

Item [3]: Property & Infrastructure Activity Update

SESSION TYPE: Briefing

PURPOSE/DESIRED OUTCOME:

The purpose of this briefing is to update Assets & Infrastructure Committee members on activities of interest in the Property & Infrastructure Division.

DATE/START TIME:

Tuesday, 21 April 2026 at 11.40am

TIME BREAKDOWN:

Presentation: 30 Minutes

Questions or Debate/Discussion: 60 Minutes

TIME BREAKDOWN:

Jesse Taylor - Investment & Support Services Manager

Tony Avery - General Manager, Property & Infrastructure

Prepared by:



Name: Jesse Taylor

Title: Investment & Support Services
Manager

14 April 2026

Reviewed and Authorised by:



Name: Tony Avery

Title: General Manager, Property &
Infrastructure

14 April 2026

ATTACHMENTS:

A	Property & Infrastructure Update April 2026
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INFRASTRUCTURE COMMITTEE | Property & Infrastructure Activity Update (April 2026)

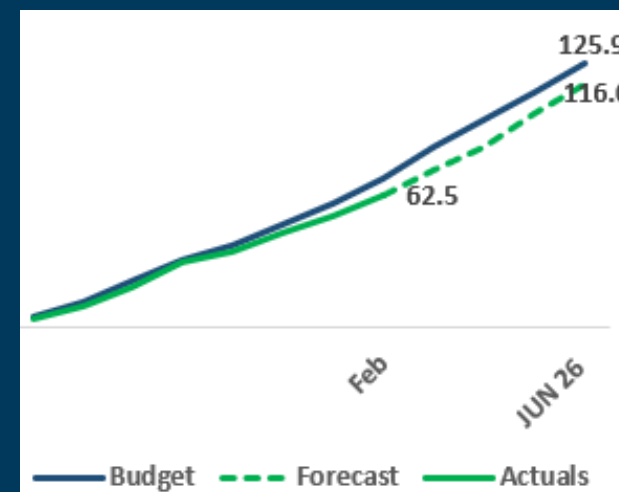
The Property & Infrastructure directorate is advancing a range of planning, behaviour change, and physical works initiatives of interest to the Infrastructure Committee. Key initiatives are outlined in these A3 summaries.

Three summaries have been prepared:

- District-wide (this page)
- Upper Clutha (information also to be provided to the WUCCB)
- Whakatipu

YEAR-TO-DATE CAPITAL DELIVERY STATUS

The directorate's year-to-date capital expenditure performance is included to the right. YTD spend (at February 2026) is \$62.5M (89% of forecast). Forecast FY26 total spend is \$116.0M vs the approved adjusted budget of \$125.9M.



**P&I CAPEX 2025/26
ACTUALS vs BUDGET
(as at Feb 2026)**

WORK UNDERWAY OR STARTING SOON (FY26-28)

PROPERTY

- **EV Charging Stations for QLDC Fleet** – Staged roll out of replacement EV charging stations for the QLDC fleet. Awaiting delivery of new charging units.
- **District wide EV Charging network** – Development of 10 charging sites across the district. Going to market in May.
- **Electricity Supply** – Contract renewal and investigations into Distributed Energy Resources (solar, batteries etc). RFP released 31 May 2026.
- **Seismic Strengthening & Minor Improvements** – Status assessment of QLDC buildings and corresponding minor improvements as identified/required. On hold pending initiation prior to forecast expenditure in FY27.

TRANSPORT

- **Crown Range Resilience** – Works to respond to slope instability with enhanced FAR from NZTA. Currently waiting on Resource Consent to be issued. Tender documents being prepared in parallel with works completion forecast for December 2026.
- **Transport Model Build** – Development of transport modelling suite to assess and inform decisions about the District's land-use and transport network; this is a joint Way To Go initiative. Project team currently reviewing the Transport Modelling Specification which will underpin the next stages of model development.
- **Travel Demand Management** – Advancing the next tranche - wayfinding. First task is to finalise a scope for manual wayfinding and complete a survey of the existing physical infrastructure. Complete scope / survey by 30 June.
- **Speed Management** – Public consultation on proposed changes to speed limits open until 10 May; submissions then to be analysed & final SMP presented to Council for approval 23 July. Alternative Method for managing speed around schools approved by NZTA and now being implemented.
- **Transport Network Plan** - Scope & procurement processes being finalised. Working closely with CODC, ORC and NZTA (through their Strategic Network Planning). The TNP will collate the current planned programme from all partners – to inform LTP & Regional Spatial Planning.

