

Item 1: Property & Infrastructure Activity Update

SESSION TYPE: Briefing

PURPOSE/DESIRED OUTCOME:

To provide Board members with an update on Property & Infrastructure activities of interest.

DATE/START TIME:

Tuesday, 9 September 2025 at 9.30am

TIME BREAKDOWN:

Presentation: 15 Minutes

Questions: 45 Minutes

Prepared by:



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Property & Infrastructure
27 August 2025

Reviewed and Authorised by:



Name: Tony Avery
Title: General Manager
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27 August 2025

ATTACHMENTS:

A	September 2025 Property & Infrastructure Update
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The Property & Infrastructure directorate is advancing a range of planning, behaviour change, and physical works initiatives of potential interest/relevance to the Wanaka Upper Clutha Community Board. A comprehensive list of initiatives was provided to the Board in November 2024; this A3 provides an interim update – highlighting key areas of progress and emerging issues and risks.

WORK UNDERWAY

PROPERTY

- Renewals** – Lake Wānaka Centre, Hāwea Flat Hall & Wānaka Arts Centre renewals complete, as are roof replacements at Wānaka and Glendhu campgrounds. Standard renewals across community facilities, offices and depots, housing, waterways structures, and campgrounds continue. City Care, QLDC’s Facilities Maintenance delivery partner, is planning the next phase of renewals in combination with completing standard building compliance requirements.
- Wānaka Airport** – Conceptual options for water and wastewater infrastructure have been developed and estimated costs provided. A consultant firm will be engaged to assess the current network and design the planned new infrastructure, whilst being cognisant of the timelines from Project Pure and Luggate water upgrades. The feedback and scenarios from the Airport Future Review will provide critical inputs into the design.
- Property Sales** – Potential sale of the property on Ironside Drive was presented to the Board in March and confirmed as surplus to requirements. A Real Estate Agent has been appointed, with marketing to begin early September.

TRANSPORT

- Renewals & minor improvements** – Design of the minor improvements programme is underway, with delivery of Kane Rd improvements at Windmill corner targeted for construction this summer, and Wānaka CBD improvements the following summer. Finalising design and stakeholder agreements for Ballantyne / Golf Course roundabout with construction scheduled to start winter/spring 2026.
- Crown Range Resilience** – Design and consenting for the slip site is underway. It is hoped construction will occur this summer, but may need to be deferred to the 2026/27 season.
- Wānaka Transport Network Optimisation Business Case** – A programme for the Network Optimisation work will be presented to a meeting of the WUCCB following the upcoming election.
- Transport Model Build** – A Request for Proposal for the model build is currently live on GETS, closing mid-September. Subject to a successful procurement process, the supplier will commence prior to Christmas.
- Travel Demand Management** – Progressing the development of a targeted wayfinding programme for delivery.
- Parking Management Plans** – Final draft Parking Strategy, Guidelines, and Management Plans (including Wānaka) are on track to be completed by the end of September. Subject to approval, consultation on these is expected to occur in the new year. A workshop with the WUCCB on this topic will be held prior to consultation.
- Speed Management** – A decision of Council to proceed to consultation will be requested at a future meeting.

