Full Council

12 November 2026

Report for Agenda Item | Rīpoata moto e Rāraki take [2]

Department: Community Services

Title | Taitara: Wānaka Performing Arts Precinct Business Case (Phase One v1.0)

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to present the community-led Wānaka Performing Arts Precinct Business Case (Phase One v1.0), developed by the Lake Wānaka Arts and Culture Charitable Trust, to Council and confirm direction to undertake assessment to inform Council's consideration of the proposal through the Long Term Plan 2027-2037. This report also seeks approval from Council to continue assessing the preferred Wānaka Recreation Centre site for the purpose of this proposed development.

Public Excluded | Ārai te Iwi Whānui

It is recommended that Attachments B and C, also referred to as Appendix 6: WPAP Financial Modelling and Appendix 7: WACT Establishment Timeline of the Wānaka Performing Arts Precinct Business Case (Phase One v1.0) are considered while the public is excluded. These attachments contain financial modelling and indicative establishment timeframes provided by the Lake Wānaka Arts and Culture Charitable Trust (WACT). This information is commercially sensitive, and its release could prejudice WACT's commercial position, including by disclosing estimates that may influence future fundraising or procurement associated with potential delivery of the project. The information also forms part of Phase One of the business case and remains subject to further Council analysis and input before a more comprehensive final business case is developed.

This recommendation is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:

Section and Grounds	Reason for this recommendation
7(2)(b)(ii) to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	The financial modelling and establishment timeframe provided by the Lake Wānaka Arts and Culture Charitable Trust (WACT) contain information that is commercially sensitive. In this situation, the importance of protecting WACT's commercial position and enabling further assessment of the business case outweighs the public interest in disclosure.

Recommendation | Kā Tūtohuka

That the Council:

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

2. **Note** receipt of the Wānaka Performing Arts Precinct Business Case (Phase One v1.0) and the indicative Council investment sought;

3. **Agree** that the Wānaka Recreation Centre land continues to be considered as a potential site for the proposed Wānaka Performing Arts Precinct, noting that no decision is made at this stage that the land is available, and that any future decision will follow further due diligence, appropriate consultation and Council consideration;

4. **Direct** the Chief Executive to assess the proposed Wānaka Performing Arts Precinct project to inform Council's consideration of whether, and on what basis, the project could potentially be included in the draft 2027-2037 Long Term Plan;

5. **Direct** the Chief Executive to report back to Council regarding the Lake Wānaka Arts and Culture Charitable Trust proposal, before the draft 2027-2037 Long Term Plan is adopted for consultation, following officer assessment of the Business Case, Wānaka Recreation Centre land requirements, Local Government Act 2002 decision making requirements, and other relevant land/property matters; and

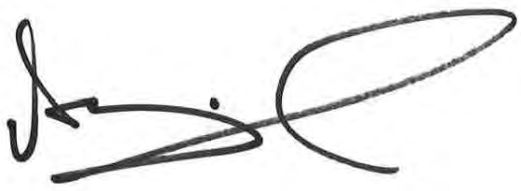
6. **Agree** attachments 2 and 3 will be publicly released upon completion of the project, subject to agreement with the Lake Wānaka Arts and Culture Charitable Trust.

Prepared by:



Name: Marie Day
Title: Community Partnerships Manager
2 November 2026

Reviewed and Authorised by:



Name: Kenneth Bailey
Title: General Manager Community Services
2 November 2026

Context | Horopaki

1. The Lake Wānaka Arts and Culture Charitable Trust (WACT) was established in July 2021 to advocate for a dedicated, state-of-the-art performance and visual arts facility in the Upper Clutha. WACT submitted a feasibility study and partnership proposal to Queenstown Lakes District Council (QLDC) in 2024, seeking support for a new performing arts and cultural centre.

2. A QLDC review of the WACT's 2024 proposal noted strong community support for the concept but highlighted the need for broader district-wide consideration, greater clarity on integration with existing venues, and further assessment of financial, governance, construction, and operational risks, including those posed by the Trust's intention to retain full control of design and delivery.

