

# Tunnel Beach Walk Slip Repairs

Project Status Report

File ref: DOC-10226158



Department of  
Conservation  
*Te Papa Atawhai*



## Project Health

|                                  |   |
|----------------------------------|---|
| Reporting Month Ending:          | 31/03/2025  |
| Project Sponsor:                 | Shan Baththana (Director Asset Management)        |
| Senior Responsible Owner:        | Aaron Fleming (Director Regional Operation, SSI)  |
| Benefit Owner(s):                | Gabe Davies (Operations Manager, Coastal Otago)   |
| Senior Supplier (if applicable): | David Agnew (Planning & Performance Manager, SSI) |
| Project Manager:                 | Nancy Robbie (Works Officer, SSI)                 |

## Governance Meetings

|                               |                |         |                |                               |                                       |
|-------------------------------|----------------|---------|----------------|-------------------------------|---------------------------------------|
| Last Governance Group Meeting | Not applicable | Minutes | Not applicable | Next Governance Group Meeting | <a href="#">[Click to enter date]</a> |
|-------------------------------|----------------|---------|----------------|-------------------------------|---------------------------------------|

## R.A.G (Red, Amber, Green) Status

|          |   |   |
|----------|---|---|
| Overall: |   | The project is currently in the RFQ review phase for the initial geotechnical investigation which will inform the remainder of the project. Track has been closed since early October 2024. No Indicative Business Case has been developed with   |
| Trend:   | → | Project health is stable.   |
| Budget:  |   | <p>Status – Some concerns:</p> <ul style="list-style-type: none"> <li>- No Indicative Business Case have been developed with no funding allocated. Some preliminary costs estimations have been developed which will inform the financial components an IBC.</li> <li>- Project Management costs are currently covered by SSI's Planning &amp; Performance Manager's Cost Centre – 9209051. These hours are being recorded and will eventually be journalled out into the approved budget WBS.</li> </ul> |
| Scope:   |   | Status – some concerns:   |

|                 |  |   |
|-----------------|--|---|
|                 |  | <ul style="list-style-type: none"> <li>- Currently, the scope of the repair works is defined by the extent of the damage to the track and will also be informed by the initial geotechnical investigation.</li> <li>- The geotechnical investigations may result in additional scope items which may not get covered the proposed IBC.</li> </ul>   |
| Resource:       |  | <p>Status – Some concern.</p> <ul style="list-style-type: none"> <li>- Project Manager: Nancy Robbie (Works Officer) - new to DOC but supports are in place.</li> <li>- Project Support: Gary Edwards (Works Officer)</li> <li>- Project Support: Peter McGrouther (Senior Project Manager – Dunedin based) – providing support &amp; guidance for Nancy Robbie from within the local Dunedin office.</li> <li>- Project Support: Kalyn de Castro (Project Delivery Practice Manager) – providing support from a PMF perspective.</li> </ul>  |
| Schedule:       |  | <p>Status – Some concerns.</p> <ul style="list-style-type: none"> <li>- Finalised schedule will be confirmed on confirmation of scope.</li> <li>- A need for a geotechnical investigation delayed the initial repairs due to concerns from the Contractor (Fulton Hogan) and currently finalising to RFQ for preliminary geotechnical investigations.</li> <li>- The preliminary geotechnical investigation will take about 6 to 8 to complete with, depending on outcomes, additional work/investigation required prior to repair stage.</li> <li>- To speed any repairs needed, an Exemption to Procurement may be required to speed up reopening to the public.</li> <li>- Delays in construction due to weather with winter approaching.</li> </ul> <p>Require guidance from Governance Group as to preferred approach.</p> |
| Risks / Issues: |  | <p>Status – Some concerns.</p> <p>Risks to project delivery include:</p> <ul style="list-style-type: none"> <li>- Under estimation of project costs due to geological feasibility of track and/or hydrology of site impacting costs of repairs for long term track stability.</li> <li>- Uncertainty on the extent of the project scope and repair needs – dependant on the preliminary geotechnical investigation.</li> <li>- Delays in construction due to weather with winter approaching.</li> </ul>  |
| Benefits:       |  | <p>Status - Healthy - Project is on track to realise benefits and benefits are unchanged.</p>   |



