WTP	Corey	LOS	Closing	20,195		Equipment has been purchased and installed at the plant
Water Supply	Rural WTP - Compliance Instrumentation - Stirling WTP	Corey	LOS	Closing	20,004		Equipment has been purchased and installed at the plant

Stormwater

Group of Activities	Project / Initiative	Project Manager	Primary Driver	Current Status	2026–2027	Risk	Comments
Stormwater	Stormwater Plant Milton New Ajax Street Pump Station	Niko	LOS	Investigation	113,849		This budget has been reallocated to build a stormwater model for Milton.
Stormwater	Stormwater Clinton North Street Catchment Upgrade	Niko	LOS	Implementation	81,784		Work is underway to address stormwater issues in Clinton and is expected to relieve pressure on flooding hotspots.
Stormwater	Clinton Stormwater Network Renewal	Niko	Renewal	Implementation	398,155		$150,000 of this budget has been retained to address stormwater issues in Clinton. These works are expected to relieve pressure on flooding hotspots.
Stormwater	Network Extension to Transitional Zone	Niko	Growth	Implementation	203,324		Network extensions in Lawrence, Tapanui and Waihola.

Group of Activities	Project / Initiative	Project Manager	Primary Driver	Current Status	2026–2027	Risk	Comments
Stormwater	Stormwater Capacity Modelling	Niko	LOS	Implementation	306,648		Stormwater modelling has been commissioned for Milton, Balclutha and Tapanui.

Wastewater

Group of Activities	Project / Initiative	Project Manager	Primary Driver	Current Status	2026 -2027	Risk	Comments
Wastewater - Urban	Heriot Membrane Replacement (end of life 7 years)	Peter	Renewal	Investigation	52,224		Costs are being confirmed with the supplier (Marshalls).
Wastewater - Urban	Heriot & Kaitangata Sewerage Treatment Plant Upgrades	Peter	LOS	Closing	7,060		Budget spent.
Wastewater - Urban	Sewer Network Condition Assessment & Modelling	Niko	Renewal	Implementation	176,592		In delivery. The project will provide updated and calibrated models for Milton, Lawrence and Tapanui.
Wastewater - Various	Sewer Network Extension - Future Sewer Extensions for Growth	Niko	Growth	Implementation	37,289		This project is funding network extensions in Tapanui, Lawrence and Waihola.
Wastewater - Urban	Kaitangata Pump Station Renewals	Niko	Renewal	Investigation	266,015		Budget held for raising valves (not yet complete) and investigation of pump station renewal.
Wastewater - Urban	Clinton WWTP - Consent Renewal / Treatment process upgrade - Land Treatment	Niko	LOS	Investigation	208,897		Investigating treatment options for the Clinton wastewater treatment plant.
Wastewater - Urban	Kaka Point WWTP Compliance upgrades	Peter	LOS	Investigation	190,354		Purchased Ph Probe, Peelings to top up bed, Multifunction valve x 2 for PH dosing
Wastewater - Urban	Milton WWTP Compliance improvements	Peter	LOS	Implementation	(14,168)		Purchased new Pump for Waihola Pumpstation. Conductivity Probe, Uv lights, Uv Reference sensor,

Group of Activities	Project / Initiative	Project Manager	Primary Driver	Current Status	2026 -2027	Risk	Comments
							Uv Sleeves, Uv Wipers, Trickling Filter Milton gearbox and Motor
Wastewater - Urban	Owaka WWTP Compliance upgrades	Peter	LOS	Investigation	592,726		Ten Mono pumps have been purchased as replacement stock for Benhar and Tokoiti, where pump failures are occurring regularly. A pond sludge survey by South Water is also included in the works. Pricing is awaited from South Water for desludging the Milton wetlands. Pricing is also being investigated for container-style buildings to provide operator washing facilities at Wastewater Treatment Plants where these facilities are not currently available.
Wastewater - Urban	Tapanui WWTP - Compliance upgrades	Peter	LOS	Investigation	271,128		Plastic wind protection for Milton Trickling Filter, Manhole repairs in Tapanui
Wastewater - Urban	Waihola WWTP - Consent Renewal / Treatment process upgrade - Land Treatment	Niko	LOS	Investigation	208,897		This project is to investigate treatment options for Waihola WWTP.
Wastewater - Urban	Lawrence WWTP - Compliance upgrades	Peter	LOS	Investigation	149,680		Purchased UV light for BioFiltro plants, New Pumpstation cabinet installed for Lawerence
Wastewater - Urban	Network Extension to Transitional Zone	Niko	Growth	Implementation	203,324		In delivery.
Wastewater - Urban	Kaitangata Sewer Extension - Prawl St	Niko	Growth	Implementation	91,741		The extension is complete and under budget. The remaining budget is being used to replace a

Group of Activities	Project / Initiative	Project Manager	Primary Driver	Current Status	2026 -2027	Risk	Comments
							section of failing cast iron pipe in Kaitangata.
Wastewater - Urban	Kaka Point Sewer Network Renewal (outflow pipeline)	Niko	Renewal	Investigation	104,847		Budget has been reallocated for compliance upgrades.
Wastewater - Urban	Connecting Stirling to Balclutha Sewer Network	Niko	LOS	Investigation	486,049		Connecting networks has been put on hold. Strategic work has been commissioned.

Risk & Assurance Committee

Item for INFORMATION

Report	Financial Monitoring Report
Meeting Date	26 November 2026
Item Number	7
Prepared By	Sharon Jenkinson – Finance & Policy Group Manager
File Reference	1059966

REPORT SUMMARY

This report presents Council's Financial Statements for the period ended 30 September 2026.

Additional information is provided on the composition of other operating expenditure, with costs presented by activity and further broken down by expenditure type.

The additional information is intended to provide greater transparency over Council's expenditure, and feedback is welcomed on further changes or information that would make future financial reporting more useful to Councillors.

RECOMMENDATIONS

1. That the Risk & Assurance Committee receives the Financial Monitoring report.



STATEMENT OF COMPREHENSIVE INCOME - ANNUAL
FOR THE PERIOD ENDING 30 SEPTEMBER 2026

	YTD 2027 Actual	YTD 2027 Budget	Variance	Annual 2027 Budget	2026 Actual	
Revenue						
Rates	12,553,972	12,546,750	7,222	50,187,000	41,621,373	
Fees and user charges	1,488,470	1,425,000	63,470	5,700,000	4,955,982	
Grants, subsidies and donations	2,561,777	5,136,000	(2,574,223)	20,544,000	12,871,686	Timing of the NZTA program, butget includes $2m for Elsie Stewart project
Interest revenue	31,507	340,250	(308,743)	1,361,000	1,133,669	Bank interest only recorded to date
Rental revenue	338,873	341,750	(2,877)	1,367,000	1,402,306	
Other revenue	271,328	261,750	9,578	1,047,000	1,835,514	
Total Revenue	**17,245,927**	**20,051,500**	**(2,805,573)**	**80,206,000**	**63,820,529**	
Expenses						
Employee benefits	3,486,157	4,086,500	(600,343)	16,346,000	14,319,879	Vacant Positions
Depreciation	7,365,250	7,365,250	0	29,461,000	29,706,220	Estimated at budget until year end calculated
Amortisation and impairment	0	0	0	0	32,560	
Finance costs	1,144,516	1,649,250	(504,734)	6,597,000	6,548,056	Larger payments made in November and April
Other operating expenditure	10,113,759	9,731,750	382,009	38,927,000	40,532,781	See below
Total Expenses	**22,109,682**	**22,832,750**	**(723,068)**	**91,331,000**	**91,139,495**	
Other Comprehensive Revenue and Expense						
Loss on asset disposal	0	0	0	0	(743)	
Gains	64,140	0	64,140	0	1,871,298	Sale Fyall Drive
Allocated Cost and Charges	0	0	0	0	971,044	Overheads not yet journalled
Total Other Comprehensive Revenue and Expense	**64,140**	**0**	**64,140**	**0**	**2,841,598**	
Total Comprehensive Income	**(4,799,615)**	**(2,781,250)**	**(2,018,365)**	**(11,125,000)**	**(24,477,368)**	

STATEMENT OF FINANCIAL POSITION - ANNUAL REPORT

AS AT 30 SEPTEMBER 2026

	2027 Actual $000s	2027 Budget $000s	2026 Actual $000s	
Assets				
CURRENT ASSETS				
Cash and cash equivalents	4,063,784	1,358,000	2,062,575	
Receivables	6,681,572	3,188,000	6,029,670	
Prepayments	116,719	-	202,996	
Other financial assets	36,544,655	35,423,000	36,282,695	
Derivative financial instruments	- 486,293	-	- 486,293	
Development property	2,943,658	3,140,000	2,943,658	
Total Current Assets	49,864,095	43,109,000	47,035,301	
NON-CURRENT ASSETS				
Investments in CCO and other similar entities	-	-	-	
Property, plant, and equipment	2,019,863,628	2,093,838,000	2,021,472,294	
Intangible assets	97,493	181,000	97,493	
Total Non-current Assets	2,019,961,121	2,094,019,000	2,021,569,786	
Total Assets	2,069,825,216	2,137,128,000	2,068,605,087	
Liabilities				
CURRENT LIABILITIES				
Payables and deferred revenue	9,516,563	7,404,000	8,310,716	
Employee entitlements	1,601,186	1,549,000	1,787,290	
Borrowings and other financial liabilities	-	-	1,000,000	
Total Current Liabilities	11,117,748	8,953,000	11,098,005	
NON-CURRENT LIABILITIES				
Borrowings and other financial liabilities	173,878,303	222,840,000	167,878,303	$6 mill additional borrowing in July
Other Non Current Liabilities	-	13,000	-	
Non Current Provisions	2,305,300	1,727,000	2,305,300	Landfill aftercare provision
Total Non-current liabilities	176,183,603	224,580,000	170,183,603	
Total Liabilities	187,301,351	233,533,000	181,281,608	
NET ASSETS (Assets minus Liabilities)	**1,882,523,864**	**1,903,595,000**	**1,887,323,479**	
Council Equity				
ACCUMULATED FUNDS				
Retained Earnings Bought Forward	130,605,903	154,882,000	155,083,271	
(Surplus)/Deficit for year	- 4,799,615	- 11,125,000	- 24,477,368	
Total Accumulated Funds	125,806,289	143,757,000	130,605,903	
RESERVES				
Council created reserves	62,896,858	49,064,000	62,896,858	
Asset revaluation reserves	1,693,820,718	1,710,774,000	1,693,820,718	
Total Reserves	1,756,717,575	1,759,838,000	1,756,717,575	
Total Council Equity	**1,882,523,864**	**1,903,595,000**	**1,887,323,479**	

Additional information Other Operating Expenditure by Activity:

Other operating Expenses	
Cemeteries	58,247
Collection and disposal	614,366
Community boards	19,304
Corporate Function - Chief Executive	15,453
Corporate Function - Communications	6,705
Corporate Function - Finance	845,602
Corporate Function - Health and Safety	3,817
Corporate Function - HR	53,202
Corporate Function - IT	746,200
Corporate Function - Support Services	669,570
Council committees	155,436
Council Wide Function	47,668
Culture and Heritage	230,965
Economic development - Business	703,658
Emergency management	2,507
Environmental health and liquor licensing	28,611
Information Centre and iSite	20,864
Libraries	162,630
NZTA Financially Assisted	2,266,186
NZTA NFA	110,159
Other planning and regulation - Compliance	197,247
Other property	8,160
Other property - Camping	11,574
Other property - Commercial	510
Other property - Community centres	32,486
Other property - Halls	98,652
Other recreation and sport facilities	191,778
Parks and Reserves	282,086
Public conveniences	147,445
Roading Mainstreet	860
Rural Water Scheme	928,971
Sewerage network reticulation	402,856
Social housing - NFP	19,720
Stormwater	60,792
Urban Water Supply	791,408
Waste Minimisation	178,063
Total	10,113,759

Expanded Other operating expenditure:

Other operating Expenses

Cemeteries	**58,247**
Burial Costs	10,903
Legal Costs	1,753
Non Routine Maintenance	12,895
Routine Maintenance	32,696
Collection and disposal	**614,366**
Advertising Expenses	274
Contract Services	22,277
General Expenses	226
Mt Cooee Operation	418,741
Office Equipment	79
Transfer Station Operat	9,460
Waste Levy Projects	8,647
Waste Minimisation Levy	-25,002
Wheelie Bin Collection/Disposal	179,664
Community boards	**19,304**
Councillors - Salary	11,922
Lawrence Tuapeka Community Board Project Funds	5,200
Meeting Expenses	14
West Otago Community Board Project Fund	2,168
Corporate Function - Chief Executive	**15,453**
Fringe Benefit Tax	4,804
General Expenses	981
Membership Fees	2,665
Training	1,100
Xmas Party	5,903
Corporate Function - Communications	**6,705**
Advertising Expenses	5,152
Consultants - other	126
Training	1,428
Corporate Function - Finance	**845,602**
Accident Compensation	44,618
Accommodation	661
Annual Audit Fees	91,738
Cafeteria	1,919
Consultants - other	25,672
Education	380
Finance Commission Expense	500
Finance Commission Revenue	-502
General Expenses	617
Information Technology Services	97
Insurance	576,115
Membership Fees	1,300