3. While the 2024 proposal received significant public support through the Long Term Plan (LTP) 2024-2034 consultation process[1], no funding was included in the final LTP due to wider financial constraints and competing growth pressures. Council indicated it would continue to work with WACT to explore future opportunities and considerations. The formal response to this request was:

> *"The proposed Wānaka Performing Arts and Cultural Centre has the potential to offer cultural, social, and economic benefits to the Upper Clutha, wider Queenstown Lakes, and regional communities. However, as QLDC is currently working within significant financial constraints and community growth pressures, an investment into social infrastructure of this scale was not considered for Long Term Plan 2024-2034. Council officers will continue working with the [WACT]… to review possible land, operational considerations, and other opportunities for the future, with a view towards investment in future Long-Term Plans."*[2]

New WACT Proposal 2026

4. In January 2025, officers provided WACT with a roadmap outlining the work required before the proposal could be considered through the LTP 2027-2037 process. Since then, WACT has refreshed its governance and evolved its proposal into a broader cultural and civic precinct concept – the Wānaka Performing Arts Precinct (WPAP). In March 2026, WACT sought QLDC support to further develop the proposal for future consideration through the LTP 2027-2037 process.

5. Following officer advice, WACT made a submission to QLDC via the draft Annual Plan 2026-2027 consultation process seeking financial and QLDC staff support to progress the project feasibility analysis and business case. Following consultation and deliberation, elected members approved support for the project in the Annual Plan 2026-2027, including staff time and a funding contribution of $125,000 toward the development of the feasibility report.[3]

[1] In total, 935 submissions were received by Council on the draft LTP 2024-2034, of these 113 submissions were received on the WACT proposal, most in support of the project.
[2] QLDC 2024-2034 Long Term Plan / Summary of decisions, p.9
[3] QLDC Annual Plan 2026-2027 (adopted), p. 15-16

6. Following the mandate to proceed with this work, a term of reference was set up between QLDC and WACT to agree the establishment of a working group to support delivery of the establishment phase of the WPAP project. While WACT is leading the project, the primary objective of the working group is to prepare the project for consideration through the draft LTP 2027–2037, to enable WACT and QLDC to work together, coordinate activities and maintain project momentum throughout the establishment phase.

Proposed actions prior to adoption of LTP 2027-2037

7. Initial actions completed have focused on supporting the WACT to get a confirmed pathway into the draft LTP 2027-2037 for consideration. Officers have focused on providing senior management and elected members updates as the project has progressed.

8. To follow is a summary of key actions to be completed between receipt of the Business Case and formal consideration for inclusion of this project in the draft LTP 2027-2037.

Timeframe	Action
12 November 2026	Wānaka Performing Arts Precinct Business Case (Phase One v1.0) presented to Council for noting.
November 2026	Procure specialist to analyse the Business Case.
Nov/Dec 2026	Draft CAPEX and OPEX figures for draft LTP 2027-2037 agreed. WACT project will include estimated CAPEX and OPEX until QLDC Business Case analysis is complete. Officers will signal potential CAPEX budgets that could offset the capital investment in the WPAP. E.g. new Wānaka Library.
January/February 2027	Draft LTP 2027-2037 is audited, including acknowledgment the WPAP figures will be finalised and consultation processes agreed along with approval of the draft LTP 2027-2037 for consultation
February 2027	QLDC analysis of WPAP presented to Council, including LTP implications; seeking approval from Council to include as part of the draft LTP 2027-2037 consultation.
March 2027	Draft LTP 2027-2037 adopted by Council for consultation. A specific consultation question regarding the WPAP investment will be included, subject to Council approval.