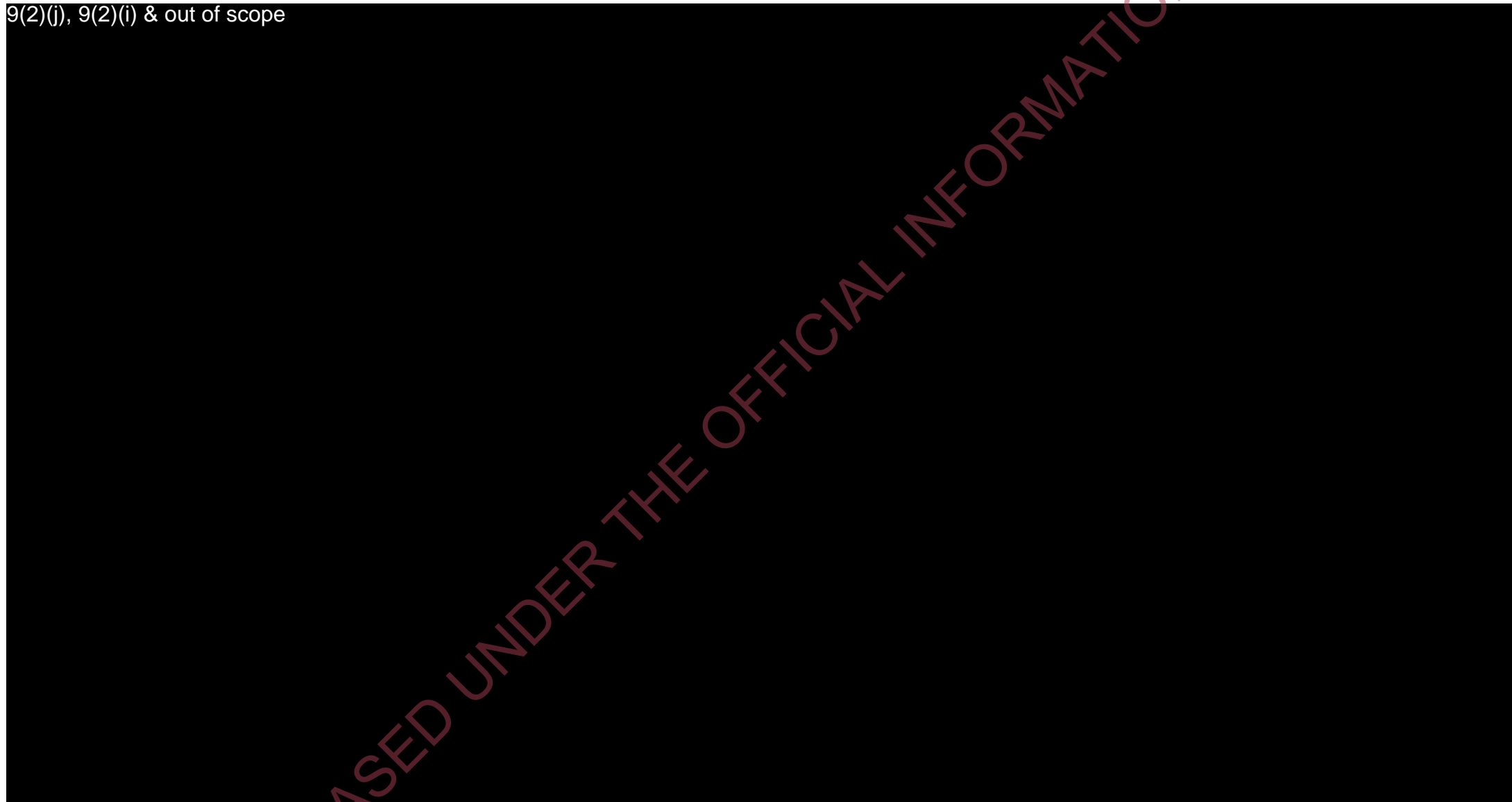
## Recommendations and/or Requests of Team Leader / SRO

| Action  | Description   | Implication to Benefit(s)   |
|---|---|---|
| <u>Governance Group</u><br><br>Review current status and recommend way forward. | Consider:<br><br>Option 1 – Continue with geotechnical investigation before commencing any works on new track with a long-term view of repairs delaying opening of track.<br><br>Option 2 – Repair of old track short term to open to the public sooner while continuing with geotechnical investigation and with a long-term view of repairs to new track. | Option 1 <ul style="list-style-type: none"> <li>- Delayed opening of track.</li> <li>- Decreased public safety risk.</li> <li>- Better control of costs due to informed final repairs.</li> <li>- Potential better long-term management of site.</li> </ul> Option 2 <ul style="list-style-type: none"> <li>- Sooner opening of track.</li> <li>- Increased public safety risk.</li> <li>- Risk of increased costs.</li> <li>- Potential failure to capture hidden inherent geotechnical issues and not addressing these prior to reopening to visitors.</li> </ul> |
| <u>SRO</u><br><br>Governance structure  | Consider: <ul style="list-style-type: none"> <li>- Members of Governance Group.</li> <li>- Frequency of Governance Meetings.</li> <li>- Frequency and format of updates.</li> </ul>   |   |

