

**Wānaka Community Board  
4 August 2022**

**Report for Agenda Item | Rīpoata moto e Rāraki take: 2**

**Title | Taitara: Chair's Report**

**PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO**

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The purpose of this report is to provide the Board with an update on projects of interest and to address other matters not listed elsewhere on the agenda.

**RECOMMENDATION | NGĀ TŪTOHUNGA**

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That the Wānaka Community Board:

1. **Note** the contents of this report.

**Prepared by:**



Barry Bruce

Chair, Wānaka Community Board

25/07/2022

**CONTEXT | HOROPAKI**

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**Mt Iron Scenic Reserve: Transfer to Council**

1. Officers will present a report to the full Council meeting scheduled for 11 August 2022 seeking Council agreement to formally apply to the A to the Department of Conservation to transfer the administration of the Mount Iron Scenic Reserve, from Department of Conservation (DOC) to Queenstown Lakes District Council (QLDC) and the Scenic Reserve be vested in QLDC.
2. Initial discussions with DOC have identified a potential opportunity for the administration of the Scenic Reserve area and freehold carpark to be transferred to QLDC, so all of the Mount Iron public land is cohesively managed by one organisation. DOC's preference is that Mount Iron is administered by QLDC as the reserve is now surrounded by urban development, and their focus as an organisation is areas of high conservation value that is typically outside the greater urban area.

### Wānaka Stormwater: Stone Street Stormwater Upgrade

3. The objectives of this project are:
  - a. To convey the stormwater from the outlet point at the Alpha subdivision detention pond away from Bullock Creek;
  - b. Divert upper Stone Street catchment away from Bullock Creek
  - c. Convey the diverted stormwater via a new upgraded conveyance pipe down Stone Street;
  - d. Create a treatment train in the Showground environs before discharge into Lake Wānaka.
  
4. The anticipated benefits are:
  - a. Bullock Creek will have significantly less stormwater entering the stream;
  - b. The detention pond at the Alpha subdivision can be planted and function more efficiently;
  - c. Otago Fish and Game Council land and adjacent properties to Bullock Creek on upper Stone Street will be flood protected;
  - d. Stormwater currently entering into Middle Creek will be diverted;
  - e. Stormwater treatment is undertaken where currently there is limited opportunity to treat; and
  - f. Overall, there will be more resilient infrastructure in place than at present.
  
5. Currently the detailed design for the civil engineered solution is complete and the structural design elements, supporting the civil design, are due to be delivered to QLDC by the end of July 2022.
  
6. Given the sensitive nature of this water-way being an important spring fed stream and trout hatchery, along with the conveyance route, proximity to the showgrounds and Middle Creek and Lake Wānaka, there are a considerable number of affected and interested parties. There has been ongoing communication with all of these parties and some of the feedback has been taken into the detailed design process.
  
7. QLDC parks and reserves are keen for the pedestrian and cycle connections to be improved as part of the project outcomes, including an upgrading of the existing bridge crossing of middle creek. These bridge upgrades may put pressure on the budgets however and distract from the key element of stormwater design.
  
8. The project requires consent from QLDC and Otago Regional Council (ORC) for various aspects including:
  - Earthworks
  - Working in proximity to water bodies and or installing pipes close to water bodies
  - Working in private land
  - Disturbance of land for dewatering or a bore
  - Disturbance of land for a stream diversionStaff are currently working through the consenting process and responding to requests for information from both QLDC and ORC.

## **Wānaka Lakefront Development – Stage 2**

9. The project is progressing well and is on target for completion on time, despite bad weather in recent weeks.

## **Wanaka Youth & Community Centre (former Mitre 10 Building)**

10. Expressions of interest for use of the Wānaka Youth & Community Centre by the community were received in July and work is underway to evaluate the potential mix of users for this facility. A new Facility Coordinator started in early July and has been employed specifically for the development and fitout of the centre and to work closely with the potential users. The coordinator will be based out of the Wānaka Recreation Centre before moving into the new Wānaka Youth & Community Centre.
11. QLDC was very grateful to receive a grant of \$400,000 in July from the Central Lakes Trust towards the construction and establishment of the centre and are awaiting a decision from Otago Community Trust in August on any funding support for the project. Developed design for the fitout/establishment of the building is underway and should be released in the next month or so to the wider public.

