

Item: Property & Infrastructure Update

SESSION TYPE: Workshop

PURPOSE/DESIRED OUTCOME:

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

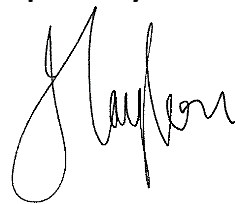
DATE/START TIME:

Thursday 27 March 2025, 11.00am

TIME BREAKDOWN:

Presentation: 15 minutes
Questions/Discussion: 45 minutes

Prepared by:



Name: Jesse Taylor
Title: Investment & Support Services Manager
Property & Infrastructure
17 March 2025

Reviewed and Authorised by:



Name: Tony Avery
Title: General Manager
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17 March 2025

ATTACHMENTS:

A	Property & Infrastructure Update March 2025
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WĀNAKA UPPER CLUTHA COMMUNITY BOARD | Property & Infrastructure Activity Update (Mar '25)

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; this A3 provides an interim update – highlighting key areas of progress and emerging issues/risks relative to the November report.

WORK UNDERWAY OR STARTING SOON (FY25-27)

PROPERTY

- **Renewals** – significant renewals programme for Lake Wanaka Centre FY25, plus standard renewals across community facilities, offices and depots, housing, waterways structures, and campgrounds. Painting, flooring and appliance upgrades at Wanaka Art Centre, Lake Wanaka Centre and Hawea Flat Hall.
- **Wanaka Airport** – Grass runway levelling and resurfacing commencing in September. Discussions continue with QAC (the existing operator contracted to manage the airport) to understand what management structure is required to achieve CAA Qualifying Status. Some FY25 renewal and upgrade activities are expected to be deferred into FY26-28.
- **Property Sales** – opportunity to assess a surplus property on Ironside Drive, for possible disposal, will be discussed with the Community Board.
- **Property Upgrades** - Roys Bay boat ramp was upgraded in early February 2025.

TRANSPORT

- **Renewals & minor improvements** – Revised FY25-27 Transport budgets approved by Council in Dec '24. The 24/25 reseal programme is well underway and progressing well (note this includes strategic conversion of some roads from asphalt to chipseal). Retaining wall on Mt Aspiring Rd (@ Glenfinnan Stream) now complete.
- **Crown Range Resilience** (FY25-26) – project to respond to slope instability on the route being scoped. 76% FAR from NZTA for this project.
- **Wanaka Transport Network Optimisation Business Case** – discussion between NZTA, ORC, and QLDC representatives to occur within the next few weeks. Key outcome of the business case workstream will be confirmation of strategic responses that inform the basis of the transport improvement programme in the 2027 LTP and beyond.
- **Transport Model Build** – targeting RFP to market by end April for a new Transport Model build; the model will be shared between QLDC, NZTA, and ORC, feeding into future planning.
- **Travel Demand Management** – TDM Policy Review now complete. Further information is available in the [Travel Demand Management – Policy Review Report](#) provided to the Infrastructure Committee on 13 March 2025. Really important piece providing for behavioural change with transport choices. Next phase is scoping the wayfinding tranche.
- **Parking Management Plans** - Parking Strategy and Guidelines documents close to completion. Minor changes being made based on a recent review and will be followed by completion of Parking Management Plans (Queenstown, Wanaka, Frankton) which are already 50% complete. In parallel, an implementation plan will be drafted to cover the complex processes and ownerships of existing functions at present.