Periodicals and Other Subscriptions	117
Postage	24,003
Printing & Photocopying	7,902
Rates	3,698
Stationery and Office Expenses	4,076
Telephone Charges	1,145
Training	1,994
Valuation Expenses	59,554
Corporate Function - Health and Safety	**3,817**
Protective Clothing	717
Training	3,099
Corporate Function - HR	**53,202**
Advertising Expenses	9,359
Airfares & Travel	98
Consultants - other	28,844
Education	107
General Expenses	264
Gifts and Incentives	108
Health care	722
Membership Fees	1,209
Recruitment & Induction	1,841
Retention Travel Expense	2,889
Staff Presentations - Expenditure	630
Training	1,001
Well-being	6,130
Corporate Function - IT	**746,200**
2 Degrees Wan	758
Antivirus & Ransomware	10,335
Asset Finda	26,087
Computer Network Suppor	54,435
Data and Integration Platform System	15,921
Datacentre Costs - Softsource	64,869
Datacom BI Annual Licence Fee	90,649
Datacom Sphere On Line Service	60,033
Datacom Web Licence & Support	6,078
Datapay	4,524
Electronic Invoicing System	14,663
HR System	13,632
Ibis Breeze Opex Costs	25,500
Media Archiving	6,524
M-Files Operational Licenses	160,420
Mobile Phone	8,470
Office 365	42,095
Rent & Lease Fees	6,487
Safety Culture License	71,517
Service Desk Tool	21,332
Software Licences	3,610
Telephone Charges	38,262

Corporate Function - Support Services	**669,570**
Accommodation	3,811
Advertising Expenses	731
Airfares & Travel	2,251
Archiving/Storage	2,104
Building Repairs	11,410
Cafeteria	2,058
Catering	474
CHU-Building Repairs	535
Cleaning & Security	18,974
Commission Expense	23,842
Consultants - other	73,704
Courier	322
District Plan	9,339
Education	5,500
Electricity Expenses	7,699
ESRI Software	28,660
Freight	15
Fringe Benefit Tax	6,213
Fuel	73,512
General Expenses	2,271
Gifts and Incentives	29
Health and Safety Training	988
Legal Costs	135,934
Membership Fees	7,172
Minor Equipment	5,460
Motor Vehicle Insurance	6,704
Other Sundry Expenses	239
Printing & Photocopying	816
Professional Services - Other	40,386
Professional Services External OPEX	1,330
Professional Services Vehicles	8,070
Protective Clothing	1,839
Routine Maintenance	8,508
Software Customisation	10,750
Stationery and Office Expenses	1,464
Telemetry Ops Costs	20,007
Training	19,914
Uniforms	184
Valuation Expenses	27,500
Vehicle Expenses	49,583
Vehicle Reimbursement	300
Wat - Non Routine Expenditure	6,189
Wat - O&M Routine Sampling	1,312
Wat - Operation & Maintenance	502
Wat - Sampling Consumables	312
Wat - Sampling Pick Ups	361
Water Consumables	2,407

WSA Quarterly Levy - Stormwater	1,515
WSA Quarterly Levy - Wastewater	7,956
WSA Quarterly Levy - Water	28,415
Council committees	**155,436**
Accommodation	553
Catering	71
CE Recruitment	11,874
Citizenship	-836
Councillors - Salary	130,039
Councillors - Travel	389
Fringe Benefit Tax	2,463
General Expenses	7
Local Government Reform	7,875
Mayoral Expenses	238
Meeting Expenses	695
Stationery and Office Expenses	45
Training	599
Vehicle Reimbursement	1,278
Youth Council	147
Council Wide Function	**47,668**
Building Repairs	141
Cleaning & Security	734
Instalment Penalty	8,737
Investment Fund Manager Fees	38,040
Culture and Heritage	**230,965**
District Museum	67,252
Grant Operating	163,713
Economic development - Business	**703,658**
Advertising Expenses	720
Balclutha Community Gardens	2,095
Clutha Development Trust	124,311
Clutha Foundation	10,000
Destination Marketing	37,500
District Brouchure	4,950
Donations and Grants	261
Event Support	150
Fees Reimbursement	7,833
Grant Community Facilities	65,000
Grant Operating	455
He Poutama Rangatahi Expenses	3,500
Heartland Life Education	6,000
KP Surf Lifesaving Grant	335,561
Mayors Taskforce Youth	44,102
Membership Fees	251
Servicing	2,494
Sport Clutha	51,337
Telford Bursary	1,500
Youth Council	-1,375

Youth Council Cactus Project	-8,625
Sparc	15,637
Emergency management	**2,507**
Radio Telephones	1,899
Telephone Charges	608
Environmental health and liquor licensing	**28,611**
ARLA Commission	1,390
ICC Consultancy	17,525
Meeting Expenses	2,173
MPI Food Levy	7,073
Software Licences	450
Information Centre and iSite	**20,864**
Cleaning & Security	174
I Site Commision Refund	9
isite Commission Purchases	4,776
Membership Fees	2,000
Other Sundry Expenses	711
Printing & Photocopying	419
Rent & Lease Fees	11,275
Stationery and Office Expenses	75
Training	1,425
Libraries	**162,630**
Advertising Expenses	341
APNK	15,206
Building Repairs	1,419
Cafeteria	240
Catering	27
Cleaning & Security	7,273
Digital Content	22,967
Door Counter Software	909
E Books and audio	12,560
Electricity Expenses	8,161
General Expenses	742
Health and Safety Training	308
Heating	8,226
Library Mgmt System	55,950
Minor Equipment	52
Periodicals and Other Subscriptions	1,080
PLNZ Membership	773
Postage	535
Printing & Photocopying	3,295
Programmes	492
Programmes for Youth	18
Rent & Lease Fees	11,300
Routine Maintenance	3,946
Stationery and Office Expenses	747
Street Cleaning OPEX	23
Te Puna Services	900

Training	2,498
Vehicle Reimbursement	2,642
NZTA Financially Assisted	**2,266,186**
Litter Bins- OPEX	33,886
Accommodation	1,136
Bridge Maitenance OPEX	62,889
Culvert Cleaning OPEX	64,431
Digout & Stabis OPEX	35,159
Emergency Repairs OPEX	56,582
Footpath Maintenance - OPEX	348
Grading OPEX	243,288
Insurance	2,924
KiwiRail - Crossing Monitoring OPEX	5,349
Legal Costs	3,879
Litter, debris & Graffiti OPEX	57,609
Membership Fees	66,630
Mobile Phone	300
OPEX Carriageway Lighting Maintenance	8,831
Potholes OPEX	17,819
Pre Reseal OPEX	325,745
Professional Services - Water	1,410
Professional Services External OPEX	6,499
Project Management OPEX	598,079
Punt Operations OPEX	32,372
Road ISD Operational - Professional Services External	28,979
Roading FA Electricity	53,999
Signs and Other Traffic Services- OPEX	874
Spot Metaling OPEX	24,825
Street Cleaning OPEX	112,526
Structures Maintenance OPEX	1,755
Surfacing Repairs OPEX	27,768
Traffic Counts OPEX	17,327
Tuapeka Punt Operations	455
TVC OPEX	11,547
Unsealed Shoulder OPEX	91,203
Vegetation Control OPEX	2,812
Water Tables - OPEX	185,914
Winter Maintenance OPEX	81,035
NZTA NFA	**110,159**
Noxious Plants OPEX	83,163
Street Cleaning OPEX	26,996
Other planning and regulation - Compliance	**197,247**
BCA Accreditation	7,788
Building Consent - Application Fee Refund	1,484
Building Repairs	181
Consultants - other	138,531
Digital Subscriptions	30,657
Electricity Expenses	412

Enforcement/Monitoring	480
Freedom Camping Costs	4,135
Impounding	2,193
Legal Costs	5,165
LIM Refund	350
Membership Fees	435
Minor Equipment	239
National Dog Database	3,149
Stock Ranging	2,025
Training	23
Other property	**8,160**
Commission Expense	3,600
Electricity Expenses	122
Legal Costs	1,900
Rates	288
Valuation Fees	2,250
Other property - Camping	**11,574**
Building Repairs	440
Cleaning & Security	2,091
Electricity Expenses	6,505
Internet Expenses	363
Taylor Park Commission	2,170
Wat - O&M Routine Sampling	5
Other property - Commercial	**510**
Electricity Expenses	510
Other property - Community centres	**32,486**
Building Repairs	4,594
Cleaning & Security	54
Electricity Expenses	7,361
Grant Operating	20,080
BWOF	397
Other property - Halls	**98,652**
Grant Operating	18,652
Te Pou Grant	80,000
Other recreation and sport facilities	**191,778**
Building Repairs	15,534
Cafeteria	265
Chemicals	7,256
Cleaning & Security	792
Electricity Expenses	8,509
General Expenses	572
Grant Operating	110,422
Heating	31,384
Materials - Plant	6,484
Membership Fees	200
Printing & Photocopying	326
Resale Items	483
Routine Maintenance	5,552

Stationery and Office Expenses	72
Training	3,682
Vehicle Reimbursement	60
BWOF	184
Parks and Reserves	**282,086**
Berm Maintenance	30,612
CCTV Costs	1,395
Electricity Expenses	1,314
Grant Operating	14,598
Non Routine Maintenance	73,654
Routine Maintenance	160,512
Public conveniences	**147,445**
Cleaning & Security	7,141
Electricity Expenses	7,639
Extra Cleans	2,110
Non Routine Maintenance	21,829
Routine Maintenance	104,941
Toilet Supplies	3,785
Roading Mainstreet	**860**
Electricity Expenses	240
Routine Maintenance	620
Rural Water Scheme	**928,971**
Catering	157
Telemetry Ops Costs	162
Wat - Chemicals	64,299
Wat - Electricity	193,712
Wat - Electricity - Booster	55,121
Wat - Non Routine Expenditure	462,162
Wat - Non Routine Sampling	1,919
Wat - O&M Routine Sampling	68,502
Wat - Operation & Maintenance	44,444
Wat - Opex Projects	8,770
Wat - Planned Maintenance	14,988
Wat - Resource Management	12,050
Wat - Sundry Expenditure	2,687
Sewerage network reticulation	**402,856**
Telemetry Ops Costs	235
Wat - Chemicals	21,109
Wat - Electricity	89,137
Wat - Non Routine Expenditure	130,312
Wat - O&M Routine Sampling	48,666
Wat - Operation & Maintenance	49,089
Wat - Opex Projects	25,115
Wat - Planned Maintenance	3,650
Wat - Resource Management	35,544
Social housing - NFP	**19,720**
CHU- Electricity Expenses	2,380
CHU- Other Sundry Expenses	12

CHU-Building Repairs	9,665
Electricity Expenses	251
Routine Maintenance	7,412
Stormwater	**60,792**
Electricity Expenses	5,666
Professional Services - Water	2,205
Wat - Non Routine Expenditure	50,146
Wat - Operation & Maintenance	47
Wat - Planned Maintenance	2,729
Urban Water Supply	**791,408**
Cleaning & Security	208
Wat - Chemicals	59,619
Wat - Electricity	48,006
Wat - Non Routine Expenditure	581,915
Wat - O&M Routine Sampling	62,766
Wat - Operation & Maintenance	25,505
Wat - Planned Maintenance	11,856
Wat - Resource Management	1,348
BWOF	184
Waste Minimisation	**178,063**
Enviroschools	35
General Expenses	36
Membership Fees	1,076
Mt Cooee Operation	80
Waste Levy Projects	176,836
Grand Total	**10,113,759**

Risk & Assurance Committee

Item for INFORMATION

Report	Treasury Management Report – Debt Borrowing & Repayment
Meeting Date	26 November 2026
Item Number	8
Prepared By	Greg Bowie – Chief Financial Officer
File Reference	1068888

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 Melville Jessup Weaver to 30 September 2026 at the conclusion of this report, that was not available at the time of publishing the previous agenda.