## **Ballantyne Road Oxidation Ponds Masterplan**

12. A first stage of community and stakeholder engagement has taken place around the potential users for the Ballantyne Road Oxidation Ponds site. The results of this engagement will provide the base for the design team to develop a masterplan for the next 20-30 years for the site.
13. Options are also being scoped for the development of a remediation plan for the site, depending on what future uses for the land are ultimately determined. Further community and stakeholder engagement is expected to take place in November. More details about this project can be read at <https://letstalk.qldc.govt.nz/ballantyne-road-recreation-masterplan>

## **Liaison positions, community associations, and Council meeting updates**

14. Members are invited to report on the Board-related activities they have been involved in since the previous meeting, and Councillors are asked to comment on any matters of interest from recent Council meetings.

## **Attachments**

- A Infrastructure Project Update

Bundle	Project Code	Project Name	Project Status	Risk Profile	Programme	H&S Status	EAC vs Budget	Estimated Practical Completion	Location	Phase	Status Report Overall Comment
<b>SPP</b>											
SPP	001228	Albert Town Retic Improvement (WS)	Green - On Track	Amber - At Risk	3 Waters	No Incidents	On Budget	5/5/2023	Wanaka	9.Construction / Execute	On track
<b>9&amp;10</b>											
9&10	001116	Stone Street Upgrades (SW)	Green - On Track	Amber - At Risk	3 Waters	No Incidents	Estimates Over Budget	18/5/2023	Wanaka	7.Detailed Design	Project is currently in the detailed design phase but well behind the initial baseline
9&10	000847	Aubrey Rd Rec Reserve SW detention pond	Amber - At Risk	Amber - At Risk	3 Waters	No Incidents	Estimates Over Budget	23/8/2023	Wanaka	7.Detailed Design	Design schedule needs to be re baselined given part of the project is in implimentation, part is on hold and part is nearly complete.
<b>4&amp;5</b>											
4&5	000941	Western Wanaka Level of Service (WS)	Green - On Track	Green - On Track	3 Waters	No Incidents	At Risk	25/11/2022	Wanaka	9.Construction / Execute	<p><b>1.Infrastructure to meet min. LoS in Western Wanaka</b></p> <p>a. Construction of main along Golf Course Road and Ballantyne Road complete with both roads open.</p> <p>b. Approximately 1450m of pipe installed. Pipelaying continuing along MacPherson Street.</p> <p>c. Second service crossing to be relaid on Golf Course Road at a later date.</p> <p>d. Pump retaining walls installed and building slab poured. Building walls to be constructed and internal works expected underway in July.</p> <p><b>2.Alpha Series Infrastructure</b></p> <p>a. Contract signed with works to commence early July.</p> <p>b. Potential to install up to 750m of pipe dependent on staging and budget under separate project.</p>
<b>3&amp;5</b>											
3&5	000944	North Wanaka new WW conveyance scheme	Amber - At Risk	Amber - At Risk	3 Waters	No Incidents	Estimates Over Budget	05/05/2023	Wanaka	9.Construction / Execute	With a construction program in place the project will have a new base line for stage 1 Stage 2 pump station is under review and we are working through the requirements to Authorise the pump station by way of a Notice of requirement for a designation of the pump station site.
<b>11&amp;12</b>											
11&12	000625	Project Pure WWTP upgrade	Green - On Track	Green - On Track	3 Waters	No Incidents	Estimates Over Budget	06/12/2023	Wanaka	9.Construction / Execute	<p><u>Milestones:</u> Procurement of long lead items is the key programme risk. The Diffusers, UV Unit, and Design and Consenting the Amenities Building have between 20 and 30 days float before they are on the critical path of the project.</p> <p><u>FY 2022:</u> EAC 105% of Budget.</p> <p><u>Cost fluctuation:</u> Key cost risks are related to the amenities building construction cost; the quantity of in situ material that can be used as backfill material; and price escalation.</p>
<b>1&amp;2</b>											
1&2	000518	Beacon Point New Reservoir	Green - On Track	Green - On Track	3 Waters	No Incidents	Green - On Budget	22/7/2023	Wanaka	8.Construction Procurement	The final bid for the physical works has been received from Fulton Hogan under the ECI contract and contract negotiations are underway. Contract award is planned for June 2022. Physical works are planned to begin in between August and October 2022. An earthworks consent is in processing for cut to stockpile in a landscape bund on the adjacent 'water treatment plant' land. If the earthworks consent is not secured by August 2022, the works may be delayed.