THREE WATERS

- **Renewals & minor improvements** – Plantation Road/Anderson Road sewer renewal has commenced, and tender for upsizing a section of the Aubrey Rd wastewater main recently closed.
- **Water Demand Management – Hāwea** (FY25-26) – smart meter installation and lowering of laterals now complete, with system integration and connectivity activities on track for completion within April. The project will be delivered on time and under budget.
- **Compliance Response – UV Treatment** (FY25-26) – Key focus within the Upper Clutha is now on delivery of the Luggate scheme upgrade which is expected to go to market in April. An archaeological submission and designation amendment are in progress; these do present a risk to the project's timeframes but will be resolved prior to the award of the construction contract. We are also assessing an opportunity to make the Corbridge WS scheme compliant by taking the Project Pure WWTP off the Corbridge supply. The proposed alternative solution eliminates the need for installation of UV treatment by connecting Project Pure to the Luggate WS scheme via a new dedicated rising main (which could be installed in parallel to the Upper Clutha Wastewater Conveyance Scheme project).
- **Hāwea Water Supply LoS Improvement** (FY25-26) – electrical upgrades at the borefield are complete, with upgrades to the pump and treatment plant scheduled March-May. The project is on track for completion in June. Additional LoS upgrades including the installation of a pressure reduction valve and booster pump to the network have also been identified and are presently being designed.
- **Project Pure Aeration Grid Renewal** (FY25-26) – Aeration grid equipment all now received from overseas supplier and offsite fabrication of walkways well progressed. Contractor preparing to take the first reactor tank offline following ANZAC weekend to enable replacement to comment.
- **North Wanaka Wastewater Conveyance Stage 2** (FY25-27) – Mediation in progress for the Notice of Requirement to designate the pump station site.
- **Septage Disposal** (FY25-26) – project will relocate the current facility from the Ballantyne Rd site to Project Pure. Due to the dependency with Ballantyne Rd sports field development this now needs to be accelerated to avoid conflict with the site remediation works. Currently completing procurement planning with physical work not anticipated to commence until 2026 due to long lead time equipment items required.
- **Upper Clutha Wastewater Conveyance Scheme** (FY25-29) – construction tender has now closed and bids are being evaluated. Consent for the bridge crossing works has been granted, and the NoR for the Riverbank Rd pump station is being processed. Physical works remain on track to commence mid-2025.
- **Project Pure Future Works** (FY26-31) – Project Pure masterplanning is progressing well and will move through internal approval processes in April.
- **Rockabilly Gully Stormwater Erosion Protection** (FY25-27) – work to finalise the preferred solution is in progress, with detailed design expected around Q4 2025. Construction expected to commence in Q1 of 2026.
- **3W Masterplanning** – stormwater catchment management plans have now been completed. Water supply and wastewater network needs assessments remain ongoing.

WASTE

- **New Wanaka Waste Facilities** (FY25-27) – following indications the cost to implement this project would be significantly higher than budgeted in the LTP, a business case has been developed to identify and evaluate all practicable options. This business case is nearing completion and validates the likely need for a considerable uplift in capital funding – these costs will be more certain once detailed design is completed (now anticipated around November 2025), and will be presented to Council for consideration in due course (late 2025/early 2026).
- **Kerbside Food & Green Waste Collection** (FY25-26) – CODC have applied for co-funding from MfE for a regional organics processing facility (value of funding ~\$6M); currently awaiting MfE's decision.
- **New Materials Recovery Facility** (FY25-30) – procurement strategy to understand potential market responses for the district's MRF services is in development; to be presented to Infrastructure Committee mid-late 2025.
- **Waste Minimisation and Management Plan** – draft WMMP shared with waste working group (Cllrs Bartlett, Tucker, Gladding) and internal stakeholders. Targeting the June Council meeting to adopt the draft for a Special Consultative Procedure. Further information is available on [Let's Talk](#).

OTHER

- **Capell Ave Road & Watermain Extension** (FY26-28) – Revised FY25-27 Transport budgets approved by Council in Dec '24 resulted in deferral of Capell Ave road formation by at least one year. An emerging opportunity for alternative NZTA funding support is being explored. Planning for the project is progressing in parallel.
- **Water Services Delivery Plan** – development of the WSDP continues, with the immediate focus (next 6-8 weeks) on identifying, developing, and assessing practicable options for Council consideration.