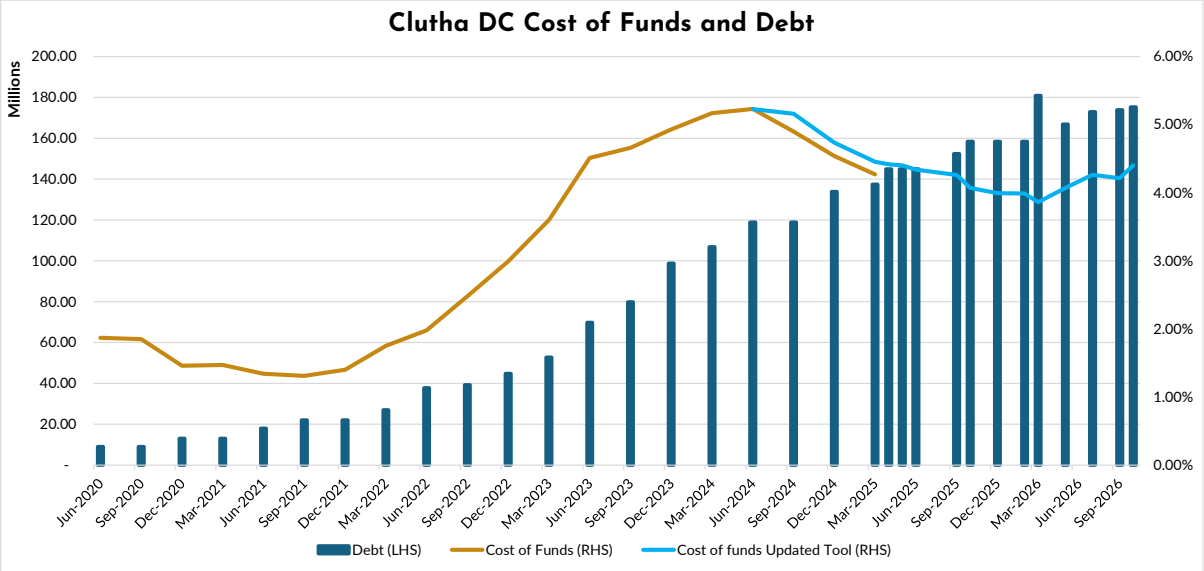
RECOMMENDATION

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

REPORT

1. Borrowings Dashboard

Borrowings Dashboard		
Period to 31/10/2026		
Debt Balance		$000
LGFA Borrowing Current Balance		175,300
LGFA Year-End Budgeted Balance as per LTP		220,162
Movements		$000
Opening Balance (01/07/2026)		166,800
New Debt		8,500
Rollover Debt		15,500
Repaid Debt	-	15,500
Reversal of Accrued Interest - 2025/26		-
Closing Balance (31/10/2026)	$	175,300
Westpac Borrowing - Multi Option Credit Line		-
YTD interest paid on LGFA debt - to 31/10/2026		1,964
YTD budgeted interest paid on LGFA debt		2,213
MUFG Management Fees (paid from bank a/c)		10



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%
Oct-2026	175,300,000.00		4.40%

MJW Investment Survey

September 2026

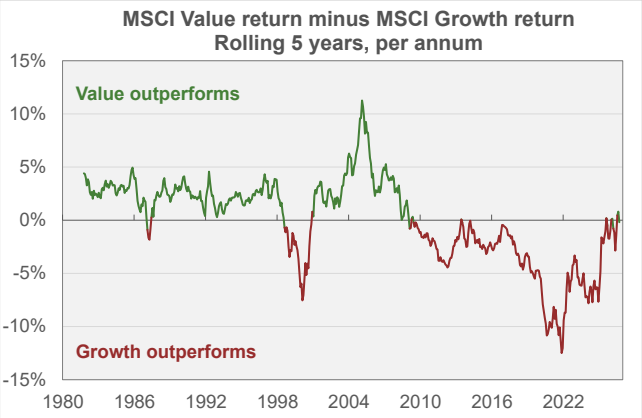
19 October 2026

Market Returns	Quarter %	Year %		Quarter %	Year %
S&P/NZX 50 (including ICs)	1.9	4.8	MSCI Emerging Markets (NZD)	0.3	32.9
S&P/ASX 200 (NZD)	2.6	10.9	Solactive Emerging Markets (NZD)	-0.3	30.7
MSCI World (NZD)	2.6	18.5	S&P/NZX NZ Government Bond	-2.6	-0.3
Solactive Developed Markets (NZD)	2.8	18.7	Bloomberg NZBond Composite 0+ Year	-2.0	0.1
MSCI ACWI (NZD)	2.3	20.1	Bloomberg Global Aggregate	-2.9	-2.1
Solactive Global Markets (NZD)	2.4	20.1	Solactive Global Aggregate	-2.9	-2.2
MSCI World (local currency)	1.8	16.2	S&P/NZX Bank Bills 90-Day	0.6	2.6
Solactive Developed Markets (hedged)	1.7	14.7	NZD/AUD	-1.2	-7.4
S&P/NZX All Real Estate (including ICs)	-4.2	-12.4	NZD/USD	-0.7	-2.8

Market commentary

The September quarter saw modest positive results from global equity markets. The MSCI World Index was up 1.8% in local currency terms following strong performance again from the US technology sector (the NASDAQ rose 2.5%). Despite the positive results, no doubt weighing on investors' minds was the re-intensification of conflict in the Middle East.

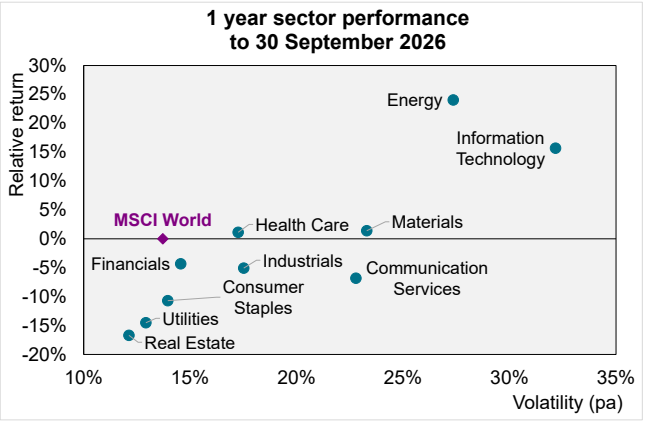
This quarter, value styled managers again beat their growth competitors, and they have built quite a lead over the trailing twelve months. This has gone some way to bring the styles on par over the medium term as the following chart shows.



The New Zealand Dollar fell over the quarter, notably against the Japanese Yen (-4%). The currency depreciation boosted lacklustre equity price movements: the MSCI World Index was up 2.6% in unhedged terms.

The domestic share market rose 1.9%, a bit ahead of the Australian market's 1.3% for the quarter. Emerging markets were weak, especially China (-6%) and India (-5%). The latter's large exposure to industries rife for disruption by AI, such as IT support, has seen its bourse significantly trail global markets for the last year or so. India's Nifty 50 Index is down 8% in the year to September, compared with the MSCI All Country World Index which is up 18% in local currency terms.

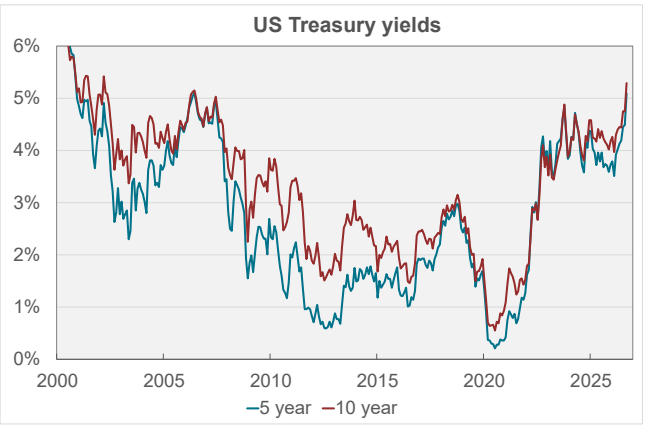
Even bigger dispersion can be seen on a sectoral basis. The next chart shows the return from various sectors over the last year. We have normalised the returns to the overall index (the vertical axis) and on the horizontal axis show volatility.



This clearly shows that outperformance has been narrow: mostly in the energy and IT sectors which have also been the most volatile. Almost all other sectors have lagged the headline index. The pain has been particularly acute for the lower volatility sectors like utilities and real estate, which goes some way to explaining the weak performance from property and infrastructure funds relative to broader global equities.

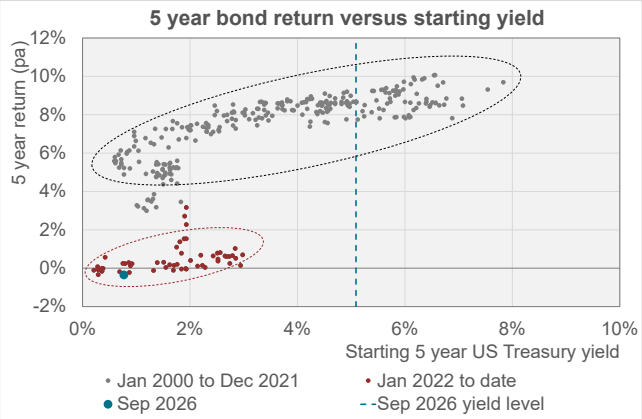
The strong performance of energy stocks reflects the rise in oil prices, which again surged this quarter as tensions increased in the Strait of Hormuz. With US annual inflation sitting stubbornly above 3%, the US Federal Reserve raised rates for the first time since 2023. However, this was not enough to quell concerns over the burgeoning government deficit, and longer-term bond yields spiked over the quarter.

The next chart shows how far US Treasury yields have risen in the last half-decade or so. They are now at levels not seen since before the global financial crisis. Rising yields hurt bond investors in a mark-to-market sense: the market value of fixed income securities goes down as yields rise.



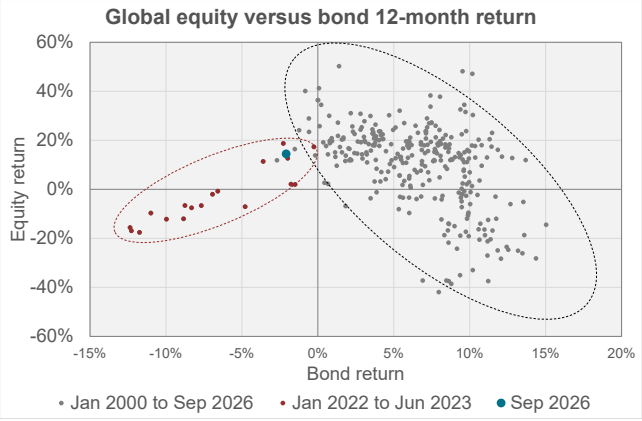
Clearly bond investors have had a poor time in the face of these headwinds. The five-year return on the Bloomberg Global Aggregate Index has basically been nil. However, all else equal, a reset of yields to higher levels is good for the future return outlook.

The following chart shows the relationship between the starting yield of the US five year Treasury and the subsequent return seen from the global bond sector. There is a positive relationship between the two. However, the period since January 2022, shown in red, distorts things.



Interest rates began the 2022 period near zero due to the extraordinarily accommodative monetary policy in the wake of the Covid-19 pandemic. The rapid rise in policy rates enacted by central bankers when inflation accelerated has damped returns for some time now. However, as demonstrated by the vertical dashed line, yields are now at a relatively healthy level (5.1% for the five year Treasury as at 30 September). If the previous relationship holds, this suggests a much higher level of return could be expected over the medium-term. Furthermore, outright losses are less likely. Higher starting yields provide a greater income cushion (although further increases in yields could still produce short-term losses).

Perhaps more importantly, bonds have an easily identifiable role to play as diversifiers in one's portfolio. The following chart shows the relationship between global equity and bond returns over rolling 12-month periods (a shorter timespan than used above). Absent the painful 18 months starting January 2022, bonds have generally provided positive returns this millennium (points to the righthand-side of the vertical axis).

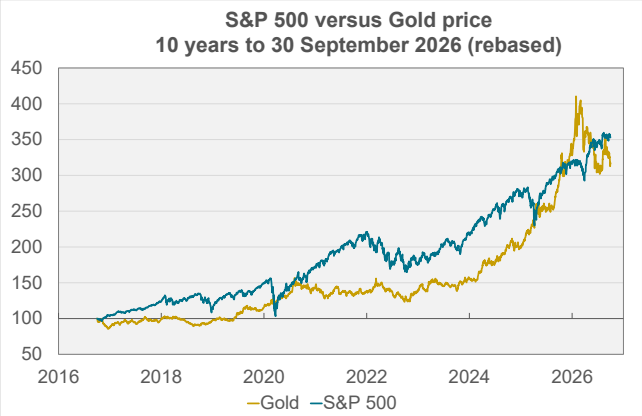


Crucially, the chart shows that there has generally been a negative relationship between the return from equities and bonds. This is what one wants. To some extent, you should not be unhappy with the -2% from bonds for the year to September 2026 given your equities are up over 15%.

However, the chart also shows that this relationship does not always hold. The 2022 to 2023 period saw positive correlation between the two sectors. This was particularly painful when equities were falling in tandem with bonds. Therefore, a robust portfolio requires more than just these two asset classes.

One potential diversifier which is often cited in times of inflationary concerns is gold. And the metal's price had indeed been rising strongly. However, gold tumbled in the month of September and as of the publication date the yellow metal sits around the same price it was 12 months ago.

The next chart traces gold versus shares over the last ten years. Despite the astronomical rise since 2024, gold sits below the S&P 500 Index's cumulative result. Additionally, this chart ignores implementation costs (which are higher for gold) and dividends (which are non-existent for the metal but accretive for share investors).



Also note that over this ten-year period, gold is up 12.2% per annum compared to the US Consumer Price Index (CPI) which rose 3.4% per annum. "Goldbugs" often tout gold as the ultimate store of value, but then why should its price rise at all in real terms? Either the CPI data is faulty (it understates the true loss of purchasing power) or supply/demand dynamics are bidding up the gold price. If the latter is playing any part, one might have concerns over the sustainability of the current gold price.

In other words, your entry point remains critical. But this is true in most markets. Buying stock in a great company, or a bond issued by a creditworthy counterparty, gives comfort that you're likely to get your money back. However, if you overpay, it may take you many years to recoup your investment. Most investors care about providing strong total (and often inflation-adjusted) returns. This requires not only finding great securities, but also considering the price paid for them. This is more important than ever in the current frenzied market where some investors will seemingly pay any price to participate in the AI arms race.

- Ben Trollip, written 19 October 2026

KiwiSaver

This quarter we have seen a change in the ten year column of our KiwiSaver performance table on page 12. Simplicity has unseated Milford for the first place position amongst growth funds under our coverage. Coincidentally, or not, this is the first quarter that Simplicity's fund has had ten years' history and therefore featured in that column.