Wānaka Performing Arts Precinct Business Case (Phase One v1.0), October 2026

9. The WACT's Wānaka Performing Arts Precinct Business Case (Phase One v1.0)[4] (the WPAP Business Case) presents an expanded concept of integrated infrastructure, proposing co-location of performing arts venues, community and education spaces, creative industry offices, and potential integration of the Wānaka Library and QLDC office space and civic functions around a shared public space. The Business Case reflects WACT's proposal and preferred approach.

[4] See report Appendix A

It does not represent a Council decision on the scope of the proposal, level of Council investment, or the preferred site.

10. The WPAP Business Case presents a proposal for an integrated civic and cultural precinct at Three Parks, a mixed-use community commercial development in Wānaka. The proposal responds to identified shortages in fit-for-purpose performing arts, rehearsal, creative and community space in the Upper Clutha, including future library provision in Wānaka. WACT proposes bringing these functions together on approximately 1.07 hectares of QLDC-owned land adjacent to the Wānaka Recreation Centre (WRC).

11. The Precinct would comprise three buildings arranged around a shared public plaza (refer to Figure 2 for draft concept drawings of the proposal):

    - **Performing Arts Centre (Building A):** a 580-seat theatre, a 200-seat black box theatre and hospitality spaces.

    - **Civic Building (Building B):** a public library and civic offices.

    - **Creative and Community Pathways building (Building C):** four purpose-built studios, a gallery and approximately 20 affordable creative-industry spaces.



Figure 1: Proposed space concept only, RTA Studio



Figure 2: Proposed space concept only, RTA Studio

Figure 1: Proposed space concepts from the WPAP Business Case, page 15.

12. WACT's feasibility model forecasts approximately 240,700 visits in the first year of operation, increasing to 345,600 by Year 5.

13. Three options to be assessed, as stated in the WPAP Business Case:

    - ***"Option 1, the status quo,** requires no new capital in the short term. It defers the cost rather than avoiding it, because the existing facilities would continue to deteriorate while demand increases."*

- ***"Option 2, the integrated precinct,*** *requires the largest initial commitment. It is the only option that resolves the infrastructure shortfall within the term of this Long-Term Plan, and it captures the efficiencies of a single coordinated build."*

- ***"Option 3, staged development,*** *would lower the initial commitment. It would, however, deliver the library last, even though the library is expected to generate 42 per cent of visits. It would also expose later stages to cost escalation and to donor and volunteer fatigue."*

14. Option 2, the integrated precinct, is WACT's preferred option on the basis that it would address the identified infrastructure shortfall within the 2027–2037 Long Term Plan period, enable co-location and shared facilities, and leverage external funding. The current capital estimate for the overall project build is $105.4 million excluding GST in current terms, or $114.0 million including forecast escalation. WACT proposes a total QLDC capital contribution of approximately $39.7 million, with approximately $69.3 million ($65.7 million build costs plus approximately $3.6 million establishment phase costs) to be raised by WACT from external sources, including philanthropy, central government and community funding.

15. Along with capital funding, the WPAP Business Case seeks:

    - QLDC provision of the preferred Three Parks site at nil consideration;

    - establishment funding of $100,000 per annum from 2027/28 to 2030/31; and

    - an ongoing operating contribution of $2.6 million per annum plus GST, CPI-indexed, from July 2031 under a multi-year funding agreement.

16. The WPAP Business Case identifies significant dependencies and risks, particularly securing the external capital required, confirming land tenure, potential construction cost escalation and the ongoing reliance of the operating model on QLDC funding.

17. The WPAP Business Case is currently a Phase One proposal, with scope, costs, financial projections, funding assumptions, land tenure and delivery arrangements subject to further investigation, independent review, consultation and necessary approvals. Aspects of analysis will include:

    - *Need and value* — whether there is a demonstrated service gap and the integrated precinct is preferable to other options;

    - *Affordability and funding* — the full capital and long-term operating cost to Council, and whether proposed external funding is credible and sufficiently secured;

    - *Site and deliverability* — whether the WRC site can be made available, having regard to legal/property requirements and competing recreation needs; and

- *Governance and strategic fit* — workable delivery and operating arrangements, and alignment with library, cultural, property and wider district infrastructure priorities.