THREE WATERS

- **Telemetry/SCADA Improvements** – Phased replacement of the end-of-life Powerlink SCADA system (moving to AVEVA System Platform) and testing of the current communications network approach. Procurement planning underway for communications network services & design work underway for new SCADA system.
- **Water Demand Management** – Planning and interventions to address the district's high per capita water consumption which is often outpacing the supply of infrastructure capacity. Smart water meters have been rolled out in some small communities and are informing the identification of public & private side leaks. District metered areas are being re-established. Programme Business Case for broader investment in development.

WASTE

- **Kerbside Food & Green Waste Collection** – Introduction of new collection & processing arrangement to divert organic material from landfill. Implementation depends on delivery & operational readiness of CODC's proposed regional organics processing facility. A status update from CODC is pending.
- **New Materials Recovery Facility** – New solution for recyclables processing. RFP is currently in market with responses due early May. Options include the design and construction of a new 'in-district' facility or accessing an existing 'out-of-district' MRF facility. NB: The investment need has been independently reviewed and validated for inclusion in the national Infrastructure Priorities Programme.
- **Zero Waste District Programme** – Service agreements to deliver the programme are in place with social enterprise and non-profit organisations until mid-2027, incl partnerships with Wanaka Community Workshop, Wastebusters, Sustainable Queenstown, KiwiHarvest, WAO, Plastic Free Wanaka & Lightfoot.
- **Waste Minimisation & Management Plan** – A new WMMP was publicly consulted and adopted by Council in September 2025. The key objectives include focus on organic and construction waste, policy, behaviour change and infrastructure.
- **Victoria Flats Landfill** – Reconsenting of the landfill. Concept design of future landfill stages underway in support of Resource Consent renewal.

ALL OF DISTRICT

LOOKING AHEAD (BEYOND FY28)

- Emergency Operations Centre (FY29)
- Jetty Refurbs & Replacements (FY28-33)
- Strategic Land Acquisition (FY32-34)
- Campground Upgrades (FY32-34)
- Solar energy conversion – QLDC facilities (FY32)
- Product Stewardship – Waste Minimisation (FY32-34)
- Biosolids Disposal (FY30-34)

2027 LONG TERM PLAN PREPARATION

- Unconstrained investment plans for Transport, Waste, and Property – these feed into wider QLDC process
- Initial P&I assessment framework to identify priority investments & phasing of expenditure – considers obligation level, service performance, growth requirements, risk, and financial impacts

OTHER ACTIVITES OF NOTE

- 30 Year Infrastructure Strategy
- Water Services masterplanning & CCO establishment
- Developer negotiations & agreements
- Asset management planning

WORK UNDERWAY OR STARTING SOON (FY26-28)

PROPERTY

- **Renewals** – waterways/jetty repairs, underground fuel tank removal (Glendhu).
- **Wanaka Airport compliance** – Works required to meet CAA qualifying status by 01 July 2027. Fencing commenced, strip widening in design.
- **Wanaka Airport renewals and upgrades** – Water & wastewater design complete, to proceed to market in May. Once implemented, this will remove the reliance on a single bore and ageing septic tank systems.
- **Paetara Aspiring HVAC** – Loss of service on indoor courts due to condensation issues. Design options complete. To be assessed by a Quantity Surveyor.

TRANSPORT

- **Renewals & minor improvements** – Ballantyne/Golf Course roundabout to progress to construction tender shortly (physical works commencing from spring 2026); Wanaka CBD improvements in detailed design (physical works from winter 2026); Hawea Flat improvements (incl. Windmill corner) have been awarded and work due for completion June 2026. Next stage of Cardrona Rd rehabilitation works in planning with physical works from spring 2026.
- **Wanaka Parking Management Plan** – Progress updates have been shared with ELT, Council and WUCCB. Responses to internal feedback are currently being finalised. Next step is to prepare consultation packages and seek approval to consult publicly (July Council Meeting).