The following table shows how momentous an occasion this is (for those that care about these things).

KiwiSaver Growth Funds: MJW Investment Survey 10 year rank

Survey date	1st	2nd	3rd	4th	5th	Notes
Dec-17	Milford	Fisher	ANZ	Westpac	ASB	
Mar-18	Milford	Fisher	ANZ	Westpac	ASB	
Jun-18	Milford	Fisher	ANZ	Westpac	ASB	
Sept-18	Milford	Fisher	ANZ	Westpac	ASB	
Dec-18	Milford	Fisher	ANZ	ASB	Fisher Two	
Mar-19	Milford	Fisher	ANZ	ASB	Fisher Two	
Jun-19	Milford	ANZ	Fisher	ASB	Fisher Two	
Sept-19	Milford	ANZ	ASB	Fisher	Westpac	
Dec-19	Milford	ANZ	ASB	Fisher	Westpac	
Mar-20	Milford	ANZ	Fisher	ASB	Fisher Two	
Jun-20	Milford	ANZ	Fisher	ASB	Kiwi Wealth	Generate, Simplicity and SuperLife added to the survey.
Sept-20	Milford	ANZ	Kiwi Wealth	Westpac	Fisher	
Dec-20	Milford	ANZ	Westpac	Kiwi Wealth	Fisher	
Mar-21	Milford	ANZ	Kiwi Wealth	Fisher	Westpac	
Jun-21	Milford	ANZ	Kiwi Wealth	Fisher	ASB	
Sept-21	Milford	Kiwi Wealth	ANZ	Fisher	ASB	
Dec-21	Milford	Kiwi Wealth	ANZ	Fisher	ASB	
Mar-22	Milford	ANZ	Kiwi Wealth	Fisher	ASB	
Jun-22	Milford	Kiwi Wealth	ANZ	Fisher	ASB	
Sept-22	Milford	Kiwi Wealth	Fisher	ANZ	ASB	
Dec-22	Milford	Kiwi Wealth	ANZ	Fisher	ASB	
Mar-23	Milford	Kiwi Wealth	ANZ	Fisher	ASB	BNZ reaches a ten year track record.
Jun-23	Milford	Kiwi Wealth	Generate	ANZ	Fisher	Generate reaches a ten year track record.
Sept-23	Milford	Generate	Kiwi Wealth	Fisher	ASB	MAS added to the survey.
Dec-23	Milford	Generate	Fisher	ANZ	Fisher Two	
Mar-24	Milford	Generate	Fisher	Fisher (KW)	ASB	
Jun-24	Milford	Generate	Fisher	ASB	Fisher (KW)	
Sept-24	Milford	Generate	Fisher	ASB	BNZ	
Dec-24	Milford	Generate	Fisher	ASB	BNZ	
Mar-25	Milford	Generate	Fisher	ASB	Fisher Two	
Jun-25	Milford	Generate	Fisher	BNZ	ASB	
Sept-25	Milford	BNZ	Generate	ASB	Fisher	
Dec-25	Milford	ASB	BNZ	Generate	MAS	
Mar-26	Milford	ASB	BNZ	Generate	MAS	
Jun-26	Milford	MAS	Generate	BNZ	ASB	
Sept-26	Simplicity	Milford	MAS	Generate	BNZ	Simplicity reaches a ten year track record.

We acknowledge that our survey is not "waterfront coverage". We show results from the largest providers' flagship fund in each product category. With that said, the providers included cover some 93% of the KiwiSaver market by assets under management as at 31 March 2026. Our annual KiwiSaver market review has just been published and gives more detail on the KiwiSaver market and emergent trends. It is available here: https://mjw.co.nz/go/news/mjw-kiwisaver-market-review-2026/

Wholesale Fund Returns (before fees and tax)

New Zealand & Australian Shares		Aus. weight / hedging %	NZ FUM $m	3 months %	Rk	1 year %	Rk	3 years % pa	Rk	5 years % pa	Rk	10 years % pa	Rk	5 years Vol. pa
New Zealand														
Amova	Core	5/99	298	1.2	(7)	2.0	(13)	6.4	(16)	1.6	(9)	7.7	(10)	10.3
Amova	SRI	3/93	77	0.9	(14)	2.4	(10)	7.3	(7)	2.3	(7)	8.9	(5)	10.5
Castle Point	Trans-Tasman	26/95	11	0.4	(16)	3.2	(8)	7.7	(6)	0.8	(15)	9.6	(3)	10.7
Devon	Core	4/70	0	1.1	(9)	3.8	(6)	6.9	(12)	2.5	(5)	7.2	(15)	10.3
Devon	NZ Equity	0/0	20	1.0	(11)	4.0	(5)	7.0	(10)	2.1	(8)	6.6	(16)	10.1
Fisher Funds	NZ Grow th	0/0	149	0.8	(15)	-3.7	(17)	6.7	(15)	-0.5	(17)	9.4	(4)	12.9
Harbour	Australasian Eq	14/60	269	0.4	(17)	-2.1	(16)	6.2	(17)	-0.3	(16)	7.6	(11)	11.9
Mercer	Ethical Leaders	5/99	33	0.9	(13)	1.4	(15)	8.0	(5)	0.9	(14)	8.4	(6)	11.3
Mercer	Trans-Tasman	0/87	1,100	1.0	(12)	2.2	(12)	6.7	(14)	1.4	(12)	7.4	(14)	10.6
Milford	NZ Equities	0/100	1,280	1.8	(3)	1.9	(14)	8.7	(3)	2.7	(4)	**10.5**	**(1)**	10.3
Mint	Australasian Equity	14/100	149	1.1	(8)	2.3	(11)	7.0	(11)	1.6	(11)	8.0	(9)	10.7
Mint	NZ SRI	0/0	70	1.9	(2)	5.4	(3)	7.3	(8)	1.6	(10)	-		10.3
Octagon	NZ Equities	0/0	184	**3.4**	**(1)**	**7.3**	**(1)**	8.4	(4)	3.4	(2)	-		10.2
QuayStreet	NZ Equity	0/0	211	1.1	(10)	3.5	(7)	7.3	(9)	2.5	(6)	8.3	(7)	9.2
Russell	NZ Shares	1/0	270	1.2	(6)	2.7	(9)	6.7	(13)	1.1	(13)	7.4	(13)	10.0
Salt	Dividend Appreciation	0/0	120	1.6	(5)	7.2	(2)	**12.7**	**(1)**	**5.8**	**(1)**	9.6	(2)	9.8
Salt	Core NZ Shares	4/100	123	1.8	(4)	5.2	(4)	9.6	(2)	3.1	(3)	8.1	(8)	10.4
Trust	ESG Australasian Shares	20/100	64	-1.3	(18)	-7.3	(18)	2.9	(18)	-2.4	(18)	7.5	(12)	11.8
Median				***1.1***		***2.5***		***7.1***		***1.6***		***8.1***		***10.4***
Australasian*														
Devon	Dividend Yield		16	1.7	(3)	**5.6**	**(1)**	**11.5**	**(1)**	**8.2**	**(1)**	8.3	(4)	10.0
Devon	Trans-Tasman		140	1.8	(2)	5.0	(2)	10.8	(2)	7.6	(2)	9.5	(2)	11.0
Devon	Sustainability		44	1.1	(5)	-3.0	(7)	7.0	(5)	3.8	(5)	-		10.9
Fisher Funds	Trans-Tasman		393	**2.6**	**(1)**	-8.4	(9)	4.8	(9)	0.7	(8)	9.2	(3)	14.8
Generate	Australasian		2,417	-1.4	(9)	-0.4	(4)	6.6	(6)	-		-		-
Harbour	Equity Income		64	-1.3	(8)	1.0	(3)	7.9	(4)	4.2	(3)	8.0	(6)	10.1
Harbour	Focus		32	-2.4	(10)	-10.6	(10)	2.8	(10)	-2.0	(9)	8.0	(5)	13.6
Milford	Trans-Tasman		780	1.6	(4)	-0.7	(5)	8.1	(3)	4.0	(4)	**10.6**	**(1)**	11.1
Pathfinder	Ethical Trans-Tasman		11	1.0	(6)	-2.2	(6)	6.6	(7)	1.3	(7)	-		10.7
Tahito	Te Tai o Rehua		26	0.8	(7)	-5.2	(8)	6.0	(8)	3.2	(6)	-		11.6
Median				***1.0***		***-1.5***		***6.8***		***3.8***		***8.7***		***11.0***
Other														
Amova	Concentrated		42	-3.2	(6)	-8.3	(6)	3.7	(8)	-0.3	(7)	7.1	(8)	11.5
Devon	Absolute		7	-0.1	(4)	1.7	(3)	8.3	(6)	7.0	(4)	9.0	(7)	12.2
Milford	Dynamic (small cap)		947	-1.1	(5)	-7.2	(5)	10.6	(4)	6.8	(5)	12.1	(3)	14.0
Pie Funds	Australasian Dividend		329	-3.6	(7)	-23.7	(8)	7.1	(7)	3.9	(6)	12.7	(2)	17.5
Pie Funds	Australasian Grow th		235	4.0	(2)	-5.8	(4)	19.8	(2)	7.1	(3)	9.2	(5)	18.5
Pie Funds	Australasian Grow th 2		368	-8.1	(8)	-18.8	(7)	9.8	(5)	-0.8	(8)	10.5	(4)	19.9
Pie Funds	Emerging Companies		223	2.3	(3)	9.0	(2)	**23.3**	**(1)**	**12.7**	**(1)**	**15.2**	**(1)**	17.8
QuayStreet	Altum Fund		154	**7.1**	**(1)**	**14.4**	**(1)**	13.7	(3)	8.4	(2)	9.2	(6)	9.7
Median				***-0.6***		***-6.5***		***10.2***		***6.9***		***9.9***		***15.7***
Indexed/Smart Beta														
Harbour	NZ Index Shares		788	0.3		1.2		6.3		0.8		6.9		10.5
Harbour	Sustainable NZ Shares		409	-0.7		0.3		6.0		0.8		-		10.6
Kernel	NZ 20		330	0.0		2.9		6.7		1.8		-		10.2
Kernel	NZ Small & Mid Cap		56	6.7		6.7		11.9		-1.3		-		14.3
Kernel	NZ 50 ESG Tilted		61	0.8		0.8		7.3		2.8		-		10.4
Mercer	Passive		32	1.7		4.7		7.8		1.7		7.4		10.2
Smart	NZ Top 10		106	3.2		7.5		6.8		1.9		6.9		10.9
Smart	NZ Top 50		566	0.2		1.1		6.2		0.7		7.5		10.4
Smart	Dividend		110	1.3		5.3		9.7		4.9		7.2		11.0
Indices														
S&P/NZX 50 (including ICs)				1.9		4.8		7.8		1.6		7.4		10.3
S&P/NZX 50 (excluding ICs)				1.6		4.1		7.0		0.8		6.5		10.2
S&P/NZX 50 Portfolio (including ICs)				0.2		1.1		6.1		0.7		7.4		10.5
S&P/ASX 200 (NZD)				2.6		10.9		16.6		11.2		10.8		13.9
S&P/ASX 200 (AUD)				1.3		2.7		11.4		7.7		9.0		13.4

* The funds in this section adopt a variety of hedging positions on the Australian portion of their benchmarks.