18. QLDC analysis of the WPAP Business Case will be required before any advice on the proposed options can be provided to elected members. Officers plan to complete this analysis over the coming months and present findings at a Council workshop in early 2027.

Land considerations

19. The WPAP business case has identified part of Te Whare ā-Rēhia o Wānaka | Wānaka Recreation Centre (WRC) as its preferred site.

20. WRC is contained within 2 parcels of land; Lot 1 DP 484179 (20,003sqm) to the Northwest and most of the site being Lot 1 DP 471996 (54,202sqm) to the southwest located between Ferguson Drive and Grace Wright Drive, with access from Sir Tim Wallis Drive (as shown in Figure 2).

Figure 2 - Te Whare ā-Rēhia o Wānaka | Wānaka Recreation Centre land parcels:



21. The WPAP Business Case proposes to utilise approximately 1.07 hectares of the Northeastern part of lot 1 DP 471996 (the site) for the development of a Wānaka Performing Arts Precinct (as shown in Figure 3).

Figure 3 – Proposed preferred option, area 1.07 hectares (Figure 2 from the WPAP Business Case, page 20).



22. The wider WRC land was originally acquired through a combination of land purchased by Council and land transferred from Willowridge Developments Limited in satisfaction of reserve land development contribution obligations.

23. The site is zoned Community Purposes under the QLDC Proposed District Plan and is subject to designation #376 – Wānaka Sports and Events Facility. This allows QLDC to establish, operate and maintain an integrated indoor and outdoor sports and events facility.

24. Te Whare ā-Rēhia o Wānaka | Wānaka Recreation Centre is listed as a strategic asset in QLDC's Significance and Engagement Policy 2024.

25. Although the site is WACT's preferred location, Council has not determined that the land is available for the development of the proposed WPAP. Before Council can determine whether the site should be made available, further assessment is required. This includes the arrangements under which the land was transferred to Council, whether the land is still required for its original purpose, current and future requirements for recreation at the site, and the relevant Council decision making processes that Council will need to undertake if a different use of the site is proposed. Community consultation on any proposed change in use of the site will be required before Council determines that the land should be made available for WPAP.

26. The assessment will also need to consider Council's wider investment and land requirements, including the draft WRC masterplan investment, including extension of the swimming pool and courts, which will need to be considered alongside advice regarding WPAP investment. This may also consider acquisition of new land in this area, and use of the Lake Wānaka Centre site and other Council-owned land in Wānaka CBD.

27. Accordingly, the WPAP Business Case provides information to support consideration of the proposal and potential next steps, with further steps required before decision on the availability of the land is made.

Demand for sport and recreation space in Wānaka

28. There is a wide range of demand for social infrastructure in the Upper Clutha, including a deficit of sports fields. The QLDC Sports Field Plan 2024 describes this deficit in detail (citing population growth and increased participation as the key drivers of demand) and includes recommendations for further sports field improvements. This competing demand for space will be a key consideration in officer analysis of the WPAP Business Case.

29. A priority project identified by the Wānaka Upper Clutha Community Board (WUCCB) is the development of a full-size multi-use artificial turf for community sport. This project is currently progressing through site investigation and LTP investment planning. One of the shortlisted locations identified land at the WRC, which is also the preferred Site proposed in the WPAP Business Case.

30. Existing and future sport and recreation requirements at WRC will be considered as part of the assessment of the WPAP Business Case before any decision is made about whether WRC land should be available for WPAP.

QLDC Investment in Civic and Cultural Infrastructure – Project Manawa

31. As outlined in the WPAP Business Case, there are range of civic and cultural facilities recently developed or under consideration within the Queenstown Lake and wider Central Otago region. The WACT proposal presents the case for a civic and cultural investment of a scale that meets the long-term needs of the growing Upper Clutha community and the wider district and region. Any investment of this scale and significance must be considered alongside the broader vision for investment in civic and cultural infrastructure in Queenstown Lakes.

