

**Wānaka Community Board
31 March 2022**

Report for Agenda Item | Rīpoata moto e Rāraki take: 5

Title | Taitara: Chair's Report

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

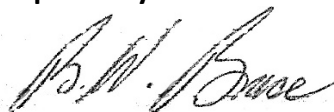
The purpose of this report is to provide the Board with an update on projects of interest and to address other matters not listed elsewhere on the agenda.

RECOMMENDATION | NGĀ TŪTOHUNGA

That the Wānaka Community Board:

1. **Note** the contents of this report; and
2. **Approve** the installation of new signage outside the Lake Wānaka Centre which states:
Parking for venue users only
Unauthorised vehicles will be towed at owner's expense

Prepared by:



Barry Bruce

Chair, Wānaka Community Board

17/03/2022

CONTEXT | HOROPAKI

Lease of former Mitre 10 Building

1. A proposed lease document was issued to the lessor on 22 March 2022. The Agreement is conditional upon the Council approving the terms and passing a formal resolution confirming its approval at the Council Meeting scheduled for 28 April 2022.
2. The officer report seeking the Council's decision will be discussed in the public excluded part of the meeting as the matter involves commercial negotiations.

Parking at Lake Wānaka Centre

3. An issue has been raised that there are several local people who appear to be using the carparking spaces at the Lake Wānaka Centre as all day parking on a permanent basis.
4. There is signage outside the Lake Wānaka Centre indicating that parking spaces are for venue users only, but this is not enforceable. Accordingly, there is no way of ticketing or towing these vehicles when they are effectively illegally parked.
5. Options have been discussed with both the Property & Infrastructure and the Regulatory (Parking) team. Their advice is that the Board should approve new signage stating that it is a tow away area. This would enable a private contractor to be engaged to clamp or tow away cars, if required.
6. If the Board approves, new signage will be placed outside the Lake Wānaka Centre stating:

Parking for venue users only.

Unauthorised vehicles will be towed at owner's expense.

Hāwea Wastewater Management Project

7. The existing Hāwea Wastewater Treatment Plant (WWTP) was built in 1988 and upgraded in 2000. It is unable to meet the current and projected demand.
8. Short-term upgrades to the WWTP are being progressed using 3W reform stimulus funding. The interim upgrades are expected to achieve compliance with existing consent conditions, however, will not provide for additional demand on the network. The interim upgrade provides some relief the long-term wastewater solution for the township is confirmed and executed, with an estimated design life of five years.
9. In 2021, QLDC engaged a multi-disciplinary advisory team (PwC, Beca, and Meredith Connell) to support the development of a business case for investment in the long-term solution. Of five short-listed options, a pipeline to Project Pure via Albert Town has been identified as “the preferred option”. The preferred option provides the best balance of environmental, social, cost, and resilience benefits, while being readily constructible within the interim solution’s design life.



1. Begins at existing Domain Rd pump station site
2. Follows unformed legal road south until meeting Camp Hill Road, then west to the Hāwea River
3. Pipeline attached to the existing Hāwea River bridge
4. Follows SH6 (Lake Hāwea – Albert Town Road) to the Clutha River
5. Pipeline attached to the existing SH6 bridge
6. Continues along SH6, until reaching the Albert Town #2 pump station
7. Enters the existing network to Project Pure

Progress Update

Design

10. The project is in the early stages of concept design and staff are currently working through a more refined options assessment to confirm the pipeline and pump station specification. The concept design will be finalised once the pipeline and pump station specifications are confirmed. This will include concept drawings of the pipeline alignment and pump station upgrades, assessments of the Clutha and Hāwea River bridge crossings, carbon footprint assessment, cultural and heritage assessments, updated cost estimate and a concept plan for decommissioning the existing WWTP.

Business case

11. Further business case work is on hold until concept design is complete. Design outputs will inform the balance of the business case which focusses predominantly on commercial, funding, and delivery arrangements.

Community Engagement

12. The project team had planned on holding community drop-in sessions early in the concept design in late 2021 / early 2022. However, COVID-19 restrictions complicated this process as QLDC worked out how best to manage the health and safety risk for employees while making the session accessible for all community members.