Australian Shares		NZ FUM $m	3 months %	Rk	1 year %	Rk	3 years % pa	Rk	5 years % pa	Rk	10 years % pa	Rk	5 years Vol. pa
Fisher Funds	Australian	1,760	**4.2**	**(1)**	-13.1	(4)	2.7	(4)	1.7	(4)	**9.3**	**(1)**	18.3
Milford	Australian	1,245	1.5	(4)	-2.7	(3)	9.8	(3)	7.6	(3)	-		12.9
Octagon	Australian	126	2.5	(2)	**6.1**	**(1)**	**12.6**	**(1)**	**9.5**	**(1)**	-		12.7
QuayStreet	Australian	164	1.5	(3)	5.8	(2)	11.1	(2)	8.2	(2)	8.0	(2)	11.4
Median			***2.0***		***1.5***		***10.4***		***7.9***		***8.6***		***12.8***
Indices													
S&P/ASX 200 (NZD)			2.6		10.9		16.6		11.2		10.8		13.9
S&P/ASX 200 (AUD)			1.3		2.7		11.4		7.7		9.0		13.4

Property & Infrastructure		NZ FUM $m	3 months %	Rk	1 year %	Rk	3 years % pa	Rk	5 years % pa	Rk	10 years % pa	Rk	5 years Vol. pa
Australasian Listed Property													
Amova	NZ Property	20	-4.0	(4)	-12.4	(7)	3.0	(5)	-2.9	(7)	4.2	(3)	12.6
Harbour	Real Estate	127	-4.9	(6)	-11.7	(4)	2.3	(7)	-2.4	(3)	-		12.6
Kernel	NZ Commercial Property	127	-3.9	(3)	-11.8	(5)	3.0	(4)	-2.8	(6)	-		12.9
Mint	Australasian Property	13	-5.1	(7)	-11.7	(3)	3.1	(3)	-2.4	(4)	4.1	(4)	12.5
Octagon	NZ Property	95	-4.4	(5)	-11.8	(6)	2.6	(6)	-2.5	(5)	-		12.3
Salt	Wholesale Property	308	-3.7	(2)	-11.3	(2)	3.4	(2)	-2.0	(2)	4.5	(2)	11.9
Salt	Enhanced Property	18	**-3.2**	**(1)**	**-10.8**	**(1)**	**4.1**	**(1)**	**-1.2**	**(1)**	**5.6**	**(1)**	12.0
Median			***-4.0***		***-11.7***		***3.0***		***-2.4***		***4.3***		***12.5***
Australasian Direct Property													
Fisher Funds	NZ Property	573	2.1	(2)	**8.1**	**(1)**	**7.9**	**(1)**	5.8	(2)	6.5	(3)	3.5
Mercer	Trans-Tasman	199	**2.2**	**(1)**	7.6	(2)	4.3	(3)	**6.3**	**(1)**	**7.6**	**(1)**	4.3
Trust	NZ Property	265	0.7	(3)	7.3	(3)	5.0	(2)	2.7	(3)	6.8	(2)	3.1
Median			***2.1***		***7.6***		***5.0***		***5.8***		***6.8***		***3.5***
Global Listed Property													
BT	139% hedged	313	-6.5	(3)	0.8	(6)	7.4	(6)	-0.9	(6)	-		18.8
Kernel	100% hedged	259	**-6.2**	**(1)**	**4.8**	**(1)**	**10.4**	**(1)**	1.9	(2)	-		18.1
Mercer	Nomura 100% hedged	66	-6.8	(5)	4.7	(3)	10.1	(3)	1.7	(3)	4.6	(2)	17.0
Mercer	Mercer 100% hedged	223	-6.6	(4)	4.7	(2)	9.3	(4)	0.4	(5)	4.1	(3)	18.7
Russell	100% hedged	65	-7.3	(6)	1.5	(5)	8.7	(5)	1.1	(4)	3.6	(4)	16.9
Salt	100% hedged	37	-6.4	(2)	2.7	(4)	10.1	(2)	**2.5**	**(1)**	**5.1**	**(1)**	16.9
Median			***-6.6***		***3.7***		***9.7***		***1.4***		***4.4***		***17.5***
Global Listed Infrastructure													
First Sentier	100% hedged	110	-5.3	(3)	4.1	(4)	9.8	(6)	4.1	(6)	5.9	(5)	14.4
Kernel	100% hedged*	386	-8.0	(6)	2.5	(6)	12.8	(3)	6.9	(4)	-		15.0
Mercer	Nomura 100% hedged*	65	**-5.2**	**(1)**	5.4	(3)	12.6	(4)	8.4	(2)	**8.4**	**(1)**	13.9
Mercer	Mercer 100% hedged*	359	-5.3	(2)	5.4	(2)	10.6	(5)	4.7	(5)	6.1	(4)	14.3
Russell	100% hedged*	162	-7.3	(5)	4.0	(5)	14.2	(2)	**9.4**	**(1)**	8.3	(3)	13.9
Salt	100% hedged	178	-6.1	(4)	**7.1**	**(1)**	**15.3**	**(1)**	8.2	(3)	8.4	(2)	13.7
Median			***-5.7***		***4.7***		***12.7***		***7.6***		***8.3***		***14.1***
Other													
Fisher Funds	Property & Infrastructure	131	-7.3		-1.1		9.4		5.3		10.1		11.8
Mercer	Global Unlisted Infrastructure	236	1.0		6.8		9.5		10.9		11.5		2.7
Indices													
S&P/NZX All Real Estate (including ICs)			-4.2		-12.4		2.4		-3.1		3.6		12.5

* See notes on page 11.

Global Shares (unhedged)		Emerging markets %	NZ FUM $m	3 months %	Rk	1 year %	Rk	3 years % pa	Rk	5 years % pa	Rk	10 years % pa	Rk	5 years Vol. pa
Core														
Amova	Multi-Manager	7.0	741	2.9	(7)	12.4	(11)	22.7	(8)	16.5	(6)	**16.7**	**(1)**	13.6
Amova	Quality ESG*	0.0	168	3.5	(3)	18.1	(8)	22.5	(10)	15.5	(8)	16.1	(4)	13.0
BT	Multi-Manager	15.0	5,806	2.3	(10)	23.2	(3)	26.7	(2)	16.0	(7)	15.8	(5)	13.3
BT	Northern Trust	15.3	1,911	3.6	(2)	23.3	(2)	**27.3**	**(1)**	18.2	(2)	-		12.8
DFA	Sustainable	0.0	346	2.3	(11)	16.7	(10)	23.2	(7)	-		-		-
Fisher Funds	International	14.3	5,830	2.5	(9)	**27.5**	**(1)**	25.5	(4)	18.0	(3)	15.7	(6)	11.5
Mercer	Core Global	0.1	73	3.1	(5)	20.5	(5)	25.9	(3)	**19.2**	**(1)**	16.5	(2)	12.4
Mercer	Overseas Shares	0.1	2,719	3.1	(4)	20.9	(4)	25.4	(5)	16.6	(5)	16.5	(3)	12.6
Mercer	SRI	0.1	1,166	3.0	(6)	19.4	(6)	22.6	(9)	12.6	(10)	-		12.8
QuayStreet	International Equities	0.0	1,194	**4.4**	**(1)**	17.8	(9)	23.6	(6)	17.7	(4)	15.6	(7)	12.4
Russell	Global Shares	13.2	703	2.7	(8)	18.2	(7)	22.5	(11)	15.2	(9)	15.0	(8)	11.7
Median				***3.0***		***19.4***		***23.6***		***16.5***		***16.0***		***12.7***
Value														
AB	Value		0	1.5	(5)	26.3	(3)	26.0	(2)	17.5	(3)	14.2	(5)	13.4
Artisan	Value		0	-0.8	(6)	20.0	(5)	25.2	(3)	**18.4**	**(1)**	15.3	(2)	11.9
Franklin	Brandywine Global Opportunistic		158	**8.4**	**(1)**	19.4	(6)	19.7	(6)	14.7	(5)	**16.1**	**(1)**	12.6
GMO	Equity		0	3.8	(4)	**33.8**	**(1)**	**27.0**	**(1)**	17.8	(2)	15.2	(3)	12.2
Pzena	Global Value World		0	6.0	(3)	27.9	(2)	22.2	(5)	17.0	(4)	14.5	(4)	14.6
TAIM	Global Equity		1,182	6.6	(2)	23.3	(4)	24.3	(4)	-		-		-
Median				***4.9***		***24.8***		***24.8***		***17.5***		***15.2***		***12.6***
Growth														
Amova	Global Shares		589	3.9	(2)	-0.4	(14)	17.5	(8)	10.6	(7)	-		13.0
Artisan	Global Opportunities		0	-3.3	(13)	4.9	(9)	16.9	(9)	8.5	(10)	14.6	(6)	14.8
Fisher Funds	International Select Equities		2,735	3.6	(5)	-5.1	(15)	8.1	(15)	1.5	(13)	-		15.6
Generate	Global		2,607	**4.0**	**(1)**	21.2	(2)	27.2	(3)	-		-		-
Generate	Thematic		2,760	-0.3	(12)	17.5	(4)	27.2	(2)	-		-		-
Harbour	T Rowe Price		701	1.5	(10)	17.4	(5)	21.5	(5)	10.3	(8)	16.1	(2)	14.3
Harbour	Epoch*		197	-0.2	(11)	6.7	(7)	14.6	(12)	12.1	(5)	15.7	(3)	13.6
Hyperion	Global Companies		147	2.3	(9)	3.3	(11)	**28.2**	**(1)**	**14.2**	**(1)**	**21.7**	**(1)**	29.0
Ironbark	Fiera Atlas		0	3.7	(3)	4.0	(10)	11.4	(14)	6.8	(11)	-		14.8
Ironbark	Brown Global Leaders*		0	2.5	(7)	2.7	(12)	16.8	(11)	11.9	(6)	15.5	(4)	12.6
Kernel	Global Clean Energy		33	-16.8	(15)	**27.8**	**(1)**	16.9	(10)	5.6	(12)	-		26.0
Milford	Global Select		7,755	2.5	(8)	13.3	(6)	22.3	(4)	12.9	(2)	-		14.2
Salt	Sustainable Quality		101	3.7	(4)	1.0	(13)	11.8	(13)	9.1	(9)	13.3	(8)	12.1
Vinva	Global Alpha		0	3.1	(6)	5.4	(8)	18.0	(7)	12.1	(4)	13.7	(7)	13.3
Vontobel	Global Environmental Change		0	-8.2	(14)	19.2	(3)	20.9	(6)	12.8	(3)	15.3	(5)	17.8
Median				***2.5***		***5.4***		***17.5***		***10.6***		***15.4***		***14.3***
Indexed/Smart Beta														
BT	LGIM*		864	3.3		19.1		24.9		16.7		17.6		13.9
Harbour	BNZ International Equities Index		3,605	2.5		20.6		25.3		16.3		-		13.0
Kernel	Global 100		1,340	5.0		13.2		25.6		19.7		-		14.2
Kernel	Global Dividend Aristocrats		117	-0.7		14.8		18.0		11.9		-		11.4
Mercer	Global Equities Index		3,426	2.9		19.3		24.2		16.8		16.2		13.1
Mercer	Global SR Indexed		1,370	2.8		19.5		24.9		16.9		-		13.2
Russell	Sustainable		1,473	2.8		20.9		24.8		16.3		-		12.7
Simplicity	Global Share		6,968	3.1		19.6		24.9		16.1		-		14.0
Smart	Total World		412	2.1		20.3		23.7		15.8		15.3		12.3
Indices														
MSCI World (NZD)				2.6		18.5		24.0		16.5		15.7		12.9
Solactive Developed Markets (NZD)				2.8		18.7		24.1		16.5		15.7		12.8
MSCI ACWI (NZD)				2.3		20.1		24.3		16.1		15.3		12.5
Solactive Global Markets (NZD)				2.4		20.1		24.4		16.2		15.3		12.4
MSCI World (local currency)				1.8		16.2		21.0		12.5		13.1		15.7
Solactive Developed Markets (hedged)				1.7		14.7		20.5		11.9		12.8		15.5

* See notes on page 11.

Global Shares (unhedged)		NZ FUM $m	3 months %	Rk	1 year %	Rk	3 years % pa	Rk	5 years % pa	Rk	10 years % pa	Rk	5 years Vol. pa
Emerging markets													
Artisan		0	0.7	(2)	25.7	(3)	**28.1**	**(1)**	14.1	(2)	**13.5**	**(1)**	15.9
Mercer	Mercer	492	0.2	(3)	**34.7**	**(1)**	27.9	(2)	**14.5**	**(1)**	12.7	(3)	16.0
Smart	Indexed	197	**1.1**	**(1)**	16.0	(4)	20.5	(4)	11.2	(4)	10.5	(4)	12.0
Vontobel		0	-4.1	(4)	30.0	(2)	27.2	(3)	12.9	(3)	12.7	(2)	18.6
Median			***0.5***		***27.9***		***27.6***		***13.5***		***12.7***		***15.9***
Indices													
MSCI Emerging Markets (NZD)			0.3		32.9		26.7		13.4		11.9		16.1
Solactive Emerging Markets (NZD)			-0.3		30.7		25.8		13.6		11.9		15.6

Alternatives/Other		NZ FUM $m	3 months %	1 year %	3 years % pa	5 years % pa	10 years % pa	5 years Vol. pa
Australasian								
Aspiring		511	2.4	5.3	10.8	7.9	10.8	9.1
Castle Point	Ranger	15	-3.6	-6.9	1.5	-6.0	6.3	12.6
Harbour	Long/Short	5	-0.7	-1.8	5.2	2.2	-	5.9
Salt	Long/Short	205	2.3	8.3	19.1	16.2	12.5	8.8
Global								
Castle Point	5 Oceans	90	1.5	10.2	10.2	6.4	7.3	4.7
Coolabah	Long/Short Credit	273	0.7	4.5	9.4	7.8	-	4.3
Fulcrum	Div. Absolute Return (AUD)	0	-1.1	7.7	9.6	6.3	5.7	6.2
Lighthouse	Global Equity Fund	29	-10.8	-0.1	37.3	20.4	24.4	40.8
MGH		34	5.5	12.3	19.7	12.8	10.6	10.3
Milford	Active Growth	6,015	0.9	2.9	12.9	8.3	11.0	8.9
Mint	Diversified Growth	48	2.1	-0.2	8.3	3.3	-	11.5
Pie Funds	Growth UK & Europe	105	-4.0	-4.6	11.0	2.3	-	14.9
Pie Funds	Global Growth	281	-0.6	21.4	13.2	5.8	-	14.3
Pie Funds	Global Growth 2	463	2.2	19.3	19.6	9.2	-	15.1
Russell	Multi-Asset Growth (AUD)	0	0.8	6.2	10.4	6.0	6.1	6.5
Schroders	Real Return (NZD unhedged)	35	2.5	17.1	17.2	10.6	8.0	6.2