THREE WATERS

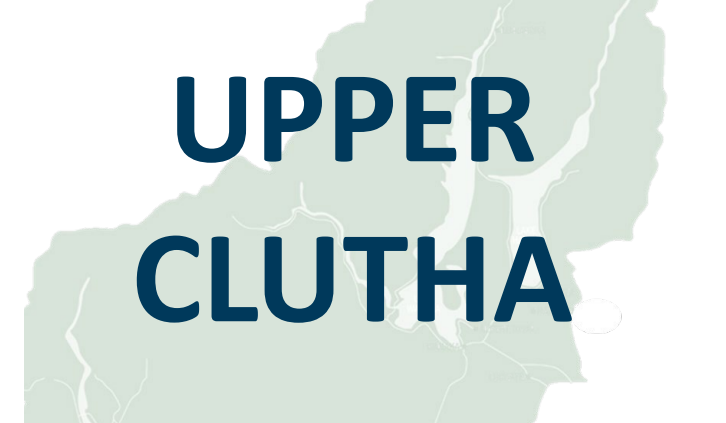
- **Renewals & minor improvements** – Multiple renewals projects in planning/delivery including Sargood Drive water supply, Eely Point reserve wastewater, Golf Course Rd water supply, Plantation/Reece Cres water supply connection.
- **Gordon Road Wastewater Upgrades** – Installation of a dual wet well system and dual rising mains with interconnectivity to enhance resilience and increase capacity. Detailed design is underway. NB: The capacity delivered through this upgrade will enable deferral of the separately budgeted ‘Southwest Wanaka Wastewater Conveyance Scheme’ project, for which timing will be revisited through development of the Water Services Strategy.
- **Upper Clutha Conveyance Scheme** – Connection of the Hawea township to the reticulated Wanaka wastewater network, decommissioning of the existing local WWTP, and increased conveyance and emergency storage capacity within the Wanaka scheme. Construction is progressing well with ~8km of pipeline installed. Work has commenced on the Camp Hill Road bridge and pipeline section. The new Domain Road pump station’s wet well and interception manholes have been installed, the emergency storage tanks are nearing completion, and construction of the building is commencing. Work has also begun on the Riverbank Road pump station upgrade.
- **North Wanaka Wastewater Conveyance Scheme Stage 2** – Construction of the Beacon Point Road Wastewater Pump Station (WWPS) and associated rising mains to reduce wastewater overflow risk, support long-term growth, and ensure environmental compliance. Upgrades to Waimana Place WWPS to divert flows to the new pump station are included in this project. Currently being reinitiated for tender of construction work following conclusion of mediation.
- **Project Pure Inlet Works and Septage Disposal** – Development of new inlet works and septage disposal facility at the WWTP, supporting increased demand within the catchment and the relocation of septage disposal from Ballantyne Rd. A Project Manager will be engaged shortly, with a target construction to-market timeframe of mid-2026.
- **Project Pure Disposal Field** – Remediation and expansion of disposal fields servicing the WWTP. An assessment of shortlisted options is underway.
- **Beacon Point and Western Wanaka Water Supply Filtration** – Provision of filtration systems at lake water intake sites will ensure removal of large particulates, algae, and suspended solids from the water before UV treatment. Tender evaluations for the associated design & build contract are under evaluation. NB: To maximise contracting, management, and delivery efficiencies, some initial intake improvements (e.g. Power upgrades and improved access) are being incorporated into this filtration project.
- **Hawea Water Supply LoS Improvements Stage 2** – targeted improvements to increase network resilience and performance, along with investigations to support future scheme planning. Project is currently in design and scoping for investigation services is progressing.
- **Rockabilly Gully Erosion Stormwater Protection** – Work to finalise the preferred solution is in progress, with detailed design expected in Q4 2026. An earthworks consent application to extend the stormwater detention basin has been lodged. Construction of a new stormwater basin is forecast to commence mid-2026. Pre-application meetings with DoC and ORC are underway to seek feedback on the solution’s design and recommended gully remediation approach.
- **Stone Street Stormwater** – Discharge from the Alpha Series development is currently subject to an abatement notice and community concerns associated with potential effects of the stormwater on Bullock Creek. Works are currently underway to complete the implementation of the original developer’s design, enhanced through the inclusion of a planted flow path across the adjacent property (owned by Fish & Game); completion is expected in May 2026. Further investment in any long-term management solution will be considered as part of catchment management planning and development of the WSS.

WASTE

- **New Wanaka Waste Facilities** – A new transfer station is to be constructed at the Ballantyne Rd site adjacent to the existing transfer station, supporting growing demand and ensuring ongoing consent compliance and safe practices. The facility will be delivered in two stages; the first stage is currently in detailed design. Ecology surveys for lizard rehoming are underway, with a submission to DOC to follow in coming months.

OTHER

- **Capell Ave Road & Watermain Extension** – [Extension of Capell Avenue through to Cemetery Road, and installation of a new water supply main to service growth within the scheme. Detailed design is progressing in preparation for construction work to commence in spring.