13. The project team now believe that public information sessions should be delayed until completion of concept design (estimated June/July 2022). The team is aware that this may be disappointing but there are good reasons for delaying the drop-in sessions. Firstly, the new pipeline alignment may require consultation with specific landowners and this should ideally occur before completing wider engagement activities. Secondly, the design is in its early stages so there are no material updates to the information that has been publicly available on the QLDC Let's Talk page since December 2021.

14. In the meantime, the community is encouraged to use the Let's Talk Page to ask the project team specific questions.

Indicative Programme

15. There is a significant amount of work to be done and the indicative programme currently is as follows:

1. Concept Design: Q3 2021/22 – Q1 2022/23
2. Finalise Business Case: Q2 2022/23 - Q3 2022/23
3. Preliminary Design: Q3 2022/23 – Q4 2022/23
4. Detailed Design: Q4 2022/23 – Q1 2023/24
5. Construction: Q2 2023/24 – Q4 2025/26

16. Council is committed to delivering this important wastewater upgrade for the community and status updates to key stakeholders will be periodically provided as the project progresses. Interested parties are welcome to ask any questions that may arise from these updates.

Town Water Supply Upgrade

17. Works are underway to install 2 km of water supply pipeline from Anderson Road to Cardona Valley Road, passing along MacPherson Street and Golf Course Road. The project also includes a booster pump station which will be installed on Wānaka-Mount Aspiring Road, opposite Bill's Way. Once complete, these works will increase resilience and supply of drinking water to western Wānaka. These works also enable future projects related to the wider Wānaka water supply.

18. Works are progressing well along Golf Course Road, with aims to open the portion from Rodeo Drive to Cardona Valley Road to two-way traffic in the coming weeks. Pipe installation works are on track to be complete along Golf Course Road by the end of April/beginning of May before moving along Ballantyne Road and MacPherson Street. Earthworks for the pump station are expected to begin early April. Both the pipe installation and the pump station are expected to be complete before the end of the year.

Staffing Update

19. A review of staffing resources was undertaken following the resignation of Jess Garrett in late 2021 from her position as Upper Clutha Liaison Manager. The position had both community liaison and governance responsibilities and it was felt that these duties would be better managed by creating two new positions: a Governance Team Leader in corporate services (to manage the governance team of two) and a Community Associations Relationship Manager within the Community Partnerships team.

20. Both roles will have a close relationship with the Board. The Governance Team Leader will commence on 11 April and the Community Associations Relationship Manager on 2 May.

Local Election 2022

21. The election for the Mayor, Ward Councillors and Wānaka Community Board will take place later this year, with the election day being 8 October 2022.
22. The decisions of last year's representation review were not appealed, so voters within the newly named Wānaka-Upper Clutha Ward will now elect four Ward Councillors (an increase of one from previously) and four members of the Wānaka-Upper Clutha Community Board. Following the election, the Council will appoint three of the four Ward Councillors to the Wānaka-Upper Clutha Community Board.
23. Key dates in the election process are as follows:
 - 15 July 2022 Candidate nominations open and electoral roll opens for public inspection*
 - 15 July - 12 August 2022 Receipt of candidate nominations*
 - 12 August 2022 at 12 noon Candidate nominations close and roll closes*
 - 17 August 2022 Public notice of candidates' names*
 - 16 - 21 September 2022 Voting documents delivered*
 - 16 September – 8 October 2022 Voting and Special Voting period*
 - 8 October 2022 at 12 noon Election day - voting closes midday*
 - 8 October 2022 from 12 noon Preliminary results*

Wānaka Council Meetings

24. When the Council adopted its 2022 meeting scheduled in December 2021 it agreed to hold the following three full Council meetings in Wānaka:
 - 3 February 2022
 - 2 June 2022
 - 1 September 2022
25. New Zealand entered the red light setting under the Covid Protection Framework on 23 January 2022. Because of the risk to public health and safety, the decision was made soon after, that whilst the red light setting remained in place the Council would not hold any of its meetings in person. Accordingly, since that date all meetings of the Council, committees, hearings and community board have been conducted via Zoom and live-streamed.
26. The situation will be reviewed when the government indicates a change to the current red light setting. It is hoped that the remaining Council meetings that are planned to take place in Wānaka will be able to occur.

Wānaka Lakefront Development – Stage 2

27. The contract is due to be signed with works due to start in early April. A full communications strategy about stage two of the project is planned.