New Zealand Bonds & Cash		Modified Duration years	NZ FUM $m	3 months %	Rk	1 year %	Rk	3 years % pa	Rk	5 years % pa	Rk	10 years % pa	Rk	5 years Vol. pa
Core														
Amova	NZ Fixed Interest	5.7	1,318	-2.6	(9)	-0.3	(9)	6.4	(4)	2.3	(4)	2.9	(2)	5.2
BT	Bond Fund	4.9	2,067	-1.9	(3)	0.5	(4)	6.1	(8)	2.3	(3)	2.6	(4)	4.4
Fisher Funds	NZ Fixed Interest	5.0	2,819	-2.0	(5)	0.6	(2)	6.7	(2)	2.3	(5)	**3.0**	**(1)**	4.9
Harbour	Core Fixed	5.1	968	**-1.7**	**(1)**	**0.9**	**(1)**	**6.8**	**(1)**	2.5	(2)	2.9	(3)	4.7
Mercer	NZ Fixed Interest	4.6	190	-1.9	(2)	0.6	(3)	6.3	(6)	2.0	(7)	2.5	(7)	4.6
Octagon	NZ Fixed Interest	5.1	405	-2.0	(6)	0.4	(5)	6.2	(7)	**2.7**	**(1)**	-		4.3
Russell	NZ Fixed Interest	4.5	163	-2.0	(4)	0.2	(6)	6.1	(9)	2.0	(8)	2.6	(5)	4.6
Trust	ESG NZ Bond	5.6	77	-2.5	(8)	-0.1	(8)	6.5	(3)	2.2	(6)	2.6	(6)	5.3
Western	NZ Core	5.2	0	-2.2	(7)	0.0	(7)	6.3	(5)	1.7	(9)	2.4	(8)	5.0
Median				***-2.0***		***0.4***		***6.3***		***2.3***		***2.6***		***4.7***
Government														
Fisher Funds	Inflation Linked	8.8	562	-1.6		2.6		6.8		-		-		-
Mercer	Sovereign	5.6	885	-2.4		0.2		6.4		1.2		2.1		5.7
Credit														
Amova	Inv. Grade Corporate	4.0	693	-1.4	(5)	1.0	(5)	6.8	(3)	3.4	(2)	3.8	(2)	3.9
BT	Corporate Bonds	2.6	950	-0.6	(2)	1.4	(3)	6.2	(6)	**3.4**	**(1)**	3.3	(4)	3.0
Generate	Fixed Interest	6.1	1,243	-2.0	(6)	0.3	(6)	6.3	(4)	-		-		-
Harbour	Corporate Bonds	3.2	690	-0.8	(3)	1.6	(2)	6.8	(2)	3.2	(4)	3.3	(3)	3.7
Milford	Trans-Tasman Corporate	3.5	2,177	-1.1	(4)	1.1	(4)	6.3	(5)	3.2	(3)	**3.9**	**(1)**	3.9
Squirrel	Monthly Income	n.a.	256	**1.4**	**(1)**	**6.0**	**(1)**	**7.1**	**(1)**	-		-		-
Median				***-1.0***		***1.3***		***6.5***		***3.3***		***3.6***		***3.8***
Short Duration														
Harbour	Enhanced Cash	0.5	284	**0.8**	**(1)**	**3.3**	**(1)**	**5.2**	**(1)**	**4.3**	**(1)**	**3.3**	**(1)**	0.7
Kernel	Cash Plus	0.3	272	0.7	(2)	3.3	(2)	5.0	(2)	-		-		-
Median				***0.7***		***3.3***		***5.1***		***4.3***		***3.3***		***0.7***
Cash														
Amova		0.4	1,771	**0.8**	**(1)**	**3.3**	**(1)**	4.8	(2)	**4.4**	**(1)**	**3.3**	**(1)**	0.5
BT		0.2	1,705	0.8	(2)	3.3	(2)	4.8	(3)	4.2	(2)	3.1	(3)	0.5
Fisher Funds		0.5	2,418	0.7	(6)	3.1	(3)	**4.9**	**(1)**	4.1	(3)	3.2	(2)	0.7
Harbour	BNZ	0.3	1,738	0.7	(4)	3.0	(4)	4.6	(4)	4.1	(4)	-		0.5
Mercer	Cash	0.1	255	0.7	(5)	2.9	(6)	4.4	(5)	4.0	(5)	2.9	(4)	0.5
Milford		0.1	1,025	0.8	(3)	2.9	(5)	4.4	(6)	4.0	(6)	-		0.5
Median				***0.8***		***3.1***		***4.7***		***4.1***		***3.2***		***0.5***
Indices														
Bloomberg NZBond Composite 0+ Year		4.6		-2.0		0.1		5.7		1.5		2.0		4.5
Bloomberg NZBond Bank Bill Index		0.1		0.7		2.7		4.1		3.8		2.6		0.5

Global Bonds		Modified Duration years	NZ FUM $m	3 months %	Rk	1 year %	Rk	3 years % pa	Rk	5 years % pa	Rk	10 years % pa	Rk	5 years Vol. pa
Core														
Amova	GSAM	5.9	1,273	-2.9	(4)	**-1.2**	**(1)**	**4.4**	**(1)**	0.1	(5)	2.2	(2)	5.8
BT	Multi-Manager	5.7	3,034	**-2.4**	**(1)**	-1.5	(2)	3.9	(5)	**1.0**	**(1)**	-		4.4
Devon	Global Impact	6.3	117	-3.2	(6)	-1.7	(3)	4.2	(3)	-		-		-
DFA	Sustainability	6.4	219	-4.0	(13)	-2.8	(11)	3.7	(9)	-0.6	(10)	-		6.3
Fisher Funds	Global Fixed Income	5.9	2,367	-3.0	(5)	-1.8	(5)	3.8	(6)	0.4	(3)	-		5.3
Fisher Funds	PIMCO	6.6	158	-3.8	(12)	-2.9	(12)	3.7	(8)	0.0	(7)	1.9	(4)	5.6
Harbour	Hunter PIMCO	6.6	3,172	-3.7	(11)	-2.6	(9)	4.0	(4)	0.2	(4)	-		5.5
JP Morgan	Aggregate Bond*	6.7	212	-3.3	(8)	-2.0	(6)	3.8	(7)	0.1	(6)	2.0	(3)	4.9
Mercer	Responsible Indexed	6.1	390	-3.3	(7)	-2.7	(10)	2.9	(12)	-0.8	(11)	-		5.2
PIMCO	GIS	6.6	0	-3.7	(10)	-2.6	(7)	4.3	(2)	0.5	(2)	**2.3**	**(1)**	5.4
Russell	Global Bond	6.2	579	-2.9	(3)	-2.6	(8)	3.4	(11)	-0.6	(9)	1.7	(5)	5.3
Simplicity	Global Bond	6.2	1,102	-3.4	(9)	-2.9	(13)	2.8	(13)	-1.1	(12)	-		5.4
Trust	ESG International Bond	5.3	64	-2.8	(2)	-1.7	(4)	3.5	(10)	-0.3	(8)	1.1	(6)	4.9
Median				***-3.3***		***-2.6***		***3.8***		***0.0***		***2.0***		***5.3***
Government														
Colchester	Global Government	5.8	187	**-1.7**	**(1)**	**-1.0**	**(1)**	**3.8**	**(1)**	**0.3**	**(1)**	-		5.3
Mercer	Global Sovereign	5.5	1,028	-2.4	(2)	-3.0	(2)	1.9	(2)	-0.7	(2)	**1.5**	**(1)**	3.7
Median				***-2.1***		***-2.0***		***2.8***		***-0.2***		***1.5***		***4.5***
Credit														
Fisher Funds	Global Credit	5.1	605	**-3.1**	**(1)**	**-1.0**	**(1)**	**6.0**	**(1)**	-		-		-
Mercer	Global Credit	6.0	445	-3.8	(3)	-2.4	(3)	4.7	(4)	-0.3	(3)	**1.8**	**(1)**	6.3
Mercer	SR Global Credit	6.0	153	-3.8	(4)	-2.5	(4)	4.9	(3)	-0.1	(2)	-		6.5
Milford	Global Corporate Bond	5.7	407	-3.7	(2)	-2.0	(2)	5.1	(2)	**1.9**	**(1)**	-		5.0
Median				***-3.7***		***-2.2***		***5.0***		***-0.1***		***1.8***		***6.3***
Short duration and other														
Artesian	Short Duration Corporate*	0.9	1	0.5		3.2		6.5		-		-		-
Bentham	Global Income	6.1	188	-2.5		-1.1		5.0		4.0		5.1		5.3
Bentham	Syndicated Loan	0.3	45	1.1		4.5		6.8		6.0		5.6		3.4
Coolabah	Short Term Income	0.1	122	0.7		3.4		5.7		4.9		4.4		1.3
Coolabah	Active Composite	4.9	35	-1.9		-0.9		5.5		2.2		-		5.6
DFA	5 year	2.5	293	-1.0		0.9		3.7		1.5		1.8		2.6
Fisher Funds	Absolute Return	1.8	33	-0.1		2.8		7.0		4.2		4.1		3.3
Franklin	Brandywine GOFI	5.8	327	-0.9		2.4		4.5		0.1		2.2		8.3
Salt	Global Fixed Interest	4.7	212	-2.6		-0.6		4.9		-		-		-
Indices														
Bloomberg Global Aggregate		6.0		-2.9		-2.1		3.3		-0.4		1.3		5.0
Solactive Global Aggregate		6.1		-2.9		-2.2		3.1		-0.2		-		4.8

* See notes on page 11.

Diversified		Growth	3 months		1 year		3 years		5 years		10 years		5 years
		AA %	%	Rk	%	Rk	% pa	Rk	% pa	Rk	% pa	Rk	Vol. pa
Balanced													
Amova		63.3	-0.2	(6)	2.9	(8)	10.8	(7)	4.2	(7)	6.8	(7)	8.3
ASB		58.7	0.0	(3)	6.4	(6)	12.0	(4)	5.9	(5)	7.2	(5)	7.5
Fisher Funds		60.2	-0.5	(8)	6.9	(5)	11.7	(5)	6.4	(4)	7.7	(2)	7.6
Foundation		60.7	-0.5	(9)	7.2	(4)	12.1	(3)	6.4	(3)	-		7.7
Kernel		60.0	-0.3	(7)	7.8	(2)	**13.5**	**(1)**	-		-		-
Mercer	Mercer	61.8	0.3	(2)	**8.5**	**(1)**	12.3	(2)	**6.5**	**(1)**	7.5	(4)	7.3
Mercer	Ex-Macquarie	64.4	**0.4**	**(1)**	7.5	(3)	11.5	(6)	5.9	(6)	7.6	(3)	8.5
Milford		54.3	0.0	(4)	2.9	(9)	9.9	(8)	6.5	(2)	**8.9**	**(1)**	6.6
Trust		70.0	-0.2	(5)	4.0	(7)	8.3	(9)	3.7	(8)	6.8	(6)	5.5
Median		***60.7***	***-0.2***		***6.9***		***11.7***		***6.2***		***7.5***		***7.6***
Income													
Harbour		36.0	-0.8	(2)	1.3	(3)	7.9	(2)	4.7	(3)	5.8	(2)	4.8
Milford		33.0	-1.0	(4)	1.4	(2)	**8.0**	**(1)**	4.8	(2)	**6.9**	**(1)**	5.1
Mint		22.5	-0.9	(3)	-0.1	(4)	6.2	(4)	2.6	(4)	4.2	(4)	5.2
QuayStreet		4.0	**0.0**	**(1)**	**2.6**	**(1)**	6.7	(3)	**4.9**	**(1)**	5.2	(3)	2.6
Median		***27.7***	***-0.8***		***1.3***		***7.3***		***4.7***		***5.5***		***4.9***

Notes:

- Relative outperformance may be due to the different nature of the fund rather than to superior skill. Past performance is no guarantee of future performance.
- Where we consider the funds have reasonably similar mandates, we group the funds and rank the performance. Differences in style and mandates will have an impact on returns.
- We show a selection of wholesale and KiwiSaver funds. We do not necessarily show all funds from all providers.
- KiwiSaver fund returns are shown gross of tax and net of fees. All other fund returns are shown gross of tax and fees.
- KiwiSaver funds are grouped based on benchmark growth asset allocation. Actual asset allocation may differ from this.
- In this survey, we define income assets solely as fixed interest and cash. All others are classified as growth assets.
- FUM (funds under management) relates to the size of the locally-domiciled collective investment vehicle. It does not include any overseas funds managed in the same strategy. Where single-manager strategies form part of a multi-manager fund, we show FUM for both separately even if there is inter-funding.
- The numbers shown are in some cases gross equivalents of the net returns achieved by the manager. Consequently, for a tax-exempt investor, returns realised may be different from those shown above. In particular, funds having a New Zealand equity or property component are shown inclusive of imputation credits, which are not available to all investors.
- Global share results are on an unhedged basis. In some instances, currency hedging is integral to the management of the fund and the client will not experience the results shown.
- The Kernel Global Infrastructure Fund shows the index performance prior to August 2022.
- The Mercer Global Listed Infrastructure Fund was 139% hedged prior to June 2022.
- The Russell Global Infrastructure Fund is a blend of the AUD hedged fund prior to 1 December 2017 and NZD hedged fund post 1 December 2017.
- Prior to September 2024, the Brown Global Leaders data relates to the global strategy, rather than the Ironbark vehicle.
- Prior to August 2024, the Harbour Epoch Global Quality Select Fund data relates to the global strategy, rather than the Harbour PIE.
- The BT Funds Management LGIM fund passively tracks a custom index. Data before the trust's inception in December 2021 reflects index performance.
- Prior to November 2024, the Amova Quality ESG data relates to the Northern Trust strategy, rather than the Amova vehicle.
- Prior to April 2025, the JP Morgan Aggregate Bond Fund data relates to a simulated NZ dollar hedged series of a similar global strategy.
- Prior to May 2026, the Artesian Short Duration Corporate Fund data relates to the AUT, rather than the local PIE.