32. One of the most significant civic and cultural projects investigated by QLDC has been Project Manawa at Stanley Street in central Tāhuna Queenstown. While Project Manawa was formally established in 2017, Council's consideration of the Stanley Street land for civic and community purposes has a much longer history, reflecting the growth of Queenstown and the changing needs for civic, community and cultural facilities.

33. The Queenstown Town Centre Masterplan (2017) identified Stanley Street as the preferred location for a community heart, subsequently developed through Project Manawa as an integrated civic precinct incorporating Council administration, library, arts and community facilities, public spaces and complementary development.

34. Since then, Council has undertaken work to rationalise the Stanley Street landholding and preserve its longer-term potential, including addressing legacy buildings and leases, relocating arts and community activities to improved facilities such as Te Atamira, and responding to

transport changes associated with the Queenstown arterial. These changes have enabled Council to consider the site more comprehensively as a strategic landholding with potential to support future civic, community, cultural, transport and development outcomes.

35. The proposed approach to Project Manawa has since evolved. Investment in its original cultural components was not included in the 2024-2034 LTP, and Council has separately reconsidered its long-term accommodation requirements. Following consultation on the location of the Civic Administration Building (CAB), the focus has shifted from a CAB-led development to an integrated Stanley Street land strategy and preserving options for future use, including consideration of transport requirements, community and cultural needs and wider strategic property objectives.

36. While the cultural components of Project Manawa are therefore not currently progressing as funded, defined delivery projects, the underlying need for civic, library, community and cultural infrastructure remains.

37. Project Manawa is currently focused on preserving strategic options for Stanley Street, updating LTP assumptions and developing an integrated land strategy that takes account of the proposed land exchange, transport requirements, community and cultural needs and Council's wider strategic property objectives. This includes re-engaging with Ngāi Tahu Property on the proposed land exchange, which has the potential to address existing land constraints and enable more effective use of this strategically important town-centre landholding. The wider land strategy also provides an opportunity to consider how the value and development potential of the Stanley Street landholding can be realised over time, including its potential contribution to future community infrastructure investment or Council's wider financial priorities.

38. The Wānaka Performing Arts Precinct does not, at this stage, displace or replace Project Manawa or the longer-term ambitions for Stanley Street. However, there is potential overlap in some of the civic, library, community and cultural functions being considered. Further assessment should therefore clarify whether the two propositions address distinct needs, are complementary, or create material competition for capital, operating funding or functions. These considerations will inform the longer-term distribution, coordination and prioritisation of civic and cultural infrastructure investment across the district through the LTP 2027–2037.

Strategic alignment: investment in social and cultural infrastructure

39. The QLDC 30 Year Infrastructure Strategy 2024 (the Infrastructure Strategy) references the "most likely" approach for the development of social infrastructure is strategically placed, integrated, multipurpose facilities. "Council invests in strategically placed, integrated and multipurpose facilities that maximise efficiencies in meeting user needs of the entire community within each ward. These facilities are expanded to accommodate the growing population, provide shared facilities to support a range of community, recreation and sporting groups and are supported by smaller scale hubs in settlements with high populations. At least one of these facilities should be able to host district and regional/international sporting tournaments and events."[5]

[5] QLDC 30 Year Infrastructure Strategy / Long Term Plan 2024-2034, p.214

40. The WACT proposal is a concept that may align with the Infrastructure Strategy's approach to the development of specific community hubs, including for the purpose of "Creativity and culture – for use by groups delivering creative and cultural activities including performing arts, visual arts, mana whenua heritage storytelling."[6]

41. Development of a WPAP aligns with Te Muka Toi, Te Muka Tākata, the Queenstown Lakes District Creativity, Culture and Heritage Strategy. [7] One of the five foundations of the Strategy is Integrated Infrastructure. This calls for a networked approach to new built, digital and social infrastructure and specifically identifies the need to understand the requirements of community users, touring companies and visiting artists; encourage development of world-class venues for mid-to-large-scale performing arts; and enhance libraries and community facilities as places for creativity, culture and heritage.