## State of play

| Last Month   | Next Month   |
|--|--|
| What happened last month: <ul style="list-style-type: none"> <li>• Damage scoped and neighbours consulted by Rangers in preceding months.</li> <li>• RFQ for initial geotechnical investigation out, six quotes received.</li> <li>• Geotechnical investigation quotes reviewed by panel and decision made. Companies yet to be informed.</li> <li>• DCC contacted regarding concerns raised around carpark stormwater and are currently investigating.</li> </ul> | Planned activities for next 4 weeks/month: <ul style="list-style-type: none"> <li>• Awarding contract for preliminary geotechnical investigations and initial investigation commence.</li> <li>• Development and circulation of Indicative Business Case (IBC) to be funded from Reactive CAPEX with initial indications are that this will be ready by Easter (mid April).</li> </ul> |

9(2)(j), 9(2)(i) & out of scope



## High-Level Roadmap

| Project Name   | FY [Insert Year XX/XX] |    |    |    | FY [Insert Year XX/XX] |    |    |    | FY [Insert Year XX/XX] |    |
|--|------------------------|----|----|----|------------------------|----|----|----|------------------------|----|
|  | Q1                     | Q2 | Q3 | Q4 | Q1                     | Q2 | Q3 | Q4 | H1                     | H2 |
| Please refer Proposed Project Programme (draft) (DOC-10226368) |                        |    |    |    |                        |    |    |    |                        |    |

## Milestones

| Milestone                           | Baseline Date    | Actual Date   | % Complete | Comment |
|-------------------------------------|------------------|---------------|------------|---------|
| Indicative Business Case (IBC)      | 9(2)(i), 9(2)(i) | [Insert date] | 0%         |         |
| Detailed Business Case (DBS)        | 9(2)(i), 9(2)(i) | [Insert date] | 0%         |         |
| Repair/construction works completed | 9(2)(i), 9(2)(i) | [Insert date] | 0%         |         |
| Business As Usual MEMO (BAU)        | 9(2)(i), 9(2)(i) | [Insert date] | 0%         |         |
| Closure Report                      | 9(2)(i), 9(2)(i) | [Insert date] | 0%         |         |

## Governance Documents

| docCM #           | Document                 | Expected submission date | Approval date | Comments  |
|-------------------|--------------------------|--------------------------|---------------|---|
| [Provide docCM #] | Indicative Business Case | 17-Apr-25                | [Insert date] | Plan to be circulated for review prior to Easter 2025.        |
| [Provide docCM #] | Detailed Business Case   | [Insert date]            | [Insert date] |   |
| [Provide docCM #] | Change Request(s)        | [Insert date]            | [Insert date] | [All change requests must be listed. Insert lines as needed.] |
| [Provide docCM #] | Transition to BAU Memo   | [Insert date]            | [Insert date] |   |
| [Provide docCM #] | Closure Report           | [Insert date]            | [Insert date] |   |

|                   |                           |               |               |   |
|-------------------|---------------------------|---------------|---------------|---|
| [Provide docCM #] | Project Management Plan   | [Insert date] | [Insert date] | [Note: the PMP is a living document and therefore it does not require formal sign off. You could add dates to indicate when it has been socialized with your SRO / Governance Group.] |
| [Provide docCM #] | Benefits Realisation Plan | [Insert date] | [Insert date] |   |

## Project Risks

Insert Project Risk Register Link – DOC-[xxxx]

| Risk ID | Date last Reviewed   | Short Risk Name         | Source of Concern / Opportunity   | Implications  | Risk Owner   | Governance Status  | Rating | Trend     | Governance Actions   | Treatments  |
|---------|----------------------|-------------------------|---|---|--|--------------------|--------|-----------|--|---|
| R01     | Not applicable (new) | Limited Staff Resources | Limited availability of support staff and new DOC staff managing a high priority project. Support resources have high work loads to support new PM to undertake the PMF needs of the project. | A high priority medium complexity project where this project & other projects could suffer from a lack of full-time attention. Other high priority projects could become delayed or halted to ensure Tunnel Beach project needs. Complexity level above current experience level of PM. | Gabriel Davies (Operations Manager, Coastal Otago) | Not Fully Resolved | High   | No Change | Reaching out to other sections with DOC for request support or as a handover. To date, only support & guidance on what needs to be cover from a PMF perspective. | Still to be confirmed: District Works Officers undertaking role of PM/support until fully resolved. |