KiwiSaver Results – Return and Risk (after fees, before tax)

Returns and Risk		FUM	Growth BM	3 months		1 year		3 years		5 years		10 years		Risk pa	
Manager	Fund	$m	%	%	Rank	%	Rank	% pa	Rank	% pa	Rank	% pa	Rank	5 yr	10 yr
Growth (66%-85% growth assets)															
AMP	Growth	1,554	77.0	0.3	(12)	10.5	(4)	15.2	(2)	7.7	(3)	8.5	(8)	9.3	9.7
ANZ	Growth	5,528	80.0	0.3	(11)	10.6	(3)	12.5	(10)	5.9	(12)	8.3	(10)	10.5	10.8
ASB	Growth	7,622	78.0	0.9	(3)	9.4	(7)	14.9	(3)	8.0	(2)	8.9	(6)	9.2	9.8
BNZ	Growth	2,198	80.0	0.6	(7)	9.4	(8)	14.5	(6)	7.4	(5)	9.0	(5)	10.0	9.2
Booster	Growth	822	80.0	0.3	(10)	7.6	(11)	11.6	(12)	6.1	(11)	8.2	(11)	8.9	8.8
Fisher (KW)	Growth	4,349	80.0	1.4	(2)	4.5	(12)	10.2	(13)	5.5	(13)	8.7	(7)	10.1	10.6
Generate	Growth	2,394	80.0	0.1	(13)	7.8	(10)	13.7	(8)	7.4	(6)	9.2	(4)	9.9	10.0
MAS	Growth	593	80.0	0.8	(6)	11.6	(2)	14.8	(4)	7.5	(4)	9.3	(3)	10.8	10.5
Mercer	Responsible Gro.	319	80.0	0.8	(5)	9.1	(9)	13.1	(9)	6.4	(10)	8.1	(13)	9.1	9.0
Milford	Active Growth	9,119	78.0	0.9	(4)	3.4	(13)	11.7	(11)	7.1	(8)	9.6	(2)	8.6	8.9
Simplicity	Growth	3,220	80.0	**1.7**	**(1)**	**11.7**	**(1)**	**15.5**	**(1)**	**8.3**	**(1)**	**9.9**	**(1)**	10.2	10.1
SuperLife	Growth	98	80.0	0.6	(8)	9.9	(6)	14.0	(7)	7.3	(7)	8.1	(12)	9.6	10.5
Westpac	Growth	3,676	80.0	0.4	(9)	10.1	(5)	14.7	(5)	6.8	(9)	8.4	(9)	9.7	9.5
Median		***2,394***	***80.0***	***0.6***		***9.4***		***14.0***		***7.3***		***8.7***		***9.7***	***9.8***
Balanced (50%-65% growth assets)															
AMP	Balanced	1,561	57.0	-0.5	(14)	7.4	(5)	12.3	(2)	5.9	(3)	6.6	(12)	7.5	7.5
ANZ	Balanced	3,833	50.0	-0.7	(16)	6.0	(12)	9.2	(14)	3.8	(15)	5.7	(15)	7.7	7.3
ANZ	Balanced Growth	4,148	65.0	-0.3	(11)	**8.2**	**(1)**	10.8	(10)	4.8	(11)	7.0	(7)	9.1	9.0
ASB	Balanced	5,001	58.0	0.1	(4)	6.8	(7)	**12.4**	**(1)**	**6.4**	**(1)**	7.2	(4)	7.5	7.5
BNZ	Balanced	1,031	60.0	-0.1	(7)	6.7	(8)	11.9	(6)	5.8	(6)	7.0	(6)	8.3	7.4
Booster	Balanced	918	60.0	-0.3	(12)	5.4	(13)	9.5	(13)	4.7	(13)	6.4	(14)	7.2	6.9
Booster	SRI Balanced	464	60.0	-0.5	(15)	5.3	(14)	10.3	(12)	4.8	(12)	6.7	(9)	8.1	7.4
Fisher (KW)	Balanced	4,269	60.0	0.4	(2)	3.3	(15)	9.1	(16)	4.6	(14)	6.7	(10)	8.0	7.7
Generate	Balanced	547	60.0	-0.3	(13)	6.2	(11)	11.3	(9)	-		-		-	-
MAS	Balanced	453	60.0	-0.2	(8)	8.1	(3)	12.1	(5)	5.8	(5)	7.4	(3)	8.8	8.3
Mercer	Responsible Bal.	701	60.0	0.1	(3)	6.6	(9)	10.8	(11)	5.0	(10)	6.4	(13)	7.4	6.9
Milford	Balanced	2,625	61.0	-0.1	(6)	2.6	(16)	9.1	(15)	5.5	(9)	**7.8**	**(1)**	6.6	7.0
Simplicity	Balanced	933	59.0	**0.8**	**(1)**	8.2	(2)	12.3	(3)	6.0	(2)	7.4	(2)	8.3	7.7
SuperLife	Balanced	95	60.0	-0.1	(5)	7.1	(6)	11.4	(8)	5.7	(7)	6.7	(11)	7.8	8.3
SuperLife	Ethica	77	60.0	-0.2	(10)	6.6	(10)	11.6	(7)	5.8	(4)	7.1	(5)	8.3	8.9
Westpac	Balanced	2,419	60.0	-0.2	(9)	7.5	(4)	12.2	(4)	5.6	(8)	6.9	(8)	8.0	7.5
Median		***982***	***60.0***	***-0.2***		***6.6***		***11.3***		***5.6***		***6.9***		***8.0***	***7.5***
Moderate (30%-49% growth assets)															
AMP	Moderate	872	38.8	-0.9	(7)	4.8	(2)	9.2	(6)	4.1	(7)	4.7	(8)	5.7	5.4
AMP	Mod. Balanced	1,021	48.0	-0.6	(4)	**6.1**	**(1)**	**10.8**	**(1)**	5.0	(2)	**5.6**	**(1)**	6.7	6.5
ANZ	Cons. Bal.	1,772	35.0	-1.1	(10)	3.5	(8)	7.3	(11)	2.8	(12)	4.4	(10)	6.4	5.7
ASB	Moderate	3,319	36.0	-0.6	(3)	4.6	(4)	9.8	(2)	4.6	(3)	5.1	(6)	5.8	5.5
BNZ	Moderate	867	40.0	-0.7	(5)	4.3	(6)	9.3	(5)	4.3	(5)	5.4	(4)	6.5	5.6
Booster	Moderate	258	40.0	-1.0	(8)	2.6	(11)	6.7	(12)	2.9	(11)	4.2	(11)	5.1	4.6
Generate	Moderate	866	40.0	-1.2	(12)	3.5	(9)	9.0	(7)	**5.0**	**(1)**	5.4	(3)	5.9	5.3
MAS	Moderate	94	40.0	-1.2	(11)	4.6	(5)	9.3	(4)	4.1	(8)	5.5	(2)	7.0	6.3
Mercer	Responsible Mod.	243	40.0	-0.6	(2)	3.9	(7)	8.3	(8)	3.8	(9)	4.8	(7)	5.6	4.9
Milford	Moderate	343	40.0	**-0.6**	**(1)**	1.0	(12)	7.4	(10)	4.2	(6)	-		5.0	-
SuperLife	Conservative	36	30.0	-1.1	(9)	3.1	(10)	7.5	(9)	3.5	(10)	4.5	(9)	5.1	5.2
Westpac	Moderate	973	40.0	-0.7	(6)	4.8	(3)	9.6	(3)	4.4	(4)	5.3	(5)	6.2	5.6
Median		***867***	***40.0***	***-0.8***		***4.1***		***9.1***		***4.2***		***5.1***		***5.8***	***5.5***
Conservative (15%-29% growth assets)															
AMP	Conservative	611	21.0	-1.3	(9)	2.4	(5)	7.2	(3)	2.9	(7)	3.5	(13)	4.7	4.2
AMP	Defensive Cons.	421	16.1	-1.3	(10)	2.1	(7)	6.7	(7)	2.7	(9)	3.5	(11)	4.4	3.7
ANZ	Conservative	1,558	20.0	-1.5	(14)	1.6	(10)	5.9	(15)	2.0	(15)	3.2	(15)	5.2	4.3
ASB	Conservative	3,688	20.0	-0.9	(4)	**3.1**	**(1)**	**7.8**	**(1)**	3.4	(3)	3.8	(5)	4.5	3.8
BNZ	Conservative	905	20.0	-1.2	(6)	1.8	(9)	6.6	(9)	2.7	(10)	3.5	(14)	4.8	3.9
BNZ	First Home Buyer	385	15.0	**-0.2**	**(1)**	2.8	(2)	6.0	(14)	3.7	(2)	3.6	(10)	2.8	2.3
Booster	Conservative	52	20.0	-1.3	(8)	1.5	(12)	6.2	(13)	2.7	(11)	3.6	(9)	4.7	3.9
Fisher (KW)	Conservative	1,412	20.0	-1.4	(13)	1.0	(15)	6.5	(11)	2.8	(8)	4.1	(3)	5.5	4.9
Fisher (KW)	Default Cons.	710	22.5	-0.7	(3)	1.1	(14)	6.2	(12)	**3.7**	**(1)**	4.3	(2)	4.2	3.6
Generate	Conservative	184	20.0	-1.7	(15)	1.5	(11)	7.0	(5)	-		-		-	-
MAS	Conservative	85	20.0	-2.0	(16)	1.5	(13)	6.7	(8)	2.5	(13)	3.7	(7)	5.3	4.6
Mercer	Responsible Cons.	785	20.0	-1.4	(12)	1.9	(8)	6.5	(10)	2.6	(12)	3.5	(12)	4.7	4.0
Milford	Conservative	464	18.0	-1.3	(11)	-0.6	(16)	5.8	(16)	3.0	(6)	**4.3**	**(1)**	3.9	3.7
Simplicity	Conservative	220	20.0	-0.7	(2)	2.7	(3)	7.0	(4)	2.3	(14)	3.6	(8)	5.5	4.7
Westpac	Conservative	3,128	25.0	-1.2	(5)	2.7	(4)	7.5	(2)	3.3	(4)	4.0	(4)	4.9	4.3
Westpac	Defensive Cons.	246	20.0	-1.3	(7)	2.2	(6)	6.9	(6)	3.2	(5)	3.8	(6)	4.4	3.8
Median		***537***	***20.0***	***-1.3***		***1.9***		***6.6***		***2.8***		***3.6***		***4.7***	***3.9***

Our KiwiSaver survey covers selected funds from the largest 15 KiwiSaver schemes by assets under management as at 31 March 2026. These schemes accounted for approximately 93% of the total KiwiSaver assets under management as at 31 March 2026 (source).