42. Further insights to support Council's consideration of the WACT proposal for creative infrastructure are outlined in a recent report commissioned by QLDC and prepared by community partner Three Lakes Cultural Trust. The Creative and Cultural Spaces and Places Evidence Report[8] recommends moving creative and cultural infrastructure from a project-by-project discussion to a coordinated programme of planning and investigation. It identifies eight priority actions, including:

    - Recognising creative and cultural infrastructure within the LTP work programme.
    - Preparing a district-wide Creative and Cultural Infrastructure Plan.
    - Establishing a cross-Council working group.
    - Protecting future opportunities through planning and property decisions.
    - Expanding creative space activation and brokerage models.
    - Exploring alternative funding and investment mechanisms.
    - Embedding cultural outcomes into capital projects and procurement processes.
    - Developing a shared evidence and monitoring framework.

[6] QLDC 30 Year Infrastructure Strategy / Long Term Plan 2024-2034, p.214
[7] Te Muka Toi, Te Muka Tākata, the Queenstown Lakes Creativity, Culture and Heritage Strategy 2024-2034
[8] Creative and Cultural Spaces and Places Evidence Report, August 2026, Three Lakes Cultural Trust

Analysis and Advice | Tatāritaka me kā Tohutohu

Draft Long Term Plan 2027-2037

43. Members of the WACT joined officers to present on the project at the Council Workshop on 6 October 2026. Councillors signalled interest in the project and indicated that they would like to be able to consider this project within the draft LTP 2027-2037. While officers have included the project in upcoming draft LTP workshops, Councillors will be asked to make a final decision on inclusion of the project in the draft LTP 2027-2037 prior to consultation.

44. Officers will report back to Councillors regarding the WACT proposal before the draft LTP 2027-2037 is adopted for consultation, following officer assessment of the Business Case, Wānaka Recreation Centre land requirements, Local Government Act 2002 decision making requirements, and other relevant land/property matters.

Resolutions - Options

45. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.

46. Option 1: Undertake assessment of the Wānaka Performing Arts Precinct Business Case (Phase One v1.0), including the preferred site, and report back to Council in early 2027

Advantages:

- Provides officers time to seek further advice and analysis on the status of the preferred site and investment in the project before the LTP 2027-2037 is adopted.

Disadvantages:

- The costs and resources required to seek advice and analysis on WPAP Business Case and preferred site.

47. Option 2: Note receipt of the Wānaka Performing Arts Precinct Business Case (Phase One v1.0) and agree to no further analysis or progression of this project.

Advantages:

- No further Council funds or resources will be spent on seeking advice, analysis and community feedback on the WPAP proposal.

Disadvantages:

- The opportunity to develop a Wānaka Performing Arts Precinct will not proceed at this time, and the benefits offered by this social infrastructure development will not be met.

48. This report recommends **Option 1** for addressing the matter because this provides time for officers to analyse and advise Council on this significant opportunity for investment in social infrastructure for the Queenstown Lakes community, to ensure this can be appropriately considered.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

49. This matter is of high significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because this work relates to the land at the Wānaka Recreation Centre which is a significant strategic asset. It also includes consideration of a significant investment commitment in the LTP 2027-2037 and beyond.

50. The appropriate engagement and consultation process will be considered as part of the further assessment and reported back to Council.

51. The persons who are affected by or interested in this matter are the residents/ratepayers of the Queenstown Lakes district community, including users of the Wānaka Recreation Centre, library users and the arts and culture sector.

52. The Council undertook consideration of the initial WACT proposal in the draft LTP 2024-2034. Future consultation on the current WACT proposal and the WPAP Business Case, will take place as part of the consultation on the draft LTP 2027-2037, or any other appropriate consultation process, subject to the final decision of Council.