PROJECTS COMPLETED OR NEARING COMPLETION

PROPERTY

- Venue renewals
- Wanaka Dog Pound and Parks depot exterior upgrades
- Luggate Hall stormwater improvements

TRANSPORT

- 2025/26 roading reseals programme

THREE WATERS

- Renewals – Aubrey Road Wastewater & Water Supply, Anderson/Plantation Wastewater
- Pure WWTP Aeration grid renewal
- Luggate Water Supply Upgrades (via Compliance Response UV Treatment Programme) incl. connection into Corbridge

LOOKING AHEAD (KEY PROJECTS BEYOND FY28)

- Eely Point Jetty/Ramp (FY33-34)
- Solar energy conversion – QLDC facilities (FY32)
- Campground upgrades – district wide (FY32-34)
- Wanaka Transport Network Optimisation Stage 1 (FY31-34)
- Hāwea Transport Network Optimisation Stage 1 (FY31-34)
- Wanaka Primary Cycle Network Stage 1 (FY31-34)
- Ardmore St Rehabilitation (FY31-32)
- Additional Street Lighting (FY29 & 32)
- Beacon Point Water Supply Upgrades (FY27-30)
- Wanaka Water Supply Storage Upgrades (FY28-34)
- Hawea Water Supply Scheme Upgrades (FY28-31)
- Luggate Water Supply Scheme Upgrades (timing under review)
- Southwest Wanaka Wastewater Conveyance Scheme (timing under review)
- Cardrona Wastewater Scheme Upgrades (FY29-32)
- Project Pure Future Works (FY28-31)
- Luggate Wastewater Reticulation Extension (FY30-34)
- Stone Street Stormwater Upgrade (FY28-29)
- Major Stormwater Improvements (FY29-34)
- Luggate Closed Landfill (FY32-33)

WORK UNDERWAY OR STARTING SOON (FY26-28)

PROPERTY

- **Renewals** – Work packages for venues to align with Asset Management Plans, Frankton Marina underground fuel tank removal.
- **Queenstown Bay Seawall Resilience** – *Wave action has resulted in erosion & undermining of seawall.* Geotech investigations underway to inform design.
- **Lakeview Campground** – *Protected tree & building remediation.* Tree roots have been remediated. Work commencing on building and surrounding grounds.

TRANSPORT

- **Renewals & minor improvements** – Multiple works packages in design with construction planned from spring (Arthur’s Pt pedestrian improvements, Brunswick St crossing, Glenorchy package, Crown Range passing lane/slow vehicle bay). Options assessment for Sunshine Bay intersection improvements underway (no construction budget currently available).
- **Shepherds Creek Bridge** – *Investment to improve resilience of GY Rd to washout at this location. Enhanced FAR of 76% secured from NZTA.* Detailed design nearing completion. Resolving abutment retaining details. Consent to be submitted in June/July. Tender for physical works in August 2026.
- **Bennetts Bluff Resilience** – *Investment to assist with managing rockfall hazard in this location.* Enhanced FAR of 76% secured from NZTA. Project on hold pending certainty around commitments associated with other resilience projects (Shepherds Creek and Crown Range). Design and delivery tentatively programmed for FY27.
- **Arthurs Point Bridge Crossing** – *New vehicle bridge for Arthurs Point.* Business case update is being finalised in April / May. Structural survey on Edith Cavell due late April and will inform the business case.
- **Travel Demand Management** – Advancing the next tranche - wayfinding. First task is to finalise a scope for manual wayfinding and complete a survey of the existing physical infrastructure. Complete scope / survey by 30 June.
- **Parking Management Plans** – Progress updates have been shared with ELT, Council and WUCCB. Responses to internal feedback are currently being finalised. Next step is to prepare consultation packages and seek approval to consult publicly (July Council Meeting).