KiwiSaver Results – Asset Allocation

Asset Allocation		NZ/Aus Shares	Global Shares	Property/ Infra	Alt. Assets	**Growth Assets**	NZ Bonds	Global Bonds	Cash	**Income Assets**
Manager	Fund	%	%	%	%	%	%	%	%	%
Growth										
AMP	Growth	21.6	49.9	5.0		**76.5**	9.2	10.9	3.4	**23.5**
ANZ	Growth	16.7	56.4	7.7		**80.8**	4.4	12.3	2.4	**19.2**
ASB	Growth	19.3	52.9	3.7	1.5	**77.4**	9.7	7.2	5.7	**22.6**
BNZ	Growth	23.7	57.3			**81.0**	1.8	16.3	0.9	**19.0**
Booster	Growth	22.1	52.8	5.8		**80.7**	9.0	8.3	2.1	**19.4**
Fisher (KW)	Growth	23.8	54.3	3.8		**81.8**	8.8	5.9	3.5	**18.2**
Generate	Growth	22.6	54.6	3.9		**81.1**	11.1	3.4	4.4	**18.9**
MAS	Growth	24.5	56.1			**80.5**	6.9	11.4	1.1	**19.5**
Mercer	Responsible Gro.	18.9	54.5	2.9	7.8	**84.2**	5.3	9.8	0.7	**15.8**
Milford	Active Growth	13.1	57.0	4.8	0.1	**75.0**	6.6	10.7	7.7	**25.0**
Simplicity	Growth	13.7	58.9	7.2		**79.8**	7.5	6.1	6.6	**20.2**
SuperLife	Growth	18.8	49.9	3.5	7.9	**80.1**	8.1	7.5	4.3	**19.9**
Westpac	Growth	22.1	54.1	5.6		**81.8**	7.0	9.6	1.6	**18.2**
Average		***20.1***	***54.5***	***4.1***	***1.3***	***80.1***	***7.3***	***9.2***	***3.4***	***19.9***
Balanced										
AMP	Balanced	15.9	36.5	4.9		**57.3**	18.8	19.4	4.5	**42.7**
ANZ	Balanced	10.4	35.8	4.9		**51.2**	12.2	27.1	9.6	**48.8**
ANZ	Balanced Growth	13.5	46.1	6.2		**65.9**	7.9	22.0	4.2	**34.1**
ASB	Balanced	14.5	38.5	4.1	1.5	**58.7**	19.6	15.6	6.2	**41.3**
BNZ	Balanced	16.7	44.4			**61.1**	5.8	28.2	4.9	**38.9**
Booster	Balanced	16.5	39.0	5.0		**60.5**	19.9	17.6	2.0	**39.5**
Booster	SRI Balanced	15.3	40.3	3.6		**59.2**	17.0	17.8	6.0	**40.8**
Fisher (KW)	Balanced	16.4	41.9	3.6		**61.9**	15.8	19.4	2.9	**38.1**
Generate	Balanced	13.9	44.4	2.4		**60.7**	25.7	8.0	5.6	**39.3**
MAS	Balanced	18.5	41.8			**60.3**	15.1	21.7	3.0	**39.7**
Mercer	Responsible Bal.	13.0	41.1	3.1	6.9	**64.1**	10.6	23.0	2.3	**35.9**
Milford	Balanced	13.4	39.9	3.6	0.6	**57.5**	20.5	20.0	2.0	**42.5**
Simplicity	Balanced	10.2	43.6	5.2		**59.0**	13.2	14.3	13.5	**41.0**
SuperLife	Balanced	14.1	37.7	2.9	5.9	**60.5**	16.8	16.4	6.3	**39.5**
SuperLife	Ethica	14.0	41.5	6.0		**61.5**	17.2	16.3	5.1	**38.5**
Westpac	Balanced	15.1	42.0	4.7		**61.8**	14.0	20.5	3.7	**38.2**
Average		***14.5***	***40.9***	***3.8***	***0.9***	***60.1***	***15.6***	***19.2***	***5.1***	***39.9***
Moderate										
AMP	Moderate	12.4	22.7	3.8		**39.0**	27.5	21.8	11.7	**61.0**
AMP	Mod. Balanced	13.7	29.9	4.4		**48.0**	24.4	19.5	8.1	**52.0**
ANZ	Cons. Bal.	8.1	24.1	3.6		**35.9**	15.2	34.9	14.1	**64.1**
ASB	Moderate	7.3	25.4	3.3	1.5	**37.6**	30.1	23.1	9.2	**62.4**
BNZ	Moderate	9.6	31.0			**40.6**	7.9	36.7	14.8	**59.4**
Booster	Moderate	11.3	22.7	3.9		**37.9**	30.7	25.6	5.9	**62.2**
Generate	Moderate	11.2	27.4	2.1		**40.7**	41.1	12.8	5.5	**59.3**
MAS	Moderate	12.8	27.5			**40.3**	21.0	34.1	4.6	**59.7**
Mercer	Responsible Mod.	10.1	26.1	2.1	4.6	**42.9**	19.6	27.5	10.0	**57.1**
Milford	Moderate	9.7	24.1	3.0	0.3	**37.1**	27.7	26.0	9.2	**63.0**
SuperLife	Conservative	7.0	19.9	1.4	2.5	**30.7**	31.6	30.4	7.3	**69.3**
Westpac	Moderate	11.1	27.6	2.9		**41.6**	21.1	29.5	7.9	**58.4**
Average		***10.3***	***25.7***	***2.5***	***0.7***	***39.3***	***24.8***	***26.8***	***9.0***	***60.7***
Conservative										
AMP	Conservative	5.8	12.3	2.8		**20.9**	34.8	26.8	17.5	**79.1**
AMP	Defensive Cons.	3.6	9.8	2.2		**15.6**	37.0	28.7	18.7	**84.4**
ANZ	Conservative	4.5	13.9	2.4		**20.8**	19.1	42.6	17.5	**79.2**
ASB	Conservative	2.9	14.2	1.8	1.6	**20.5**	33.7	28.1	17.6	**79.5**
BNZ	Conservative	3.5	16.7			**20.2**	11.1	43.9	24.8	**79.8**
BNZ	First Home Buyer	1.5	13.7			**15.2**	3.0	21.9	59.9	**84.8**
Booster	Conservative	6.0	11.8	1.3		**19.1**	33.4	33.5	14.0	**80.9**
Fisher (KW)	Conservative	4.5	14.0	3.5		**22.1**	27.6	32.9	17.5	**77.9**
Fisher (KW)	Default Cons.	7.0	11.4			**18.4**	24.8	26.5	30.4	**81.6**
Generate	Conservative	4.7	14.8	0.9		**20.5**	56.6	17.6	5.3	**79.5**
MAS	Conservative	6.2	14.1			**20.3**	27.0	44.2	8.4	**79.7**
Mercer	Responsible Cons.	5.2	15.6			**20.7**	27.0	34.1	18.2	**79.3**
Milford	Conservative	6.3	8.2	2.5	0.0	**16.9**	38.2	34.9	10.0	**83.1**
Simplicity	Conservative	3.8	14.0	2.2		**20.0**	20.8	29.8	29.4	**80.0**
Westpac	Conservative	6.0	17.5	2.9		**26.5**	25.1	36.4	11.9	**73.5**
Westpac	Defensive Cons.	5.0	14.1	2.0		**21.1**	27.1	38.6	13.2	**78.9**
Average		***4.8***	***13.5***	***1.5***	***0.1***	***19.9***	***27.9***	***32.5***	***19.6***	***80.1***

Our KiwiSaver survey covers selected funds from the largest 15 KiwiSaver schemes by assets under management as at 31 March 2026. These schemes accounted for approximately 93% of the total KiwiSaver assets under management as at 31 March 2026 (source).

Default KiwiSaver Funds

The six default providers launched new balanced default funds following the Government's review in 2021. Default KiwiSaver members were moved from their conservative investment strategies to a balanced approach, with these funds targeting 50-60% in growth assets. In total, there was $5.5 billion invested in the default funds as at 30 September 2026.

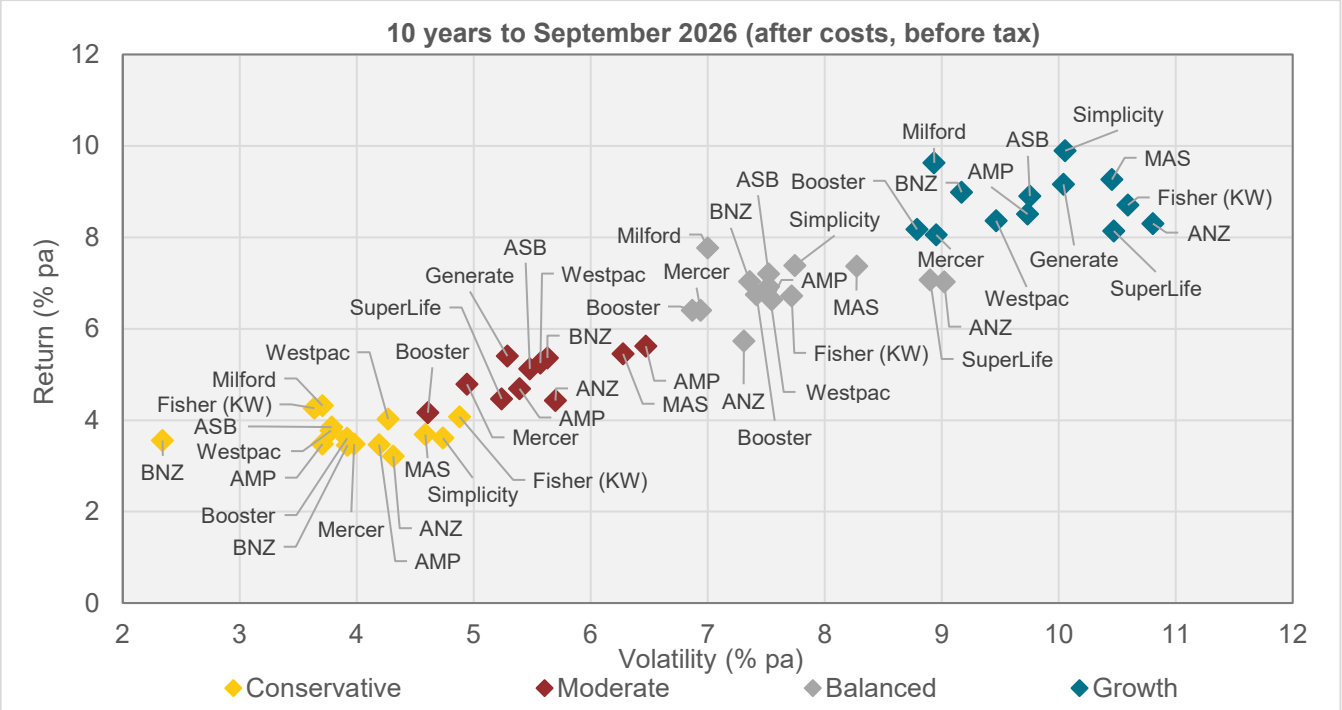
Results (after fees, before tax)

Returns and Risk		FUM	Growth BM	3 months		1 year		3 years	
Manager	Fund	$m	%	%	Rank	%	Rank	% pa	Rank
Default									
BNZ	Default	919	60.0	0.0	(3)	7.2	(3)	12.2	(3)
Booster	Default Saver	776	55.0	-0.3	(5)	6.4	(5)	11.6	(4)
Fisher (KW)	Default	1,160	55.0	-0.1	(4)	**9.3**	**(1)**	12.2	(2)
Simplicity	Default	747	59.0	**0.7**	**(1)**	8.0	(2)	**12.3**	**(1)**
SuperLife	Default	797	54.0	0.0	(2)	7.0	(4)	10.6	(6)
Westpac	Default Balanced	1,088	50.0	-0.4	(6)	6.3	(6)	11.1	(5)
Median		***858***	***55.0***	***-0.1***		***7.1***		***11.9***	

Asset Allocation

Asset Allocation		NZ/Aus Shares	Global Shares	Property/ Infra	Alt. Assets	Growth Assets	NZ Bonds	Global Bonds	Cash	Income Assets
Manager	Fund	%	%	%	%	%	%	%	%	%
Default										
BNZ	Default	16.7	44.4			**61.1**	5.8	28.2	4.9	**38.9**
Booster	Default Saver	14.4	38.1	2.7		**55.2**	19.0	19.5	6.2	**44.7**
Fisher (KW)	Default	16.5	39.1	0.2		**55.8**	16.7	20.7	6.9	**44.2**
Simplicity	Default	15.5	43.5			**59.0**	13.1	14.4	13.6	**41.0**
SuperLife	Default	13.1	37.2	5.7		**56.0**	18.9	17.9	7.2	**44.0**
Westpac	Default Balanced	13.1	35.6	2.9		**51.5**	17.0	26.5	5.0	**48.5**
Average		***14.9***	***39.6***	***1.9***		***56.4***	***15.1***	***21.2***	***7.3***	***43.6***

KiwiSaver Peer Group Results



Fund manager abbreviations

AB	AllianceBernstein	**Foundation**	Foundation Series	**PIMCO**	PIMCO
Amova	Amova Asset Management	**Franklin**	Franklin Templeton Investments	**Pzena**	PZENA Investment Management
AMP	AMP Wealth Management NZ	**Fulcrum**	Fulcrum Asset Management	**QuayStreet**	QuayStreet Asset Management
ANZ	ANZ New Zealand Investments	**Generate**	Generate Investment Management	**Russell**	Russell Investment Group
Artesian	Artesian Capital Management	**GMO**	GMO	**Salt**	Salt Funds Management
Artisan	Artisan Partners	**Harbour**	Harbour Asset Management	**Schroders**	Schroders
ASB	ASB Group Investments	**Hyperion**	Hyperion Asset Management	**Simplicity**	Simplicity
Aspiring	Aspiring Asset Management	**IBK**	Ironbark Asset Management	**Smart**	Smartshares
Bentham	Bentham Asset Management	**JP Morgan**	JP Morgan Asset Management	**Squirrel**	Squirrel
BNZ	BNZ Investment Services	**Kernel**	Kernel Wealth	**SuperLife**	Smartshares
Booster	Booster Investment Management	**Lighthouse**	Lighthouse Funds	**Tahito**	Tahito
BT	BT Funds Management	**MAS**	Medical Fund Management	**TAIM**	Te Ahumairangi Investment Management
Castle Point	Castle Point Funds	**Mercer**	Mercer	**Trust**	Trust Investments
Colchester	Colchester Global Investors	**MGH**	MGH	**Vinva**	Magellan Asset Management
Coolabah	Coolabah Capital Investments	**Milford**	Milford Asset Management	**Vontobel**	Vontobel Asset Management
Devon	Devon Funds Management	**Mint**	Mint Asset Management	**Wellington**	Wellington Management Company
DFA	Dimensional Fund Advisors	**Octagon**	Octagon Asset Management	**Western**	Western Asset Management
First Sentier	First Sentier Investors	**Pathfinder**	Pathfinder Asset Management	**Westpac**	BT Funds Management
Fisher Funds	Fisher Funds Management	**Pie Funds**	Pie Funds		

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Risk & Assurance Committee

Item for DECISION

Report	Reasons to Move to Public Excluded Session
Meeting Date	26 November 2026
Item Number	9
Prepared By	Rolene Coetzee – EA / Property Manager
File Reference	1068887

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
Public Excluded Risk & Assurance Committee Minutes – 15 October 2026 Matters dealt with in these minutes: • Annual Report & Audit Progress Update	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 15 October 2026.

North Milton State Highway 1 Pipeline Renewals	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.
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.

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.