THREE WATERS

- Renewals & minor improvements** – Aubrey Rd renewal works progressing with WW upgrade complete and WS renewal on-going, targeting completion & demobilisation early October. WW main replacement on Anderson Road/Plantation Road completed. The Project Pure Aeration Grid renewal project is on-going with works on the first reactor completed and progressing to schedule.
- Compliance Response – UV Treatment** – Upgrades to the Luggate scheme are now underway with the construction contract awarded to Fulton Hogan. The project will deliver two new bores, water storage, a UV treatment plant, and early-stage development of a future reservoir site near the Wānaka Airport. Church St will be closed during September to enable the works, and there may be some localised noise and vibration from construction works. The treatment plant is forecast for completion by Christmas, and remaining works by February 2026.
- Hāwea Water Supply LoS Improvement** – Upgrades to the water treatment plant and commissioning of the new pump have now been completed.
- Hāwea Water Supply Scheme Upgrades** – The first tranche of investment in the scheme’s upgrades has been scoped and approved for progression in the short-term; this tranche includes investigations (e.g. future source intake sites), minor infrastructure upgrades (e.g. establishing additional pipe links within the network, transformer and power upgrades) and other enabling activities for future tranches (e.g. securing a permanent power supply for future reservoir, removing redundant assets, and development of new standards for trunk infrastructure resilience). Planning for longer-term major capacity and resilience upgrades continues in parallel and will be informed by this first tranche.
- Upper Clutha Wastewater Conveyance Scheme** – The construction contract has been awarded to Fulton Hogan. Pleasingly, the project is expected to be delivered under budget, and we will be engaging with our Infrastructure Acceleration Fund partners to explore how the project’s funding can be optimised.
- Project Pure Future Works** – A Project Manager has been engaged, and the scope of future works is now well defined. Upgrades include a new inlet works (screenings and grit removal), expansion of the treated effluent disposal field, and improvements to the solids handling processes. In addition, the provision of a new septage reception facility will also be incorporated within the scope of this project. Procurement planning to engage a design consultant for the remaining plant upgrades is underway.
- North Wānaka Wastewater Conveyance Stage 2** – Mediation for the NoR has concluded, and the project is being reinitiated for delivery. A contract for construction will likely proceed to market before Christmas.
- Southwest Wānaka Wastewater Conveyance Scheme** – Initial investment in the scheme will involve upgrades to the Gordon Rd wastewater pump station and associated infrastructure to improve capacity, resilience, and redundancy. A project manager has been onboarded (RCP), and the design contract awarded to Babbage Consultants Ltd. Design and delivery of the upgrade is expected to be relatively straightforward, with construction currently forecast to commence in the second half of 2026.
- Rockabilly Gully Erosion Protection** – Currently in design phase which is on track for completion in FY26. Tendering of physical works will then follow.

WASTE

- New Materials Recovery Facility** – Council approved the Procurement Plan for the MRF in July. A two-stage procurement approach is planned, beginning with a call for Expressions of Interest. The Notice of Intent is live on GETS, with the EOI to open early September. It is expected a preferred supplier will be selected by mid-2026 following a comprehensive shortlisting and detailed RFP evaluation process.
- Wānaka Refuse Transfer Station** – A preferred option has been identified, involving the construction of a new RTS on Council land adjacent to the existing RTS. The new RTS would be sized for the equivalent of 30 years projected demand growth and delivered in two stages; (1) construction of the main facility commencing FY27, and (2) an expansion of processing capacity and capability around FY37. Indicatively the first stage would require an additional \$4.8M beyond what is budgeted in the current 2024 LTP, with a further \$7.8M in the 2027 LTP for stage two. A report on this matter is being presented to the September Council meeting, seeking endorsement to proceed through Detailed Design noting the likely increase in cost. At this stage, it is expected the increased budget requirement for stage 1 can be managed within the total 2026/27 Annual Plan waste provision.
- Wastebusters Expansion Proposal** – Wastebusters has proposed expanding its operations to create a Circular Economy Hub, enhancing reuse, recycling, and new services in C&D waste. To enable this, an expansion of Wastebusters' access to Council’s land is required. A two-stage approach is being proposed; a Letter of Intent from Council in support of Wastebusters’ funding bid to MfE, with any subsequent allocation of Council land to be confirmed once plans for the RTS and MRF have been finalised. This proposal will be presented to Council for consideration in due course.

OTHER

- Capell Ave Road & Watermain Extension** – Planning for this project is underway, and QLDC will be seeking to work in partnership with a local developer to deliver this extension as part of their resource consenting process.
- Water Services Delivery Plan** – In late July, Council resolved to establish a wholly-owned Water Services Council Controlled Organisation. This decision was followed by approval of the Water Services Delivery Plan in late August, which is now to be considered by the Department of Internal Affairs. A copy of the WSDP is available in the 26 August 2025 Council Agenda.