THREE WATERS

- **Renewals & minor improvements** – multiple renewals projects in planning/delivery incl. Frankton Rd watermain (Perkins Rd to ‘Z’), Upper Suburb St WW & WS, Allan Cres WS, Shotover Country Reservoir liner replacement, Hallenstein St & Avalon Cres WS lateral renewals, Lewis Rd SW reline.
- **CBD to Frankton Wastewater Conveyance Upgrade** – *New conveyance capacity between the town centre (servicing flows from Arthurs Point, Fernhill/Sunshine Bay, Queenstown CBD, and Queenstown Hill) and Frankton Beach Pump Station.* Trenching works are progressing on programme, and continued improvements to the temporary alternative pathway route are being made in response to user feedback (e.g. vegetation trimming, line marking, rubbish bin management). Construction will be largely complete by December 2026.
- **Frankton Beach to Shotover Conveyance Upgrade** – *New conveyance capacity between Frankton Beach Pump Station and Shotover WWTP.* The design contract has recently been awarded to Stantec, and a kick off meeting will take place during April. Early land acquisition activities have commenced.
- **Robins Road Wastewater Conveyance Upgrade** – *New conveyance capacity to support growing demand from upstream areas of Gorge Rd and Arthurs Point.* Construction is underway; albeit with some delays arising from tunnelling mechanical failures. Easements for properties to be shifted onto a pressure sewer arrangement are advancing. This project will also deliver Active Travel pathway upgrades along Robins Road.
- **Shotover Wastewater Disposal** – *New solution for the discharge of treated wastewater from Shotover WWTP.* Preparation of a Resource Consent for a land flow path discharging to the Kawarau River is being progressed to meet the 31 May EO deadline. Further options assessment and iwi/community engagement planned per Council’s March decision. Mediation with affected parties for the short-term disposal solution is scheduled for the end of April.
- **Shotover Wastewater Pond Decommissioning** – *Existing ponds to be decommissioned and converted into contingency storage arrangements.* An assessment of decommissioning options is well progressed, and a tender is currently to market for Quantity Surveying support.
- **Kingston Wastewater** – *Development of a new wastewater scheme for the Kingston Village area.* The revised estimated to-market date for construction services is now Q4 2026 following ongoing delays in the land acquisition process. Construction of the Oxford St Pump Station has been separated from the main contract has been separated and will be delivered by KVL; construction of the pump station will commence onsite during April.
- **Arthurs Point Wastewater & Water Supply LoS Improvements** – *Targeted upgrades to increase network redundancy and meet demand growth within the schemes.* A project manager is being engaged to advance early stage project planning activities.
- **Shotover Country Water Supply Bore Upgrades** – *SOC bore upgrades to support continued demand growth.* The first step will involve recommissioning an existing bore, with new bores to be developed through a second stage. The project will be formally initiated shortly and a project manager assigned to progress associated planning and delivery activities.
- **Two Mile & Kelvin Heights Water Supply Filtration** – *Provision of filtration systems at lake water intake sites to remove large particulates, algae, and suspended solids from the water before UV treatment.* Tender evaluations for the associated design & build contract are under evaluation.

WASTE

- **Frankton RTS Improvements** – *Minor operational improvements (incl. installation of a new weighbridge kiosk and upgrades to paved areas) to support site operations until a comprehensive upgrade can be delivered.* Following an unsuccessful open-market approach, a second, closed tender, process is now underway.



WHAKATIPU

PROJECTS COMPLETED OR NEARING COMPLETION

PROPERTY

- Ballarat Street Carpark
- Lakeview - roading network open to public and Cemetery Block contamination clearance

TRANSPORT

- 2025/26 roading reseals programme
- Public Transport Infrastructure Improvements Tranche 3

THREE WATERS

- Compliance Response UV Treatment Programme
- Project Shotover WWTP Stage 3 Upgrade
- Kingston Water Treatment Plant (now in hibernation)
- Kingston Stormwater (PC forecast for end of May)
- Hanleys Farm Wastewater Pump Station

WASTE

- Tucker Beach Closed Landfill Remediation

LOOKING AHEAD (KEY PROJECTS FY28 & BEYOND)

- Kingston Jetty & Wharf Refurbishment (FY28-29)
- Lynch Block Cabin Removal & Site Works (FY33-34)
- Arthurs Point Bridge Crossing (FY28-32)
- Arterial Stage 2 & 3 Enabling Design & Land (FY30-34)
- PT Interchange Enabling Design & Land (FY28-33)
- Fernhill Road Rehabilitation & Active Travel (FY38-29)
- Priority Growth Area Transport Network Optimisations (FY31-34)
- PT Network Optimisation (FY28-34)
- Quail Rise to Hawthorne Link Road (FY28-31)
- Butlers Green Retaining Wall (FY30-31)
- Road 10 Formation (FY32-34)
- Major SW Improvements (FY28-34)
- Remarkables Park WWPS (FY29-31)
- Marine Parade WWPS (FY28-29)
- Hawthorne Drive WW Capacity (FY28-30)
- Arrowtown to Lake Hayes WW Conveyance (FY30-33)
- Kingston New 3W Schemes – next stages (FY28-34)
- Project Shotover Future Works (FY28-34)
- Two Mile Supply Upgrades (FY31-34)
- Quail Rise Reservoir (FY28-32)
- Arthurs Point Reservoir (FY28-31)
- Arrowtown Scheme Upgrades (FY27-31)
- Ladies Mile New 3W Schemes (FY27-32)
- Southern Corridor New WW & WS Schemes (FY27-34)