

**Wānaka Community Board
9 December 2021**

Report for Agenda Item | Rīpoata moto e Rāraki take: 4

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.



Barry Bruce

Chair, Wānaka Community Board

1/12/2021

CONTEXT | HOROPAKI

Wānaka Lakefront Development Stage Two

1. The tender documents for Stage Two were loaded on to the Government Electronic Tenders Site (GETS) the week beginning 29 November 2021.
2. Tenders are due to close on 18 January 2022.
3. It is anticipated that a contract will be awarded to the successful tenderer at the beginning of February 2022 with works to begin later that month.
4. This date in February was chosen as it was after the Challenge Wānaka event and the peak summer holiday time.
5. There will be a turning of the sod and a blessing for Stage Two, date to be advised, once staff receive a programme from the successful contractor.

CONTEXT | HOROPAKI

Wānaka Lakefront Development Stage Five

6. The Stage 5 concept plan was out for public consultation and feedback during a four-week period in October / November 2021.
7. Key stakeholders WAI Wānaka, Guardians of Lake Wānaka, Wānaka Marina and Wānaka Yacht Club, were consulted prior to public consultation.
8. Parks and Open Spaces staff met on site to discuss the proposed development and hear feedback.
9. Various issues were raised in the feedback, with active travel paths, native plantings and reducing congestion being some common themes. A full consultation summary will be released to the community in December 2021.

Upper Clutha Liaison Manager

10. Jess Garrett who has worked for QLDC as Upper Clutha Liaison Manager since December 2020 will leave for health reasons on 9 December. She has been a great support to the Board and has contributed significantly to the Mt Iron wildfire project which was nominated for a regional FENZ award. She will remain living in the district and I am sure that the Board will join me in wishing her well for all her future endeavours.

Hāwea Wastewater: Preferred Option

11. Feedback is currently open on the preferred long-term solution for treating and disposing of wastewater from Hāwea. Details are available on letstalk.qldc.govt.nz where there is also information about what is proposed, why it is the preferred option and the other options considered. Comment needs to be submitted by 30 January 2022.

Lease of former Mitre 10 Building

12. Lease negotiations for the former Mitre 10 building are continuing and it is hoped to conclude them prior to Christmas. The terms and conditions of any lease agreement will be presented for formal consideration by the Board and this topic is pencilled in as an agenda item in early 2022. The Board's recommendation will be presented for the Council's final approval.

Draft Wānaka Airport Management Services Agreement ['MSA']

13. Members will note that this is an item in a public excluded part of the Board meeting. This is because the proposed agreement contains commercial information and it is still subject to negotiation.
14. Since the over-turning of the 100-year lease to Queenstown Airport ['QAC'] following a judicial review, the day-to-day management of Wānaka Airport has sat with QAC under an interim agreement. Relevant Council and QAC executive staff and operational staff have been negotiating the draft agreement, being presented in the report.

15. The main matters covered by the MSA are the term of the agreement, management fee, health and safety, governance, operating and capital expenditure, services/KPIs and the Warbirds over Wānaka licence.
16. The Mayor/Chief Executive will be delegated authority to make public comment about the agreement once it is agreed and signed by all parties.

Liaison positions, community associations, and Council meeting updates

17. 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 (November 2021)