|     |                      |               |   |   |  |                  |                |                |  |   |
|-----|----------------------|---------------|---|---|--|------------------|----------------|----------------|--|---|
| RO2 | Not applicable (new) | Project Scope | Current information on project scope very limited due to not fully understanding the needs to repair slips & reopen to visitors | Potential for scope & schedule, & budget needs to increase above of what is currently expected without professional advice. | Gabriel Davies (Operations Manager, Coastal Otago) | Actions in Place | High           | Reducing       | Undertake preliminary geotechnical investigations to determine risk and needs to repair site and reopen to visitors. | Undertake RFQ for preliminary investigations with option with additional investigations, depending on the findings. |
|     |                      |               |   |   |  | Choose an item   | Choose an item | Choose an item |  |   |

## Project Issues

| Issue ID | Date Raised | Issue Description   | Priority | Action Required  | Issue Owner  |
|----------|-------------|---|----------|--|--|
| ISO1     | 05-Dec-24   | The carpark and a section of the road above, drains all stormwater runoff into a existing drainage gully where the track cross 4 times. Unsure if consideration of this discharge has been made for the track. Unable to find any details for track drainage at these crossing for high level stormwater flows. Only could find details on water table drainage for track only. | High     | Seek professional geotechnical advice on impact of stormwater design on track and site topography. | Gabriel Davies (Operations Manager, Coastal Otago) |
| ISO2     | 11-Feb-25   | It was noted that the track construction specification with the minimum up slope batter gradients steeper not being met. This failure was not picked during inspections or noted by the Contractor. Unsure how or if this contributed to slips/slumping.  | High     | Seek professional geotechnical advice on impact of upslope gradients with slips/slumping.          | Gabriel Davies (Operations Manager, Coastal Otago) |
|          |             |   |          |  |  |



## Benefits

| ID # | Benefit Title                                      | Benefit Measure Description  | Benefit Owner                                      | Target Value and Date (Original or Revised)  | Status         | Mitigations to improve realisation opportunities  |
|------|--|--|--|--|----------------|---|
| B01  | Walking track safe & fit for purpose for visitors. | Removed visitor risk along walking track and reopen track to visitors. | Gabriel Davies (Operations Manager, Coastal Otago) | Measure: Track repairs completed & open to the public with all long-term track stabilisation works carried out. Date: At BAU | On track       | Repairing the walking track to meet H&S obligations for visitors & DOC staff for this specific site based on professional advice of geotechnical consultants. |
| B02  |  |  | Gabriel Davies (Operations Manager, Coastal Otago) | Measure: Track repairs completed & open to the public with all long-term track stabilisation works carried out. Date: At BAU | On track       | Repairing the walking track to meet H&S obligations for visitors & DOC staff for this specific site based on professional advice of geotechnical consultants. |
|      |  |  |  |  | Choose an item |   |
|      |  |  |  |  | Choose an item |   |

## Dependencies

| Ref # | Description                          | Urgency        | Owner                     | Critical Date | Progress / Actions                   |
|-------|--------------------------------------|----------------|---------------------------|---------------|--------------------------------------|
|       | No known dependencies at this stage. | Choose an item | [Who owns the dependency] | [Insert date] | [What progress / action is in place] |
|       |                                      | Choose an item |                           | [Insert date] |                                      |

## Team Process Critical Issues

| Ref # | Critical Issue   | Plan to resolve Critical Issue                    | Owner                 |
|-------|--|---|-----------------------|
|       | [How to... / What if...<br>What are the opportunities or threats that may hinder or help with the achievement of the purpose; and what is our contingency plan.] | [What is the plan to resolve the Critical Issue?] | [Who is responsible?] |
|       |  |   |                       |

## Iwi /hapū /whānau

| Partnership / Relationship  | Notes |
|---|-------|
| No known partnership or relationship with Iwi/hapu/whanau, at this stage. |       |
|   |       |

## Partnerships / Relationship Management

| Partnership / Relationship     | Notes  |
|--------------------------------|--|
| Dunedin District Council (DCC) | DCC undertook responsibility for design and developing the carpark. DOC need to consult with DCC around considerations made for stormwater discharge to areas below carpark. |
|                                |  |