<b>Non-PMO Projects</b>											
-	1260	Wanaka Waste Facilities	Green - On Track	Green - On Track	Solid Waste	No Incidents	On Budget	23/24 FY	Wanaka	Design	Preliminary options have been discussed. Design package RFP currently being prepared for market. Package treatment plant realising shipping delays from europe. Anticipated arrival in NZ August Site works est 4 Weeks post receipt
-	1135	Hawea WWTP interim upgrade	Green - On Track	Amber - At Risk	3 Waters	No Incidents	On Budget	30/09/22	Hawea	Construction	Other site works on track.
-	1300	Golf Course - Ballantyne pedestrian crossing	Green - On Track	Green - On Track	LCLR	No Incidents	On Budget	Q1 2023	Wanaka	Design	Have removed from the intersection project to address existing safety concerns as soon as is practical. Tender to market August/September.
-	1300	Schools to Pool - Stage 1 Aubrey and Kelly's Flat	Green - On Track	Green - On Track	Active travel	No Incidents	On Budget	Q1 2023	Wanaka	Design	Design complete, Work underway to consolidate delivery with water project currently underway in area.
-	60	Rata Street Traffic Calming	Green - On Track	Green - On Track	LCLR	No Incidents	On Budget	Q2 2023	Wanaka	Design	Progressing design phase.
-	60	Golf Course Rd/Ballantyne Rd Intersection upgrade	Green - On Track	Green - On Track	LCLR	No Incidents	At Risk	23/24 FY	Wanaka	Design	Slow progress identifying developer contribution to enable roundabout solution. Resolution pending at present.
-	60	Mt Aspiring Rd Speed Management	Green - On Track	Green - On Track	LCLR	No Incidents	On Budget	Q1 2023	Wanaka	Design	Initial Investigations completed. Design phase est complete end August 22,
-	60	Anderson Rd/Aubrey Rd Intersection Upgrade	Green - On Track	Green - On Track	LCLR	No Incidents	On Budget	TBC	Wanaka	Design	Draft concept issued for roundabout prepared as part of assisting 3 Waters team with adjacent project. Roundabout option to be parked for now due to affordability, and will consider a lower impact shorter term option of improvements at the intersection
-	60	Capell Ave/ Domain rd intersection upgrade	Green - On Track	Green - On Track	LCLR	No Incidents	At Risk	23/24 FY	Hawea	Design	Detailed design phase progressing est complete end July 22 500K funding available for this project. Current design indication >1M required to complete.
-	60	Riverbank Rd/Ballantyne Rd Intersection Upgrade	Amber - At Risk	Amber - At Risk	Active Travel	No Incidents	At Risk	23/24 FY	Wanaka	Design	Final report and high-level concept from feasibility / prelim stage produced by BECA, with compact roundabout at the Ballantyne / Riverbank intersection selected as feasible delivery within allotted program timeframe. QLDC preparing scope for the detail design through MSQA phases to garner pricing and updated delivery timeframe at present. Estimated start of detailed design August 2022.
-	1300	Schools to Pool - Stage 2 - Kelly's Flat to Plantation Rd	Green - On Track	Green - On Track	Active travel	No Incidents	On Budget	Q3 2023	Wanaka	Design	Progressing design phase, working in conjunction with 3W storm water works to seek economy & Efficiency construction delivery.
-	1300	Schools to Pool - Stage 3 - Lismore Park to Hedditch Street	Green - On Track	Green - On Track	Active travel	No Incidents	On Budget	Q3 2023	Wanaka	Design	Design yet to commence
-	1300	Schools to Pool - Stage 4 - SH84 Crossing	Green - On Track	Green - On Track	Active travel	No Incidents	On Budget	23/24 FY	Wanaka	Design	Design yet to commence
-	1300	Schools to Pool - Stage 5 - Ballantyne Road	Green - On Track	Green - On Track	Active travel	No Incidents	On Budget	23/24 FY	Wanaka	Design	Design yet to commence Working with developer to realise community desire line through 3parks.
-	1270	Mitre 10 Youth & Community Centre	Amber - At Risk	Green - On Track	Active travel	No Incidents	On Budget	Q2 2023	Wanaka	Design	Building Lease now signed. However this has taken longer than anticipated. Grant funding applications submitted to CLT & OCT. Significant interest from the community further to EOJ process now closed. Project progressing through developed design stage. Next steps are to progress the procurement of fitout.