Attachment A: Infrastructure Capex Report

Bundle	Project Code	Project Name	Project Status	Risk Profile	Programme	H&S Status	Financial Status	Estimated Practical Completion	Location	Phase	Status Report Overall Comment
SPP											
SPP	000580	Ballantyne Road Reseal	Green - On Track	Green - On Track	Roading	No Incidents	At Risk	10/12/2021	Wanaka	9.Construction / Execute	Construction works complete. O&M manuals and as-builts documentation in progress. Final project gateway to happen in December 2021.
9&10											
9&10	000847	Aubrey Rd Rec Reserve SW detention pond	Red - Critical	Amber - At Risk	3 Waters	No Incidents	Over Budget	18/1/2023	Wanaka	5.Concept Design	Behind schedule due to design delays
9&10	000950	Bills Way SW pipeline replacement	Amber - At Risk	Amber - At Risk	3 Waters	No Incidents	Over Budget	23/11/2022	Wanaka	5.Concept Design	Behind schedule due to design delays and understanding options for stormwater management and the catchment model.
9&10	001116	Stone Street Upgrades (SW)	Amber - At Risk	Amber - At Risk	3 Waters	No Incidents	Over Budget	7/11/2022	Wanaka	6.Preliminary Design (Developed Design)	Project has progressed through concept design and prelim design stages
4&5											
4&5	000941	Western Wanaka Level of Service (WS)	Amber - At Risk	Amber - At Risk	3 Waters	No Incidents	At Risk	25/11/2022	Wanaka	8.Construction Procurement	Procurement for construction underway. HEB have submitted tender with a large price difference to the detailed design estimate. Work required to reconcile the price as the figure received is ~50% over the detailed design estimate. Unapproved budget reduction shown in Sentient of approximately \$600,000 unclear why this change has been made.
3&5											
3&5	000944	North Wanaka new WW conveyance scheme	Red - Critical	Amber - At Risk	3 Waters	No Incidents	Over Budget	05/08/2022	Wanaka	8.Construction Procurement	Objections and potential litigation by local residents. Review of constructibility and options available. Stage 1 pricing is expected to have escalated
11&12											
11&12	000625	Project Pure WWTP upgrade	Amber - At Risk	Green - On Track	3 Waters	No Incidents	Over Budget	14/08/2023	Wanaka	7.Detailed Design	<p>Finances/Budget: Detailed design construction cost estimate of \$12.4m vs LTP budget input of \$7.98m. FC additional \$5.1m to complete project. NWCS expected to fund shortfall but confirmation needed.</p> <p>Programme: Tender for construction planned for early November. Construction Contract award in Feb 22.</p> <p>Issue: Additional funding required to complete project. Funding certainty not available until approval on Dec 14.</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>Risk: Uncertainty regarding on site firefighting requirements. Initial advice is that on site storage will be required. Concept design provided to FENZ but no formal advice until detailed design of building completed.</p> <p>Risk: Tendered prices exceed construction cost estimate</p> <p>Risk: CAA reject or impose impractical conditions for crane use on site.</p> <p>Land: Finalize temporary land use agreement with QAC (draft agreement in place).</p> <p>Consenting: All consents received for construction.</p>
1&2											
1&2	000518	Beacon Point New Reservoir	Amber - At Risk	Green - On Track	3 Waters	No Incidents	Over Budget	24/3/2023	Wanaka	8.Construction Procurement	Use of adjacent 'water treatment plant' land for earthworks cut to stockpile being negotiated through land acquisition. All consents have been granted and all land has been acquired for the reservoir, but earthworks consent for cut to stockpile is still required. GHD are redesigning the tank foundation, to accept design liability, and under slab connections, to align to Quail Rise reservoir.

Attachment B: Wanaka Parks & Reserves Capital Programme + Renewals*Monthly WCB Update - Nov 2021*

Project	Details/Description	Projected start date	Projected completion date
Stage 3 Lakefront Development project	Stage three was opened in October.	Summer 2021	Complete
Stage 2 Lakefront Development project	Stage Two tender documents to be released in Dec 2021. Construction to begin late Feb/March 2022.	Summer 2022	TBC
Stage 5 Lakefront Development project TIF 5	Concept design has been shared with the community for comment.	TBC	30/06/2023
Mt Aspiring Carpark TIF 5	Working on detailed design, Geotech investigations underway.	TBC	30/06/2023
Wanaka Show grounds Field Development	Sports field technical specification and condition assessment of the site to be complete, working on procurement plan	TBC	30/06/2022