Māori Consultation | Iwi Rūnaka

53. Iwi engagement will be considered as part of the further assessment and any subsequent LTP appropriate consultation process.

54. WACT have engaged with iwi in the development of the WPAP Business Case and propose further engagement with iwi if the project progresses.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

55. This matter relates to the Community & Wellbeing risk category. It is associated with RISK10005 Ineffective planning for community services or facilities within the QLDC Risk Register. This risk has been assessed as having a moderate residual risk rating.

56. Approval of the recommended option will allow Council to implement additional controls for this risk. This will be achieved by the effective planning for sufficient and appropriate community facilities within the Upper Clutha and district wide.

57. A key risk at this stage is that the WPAP proposal progresses before its scope, funding, financial implications and land requirements have been fully assessed by Council. This will be mitigated through assessment of the Business Case and relevant Council priorities before Council determines whether, and on what basis, WPAP should proceed through the 2027-2037 LTP process. Assessment of WRC as a potential site does not commit the land to WPAP. A separate Council decision, following assessment, will be required before the land may be confirmed as available.

Financial Implications | Kā Riteka ā-Pūtea

58. To ensure a thorough review of the WPAP Business Case, officers anticipate an investment will be required to purchase professional advice, alongside officer time and internal resources.

59. WACT proposes a total QLDC capital contribution of approximately $39.7 million in the LTP 2027-2037, with approximately $69.3 million to be raised by WACT from external sources, including philanthropy, central government and community funding.

60. Along with capital funding, the WPAP Business Case seeks:

- QLDC provision of the preferred Three Parks site at nil consideration;
- Establishment funding of $100,000 per annum from 2027/28 to 2030/31; and
- An ongoing operating contribution of $2.6 million per annum plus GST, CPI-indexed, from July 2031 under a multi-year funding agreement.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

61. The following Council policies, strategies and bylaws were considered:

- Strategic Framework including the Vision Beyond 2050;
- Significance and Engagement Policy 2024;
- QLDC Spatial Plan;
- QLDC 30 Year Infrastructure Strategy (LTP 2024-2034);
- Te Muka Toi, Te Muka Tākata, the Queenstown Lakes Creativity, Culture and Heritage Strategy 2024-2034;
- Travel to a thriving future – A Regenerative Tourism Plan;
- QLDC Library Strategy 2020-2030 (including 2026 draft strategy refresh);

- QLDC Disability Policy 2018;
- QLDC Proposed District Plan.

62. The recommended options are consistent with the principles set out in the named policies.

63. This matter is not included in the Long Term Plan 2024-2034, however this matter is included in the Annual Plan 2026-2027. Options outlined in this report propose consideration of this investment in the draft LTP 2024-2027, subject to further advice from officers and decision of Council.

Legal Considerations and Statutory Responsibilities | Ka Ture Whaiwhakaaro me kā Takohaka Waeture

64. This report seeks approval for assessment of the WPAP Business case.

65. No decision is sought to make WRC land available, to approve the proposed development, or to commit Council funding to the project. Officers will report back on these matters before Council is asked to determine whether WPAP should be included in the draft LTP 2027-2037 for consultation or whether the land should be made available.

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kīaka

66. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; (b) to meet the current and future needs of communities for good-quality, cost-effective, and local — (i) infrastructure; (ii) public services; (iii) performance of regulatory functions; and (c) to support local economic growth and development by fulfilling the purpose set out in paragraph (b). Consideration of the WPAP supports meeting the current and future needs of communities for good-quality, cost-effective and local community facilities. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

67. The recommended option:

- Can be implemented through current funding under the Long Term Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.

Attachments | Kā Tāpirihaka

A	Wānaka Performing Arts Precinct Business Case (Phase One v1.0)
B	Wānaka Performing Arts Precinct Appendix 6 – Costing Feasibility Business Case v.1 **PUBLIC EXCLUDED**
C	Wānaka Performing Arts Precinct Appendix 7 – Establishment Timeline Jul26-Dec27 **PUBLIC EXCLUDED**