Liaison positions, community associations, and Council meeting updates

28. 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 3 Waters Capex Programme Summary Report
- B Wānaka Parks & Reserves Capital Programme and Renewals (March 2022)

Attachment A

Bundle	Project Code	Project Name	Project Status	Risk Profile	Programme	H&S Status	Financial Status	Estimated Practical Completion	Location	Phase	Status Report Overall Comment
9&10											
9&10	000847	Aubrey Rd Rec Reserve SW detention pond	Red - Critical	Amber - At Risk	3 Waters	No Incidents	Over Budget	26/5/2023	Wanaka	5.Concept Design	Behind schedule due to design delays
9&10	001116	Stone Street Upgrades (SW)	Amber - At Risk	Amber - At Risk	3 Waters	No Incidents	On Budget	18/4/2023	Wanaka	7.Detailed Design	Project has progressed through concept design and prelim design stages and is currently in the detailed design phase but well behind the initial baseline.
4&5											
4&5	000941	Western Wanaka Level of Service (WS)	Green - On Track	Green - On Track	3 Waters	No Incidents	Over Budget	15/11/2022	Wanaka	9.Construction / Execute	<p>1. Infrastructure to meet min. LoS in Western Wanaka</p> <p>a. Construction of main along Golf Course Road underway</p> <p>b. 270m of pipe laid, reinstatement of road ongoing.</p> <p>c. Two significant service crossings highlighted and underway.</p> <p>d. Pump station excavation deferred until early April due to availability of subcontractors. No delay to overall programme dates.</p> <p>2. Alpha Series Infrastructure</p> <p>a. Contractor to commence works April 22. Repricing to look at 400m of pipe install as opposed to 180m originally planned. Ability to install 400m will depend on price received.</p> <p>b. Alpha series water supply pipework as a separable portion following instruction from SAP. Approved additional budget allocated for this work.</p>
3&5											
3&5	000944	North Wanaka new WW conveyance scheme	Red - Critical	Amber - At Risk	3 Waters	No Incidents	Over Budget	07/11/2022	Wanaka	8.Construction Procurement	Objections and potential litigation by local residents. Stage 1 of the project is due to start in early March 2022 .
11&12											
11&12	000625	Project Pure WWTP upgrade	Amber - At Risk	Amber - At Risk	3 Waters	No Incidents	Over Budget	10/08/2023	Wanaka	8.Construction Procurement	<p>Finances: Additional funding approved to enable contract award once negotiations are complete.</p> <p>Risk: Constructability of upgrade to existing plant with limited opportunities for shutdowns to make connections; constructability risk due to close proximity to existing plant.</p> <p>Risk: Uncertainty regarding duration of hypo dosing during UV relocation.</p> <p>Issues: Yet to resolve new amenities building design.</p> <p>Issue: QAC requesting additional information regarding crane use on site. There is a risk that the start of construction is delayed while the matter is resolved.</p> <p>Programme: Tender for construction 03 November 2021; Contract award Feb '22.</p>
1&2											
1&2	000518	Beacon Point New Reservoir	Green - On Track	Green - On Track	3 Waters	No Incidents	Over Budget	10/3/2023	Wanaka	8.Construction Procurement	Amended Detailed Design 'Issue for Construction' set has been completed by GHD. Fulton Hogan now pricing under final bid negotiations, with contract award planned by April. Falling main cut-in works rescheduled to May 2023. Earthworks consent is in processing for cut to stockpile in a landscape bund on the adjacent 'water treatment plant' land. Acquisition of the adjacent 'water treatment plant' land remains agreed in principle, with conditions still to be addressed. If the land acquisition and earthworks consent are not secured by May 2022, the works may be delayed.

Attachment B: Wanaka Parks & Reserves Capital Programme + Renewals*Monthly WCB Update - March 2022*

Project	Details/Description	Projected start date	Projected completion date
Stage 2 Lakefront Development project	Contract to be awarded late March 2022, construction to begin early April 2022.	Apr-22	TBC
Stage 5 Lakefront Development project TIF 5	Concept design has been shared with the community for comment, feedback has been collated and the team are working towards detailed design.	TBC	30/06/2023
Mt Aspiring Carpark TIF 5	Working towards detailed design.	TBC	30/06/2023
Wanaka Show grounds Field Development	Sports field technical specification and condition assessment complete, reforecasting construction till late 2022	TBC	30/12/2022