

### Wānaka-Upper Clutha Community Board

19 May 2023

#### Report for Agenda Item | Rīpoata moto e Rāraki take [3]

##### Title | Taitara : Chair's Report

##### Purpose of the Report | Te Take mō te Pūroko

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The purpose of this report is to:

- a. to provide the Board with an update on projects of interest;
- b. to allow members to report on recent community engagement; and
- c. to cover other matters not listed elsewhere on the agenda

##### Recommendation | Kā Tūtohu

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That Wānaka-Upper Clutha Community Board:

1. **Note** the contents of this report.

Prepared by:



**Name:** Simon Telfer

**Title:** Chair

**4 May 2023**

### Context | Horopaki

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#### Update on Mitre 10 Conversion Project

1. Naylor Love commenced work on site on 5 April 2023. Since then, Naylor Love has completed the demolition phase of the job which largely comprised the removal of existing strapping and previous material typical of a hardware store. Naylor Love has also re-lined the walls in the core of the building as part of the conversion of these spaces to the changing rooms/meeting room space in the new facility.
2. The reconstruction phase commenced shortly after the completion of the demolition works. As per the attached photographs [Attachment A], we have commenced the installation of framing and trusses to the future Kahu Youth space as well as remediation of the floor and grinding/re-surfacing throughout the building. As far as the Kahu Youth space, the next period of construction will see the placing of insulation, cables run and linings installed throughout, and the shape of the space will really come together with the eventual installation of the mechanical equipment. Aspiring Gymsports will also undergo substantial change during the next period, with the installation of the framing and eventual lining, following much the same progress as already undertaken throughout Kahu Youth.
3. As far as the on-site dynamics, a collaborative approach is being followed to remediate any potential issues on site and so far, the team are still tracking to programme. We are currently finalising some dates for walk-through / hand-over and will work with project stakeholders to get some appointments in the calendar. From a financial standpoint, the job is going well and is within the original budget.

#### Wānaka Show Grounds Field Development – Budget \$843,000

4. The project to upgrade fields one and two in September 2023 has been stopped. Recent stakeholder engagement suggested the project does not meet the current needs of the community and associated user groups. These conversations developed after workshops with the Heart of Wānaka community group where new layout opportunities were discussed regarding the use of the site, which would benefit all user groups. There are limited fields and user groups could be displaced to during the works.
5. QLDC Parks and Sport and Recreation staff are investigating options, implications, costs and timeframes for a rescope to use the funding elsewhere. The proposed scope will construct an U12 football field at the Wānaka Recreation Centre as well as develop what is currently an unusable area of green space in the northwest corner boundary of the Wānaka Showgrounds to allow additional space for trainings and in essence, will be of benefit to all Wānaka Showgrounds users. This work is currently at the design stage.

#### Pembroke Park - Irrigation and Field Improvements

6. This project has a budget of \$493,000 but currently there is no scope, project plan or design for this budget.

### **Ballantyne Road Site Remediation**

7. On-site testing has been carried out recently to determine the types and quantities of any contaminated material to be removed from site.
8. Following this, it has been established that a substantial portion of the land previously thought to be below safe levels of contamination, is actually above that initially expected. As such, a large portion of the material initially allowed for removal does not need removal.
9. Staff are currently gauging interest with contractors to carry out the site clean-up / removal of waste. So far, four contractors have expressed interest and a Procurement Plan has been developed (with QLDC for review) which provides a pathway to engaging a supplier and subsequently completing the works.
10. Both the draft master plan and remediation estimate(s) prepared are being updated to reflect the new information as well as current market rates. This should provide a better steer on budget and the programme of works that is achievable.

### **Additional Courts at Indoor Stadium**

11. A Procurement Plan was developed and submitted to QLDC to engage designers to further the initial master plan and take the design for the indoor courts through the relevant, design, consenting and procurement stage, ready for construction.
12. The initial budget estimate for either the two or four court option(s) are in excess of what has been allowed for in the current LTP. Additionally, the committed design and construction money are separated by two years in the LTP.
13. As a result of the above a conversation is happening internally around both the budget available and the approach to be followed, considering the separation in commitment to the spend.

### **Fault in the Sewerage Line on Stone Street**

14. CCTV investigations have recently been undertaken in this area in response to the overflows that have occurred. These have shown root ingress at a manhole that was the likely contributor. The footpath had been constructed over the manhole and records not updated appropriately so staff did not appreciate the asset existed when completing the initial response to the blockages.
15. Council's water contractor Veolia has cleared the roots and will also raise the manhole lid to the surface to enable improved maintenance access going forward.

### **Summary of recent activities at Wānaka Recreation Centre ['WRC']**

16. School Holiday Programme registration went online for the first time and WRC had a great two weeks. The integration was smooth and parents preferred this to the old method.

17. Term two programmes are now up and running at the centre. The full timetable can be downloaded from the recreation page on the Council website.
18. Mixed Social Basketball is the sport of choice for term two and there are a healthy number of teams registered to compete.
19. The play space was opened during the second week of the school holidays and will be a great space for parents, kids and community moving forward.

### **Members' Sector Engagement Updates**

#### *Simon's comments*

20. I have been on leave of absence for the past six weeks so, unfortunately, have little community engagement to report on.

#### *Lyal's comments*

21. The Albert Town Community Association is concerned about the state of the verges and entrances to Albert Town. To address this an onsite meeting of relevant people from Aspiring Highways and the QLDC is being organised to confirm responsibilities and determine action to address the issue.
22. The developer of the commercial area has agreed to installation of a notice board and waste/recycling bins, and these are now being sourced. The car park area will be levelled and reformed.
23. More planting of fruit trees and native plants has been done at the lagoon.
24. The Wānaka Community Response Group is getting established with a strong core team. They will be distributing a leaflet soon promoting community response. The current 'Community Response Plan' is being reviewed and reproduced as the 'Community Resilience Guide'. Fundraising is underway for some equipment and to pay for relevant training. Connections will be made with other organisations that can contribute to effective response in the time of an emergency.

### **Attachments | Kā Tāpirihaka**

A	Photographs of construction inside former Mitre 10 building
B	Three waters capex report







## Wanaka- 3 Waters Projects

Project Name	Project Status	Estimated Practical Completion	Location	Phase	Status Report Overall Comment
Albert Town Retic Improvement (WS)	Green - On Track	12/07/2023	Wanaka	7.Construction	Physical works are complete and in project close out stage
Aubrey Rd Rec Reserve SW detention pond	Green - On Track	30/11/2023	Wanaka	5.Detailed Design	Detailed design is complete with parts of the project planned for implementation and the detention pond works deferred.
Beacon Point New Reservoir	Green - On Track	27/10/2023	Wanaka	7.Construction	Currently in construction with earthworks being the major activity for the coming months.
Luggate Water Supply Scheme (WS)	Green - On Track	25/06/2024	Luggate	5.Detailed Design	Detail design is complete. The project is currently deferred.
North Wanaka Conveyance (WW)	Green - On Track	03/08/2023	Wanaka	7.Construction	Physical works are nearing completion.
Project Pure Upgrade (WW)	Green - On Track	31/01/2024	Wanaka	7.Construction	Construction continues in line with programme and budget
Stone St Upgrades (SW)	Amber - At Risk	04/10/2023	Wanaka	1. Initiation & Business Case	Detailed design is complete, and the design is currently under review.
Western Wanaka Level of Service (WS)	Green - On Track	05/11/2022	Wanaka	7.Construction	Practical Completion Granted for the works. Handover documents received and underway.