

Item 1: Location Options for New Upper Clutha Artificial Turf

SESSION TYPE: Workshop

PURPOSE/DESIRED OUTCOME:

The purpose of the workshop is to seek direction from the Wānaka-Upper Clutha Community Board on a short-list of identified land options in the Upper Clutha to construct a 9,000 square metre multi-purpose artificial turf.

DATE/START TIME:

Thursday, 24 September 2026 at 11:00am

TIME BREAKDOWN:

Presentation: 15 minutes
Debate/Discussion: 15 minutes

PRESENTERS:

Allan Wainwright (Wānaka Recreation Manager)
Simon Battrick (Strategic Projects Manager)

Prepared by:



Name: Allan Wainwright
Title: Wānaka Recreation Manager

14 September 2026

Reviewed and Authorised by:



Name: Dave Winterburn
Title: Acting General Manager, Community Services

15 September 2026

ATTACHMENTS:

A	Presentation Slides - Upper Clutha Artificial Turf
B	Multi-Criteria Analysis - Wānaka Artificial Sports Turf Feasibility Study (page 11)

Proposed Upper Clutha Artificial Turf

Wānaka Upper Clutha Community Board Workshop

Thursday 24 September

Purpose

- > Direction on which shortlisted option(s) QLDC should complete further investigation on to develop an artificial turf.
- > Direction on whether to progress to a final location or wait for the outcome of the Ballantyne Road court hearing.

Background

- > Sports Field Plan 2024 identified a sports field capacity shortfall of 43 hours per week field in Wānaka.
- > 101 Ballantyne Road was identified as future site for sports fields but is delayed due to legal proceedings.
- > New full-sized multi-use artificial turf was a WUCCB priority project from Annual Plan 2026/27
- > Wānaka Football Club are experiencing a growing membership base and will be one of the primary turf users.
- > The updated Spaces & Places Strategy 2026 recommends exploring other partnerships ie; MOE, for shared use of infrastructure to maximise community investment.

Turf Feasibility Study Summary

- > 15 Upper Clutha sites considered
 - > Assessed against key scoring criteria
- > 4 shortlisted sites
 - > Wānaka Recreation Centre
 - > Kelly's Flat
 - > Mount Aspiring College
 - > Ballantyne Road

Option 1 – Wānaka Recreation Centre

Pros

- Existing infrastructure on the grounds
- Access to existing sporting facilities
- Established active transport link
- Existing zoning for sports and events facilities

Cons

- Cricket nets would require relocation
- Land is physically constrained
- Other interested parties for this section



Option 2 – Kellys Flat Recreation Reserve

Pros

- Established active transport link
- Close proximity to three schools
- Highest ranked for proximity to schools

Cons

- Potential consenting complexity being situated in a residential area with further planned development.
- Limited supporting infrastructure
- Acts as Stormwater detention area



Option 3 – Mount Aspiring College

Pros

- Shared use with school and community
- MAC/MOE is interested in exploring a partnership with QLDC
- Potential for shared funding arrangements
- Highest ranked for transport accessibility
- Existing school infrastructure

Cons

- Creating a partnership agreement could extend project timeline
- Wayfinding to the site may be more difficult



Option 4 – 101 Ballantyne Road

Pros

- Greenfield site
- Well provisioned to serve future growth
- Close proximity to the recreation centre

Cons

- Currently in legal process
- Draft Masterplan requires updating
- Lacks current infrastructure but high potential



Next Steps and Direction

- > Confirm the preferred site(s) for further investigation and business case development
- > Undertake preliminary concept design and site fit testing
- > Investment Planning
 - > Investigate any possible Third party funding
 - > Wānaka Asset Reserve Fund
 - > LTP
 - > AP 26/27 - \$750,000 towards total project cost circa \$3-4 million
- > Procurement
- > Design & Construction TBC

TSA Riley

Multi-Criteria Analysis – Wanaka Artificial Sports Turf

Date: 1 September 2026

To: Allan Wainwright & Simon Battrick | QLDC

From: Chris Green | TSA Riley

Subject: Multi-Criteria Analysis – Wanaka Artificial Sports Turf

1. Background

TSA Riley has been engaged by Queenstown Lakes District Council (QLDC) to undertake an assessment of potential locations for a multi-use all-weather artificial sports turf facility within the Upper Clutha region. Increasing demand for sports field capacity has highlighted the need for additional year-round playing surfaces, with artificial turf identified within QLDC’s Sports Field Network Plan as a key component of future sport and recreation infrastructure.

The objective of this assessment is to identify, evaluate and compare suitable land options for development of an artificial turf facility and provide QLDC with a clear understanding of the opportunities, constraints, risks and likely development considerations associated with each site. The assessment considers technical, planning, infrastructure, operational and community factors through a structured site evaluation process, supporting Council decision-making and informing future business case development and investment planning.

1.1 Reason for Assessment

The Upper Clutha area continues to experience significant population growth and increasing participation in organised sport, placing pressure on existing sports field infrastructure. Traditional grass sports fields are constrained by seasonal use, maintenance requirements and weather-related closures, reducing their ability to meet current and future demand. An all-weather artificial turf facility has the potential to substantially increase field capacity providing a reliable year-round venue for training and competition, with approximately 20 to 40 additional hours of use available per week.

QLDC has identified several potential public landholdings that may be capable of accommodating an artificial turf facility. However, each site presents differing opportunities and constraints relating to land availability, planning provisions, access, servicing, physical characteristics, compatibility with surrounding land uses and future expansion potential. As a result, a structured assessment is required to ensure that potential options are evaluated on a consistent basis and that any recommendation is supported by clear evidence and transparent decision-making criteria.

The following assessment compares shortlisted site options using a Multi-Criteria Assessment (MCA) methodology, enabling QLDC to understand the relative advantages, constraints, risks and strategic suitability of each location before progressing to future planning and investment decisions.

2. Base Requirements & Assumptions

2.1 Requirements

Core facility requirements assumed for the assessment are:

- Long-pile multi-use artificial sports turf.
- Suitable for both training and competition use.

- All-weather playing surface capable of supporting high utilisation by the community
- Primarily focused on football (soccer), while accommodating multiple sporting codes where practicable
- Appropriately located so to maximise accessibility and use of the facility

2.2 Field Size Requirements

The Sport New Zealand Guidance for Sports Field Development 2026 report (Appendix A) adopts a Full Field Equivalent (FFE) of approximately 9,000 m² as the standard unit for sports field planning. While field dimensions vary between sporting codes and age grades, the FFE provides a consistent benchmark for assessing sports field provision and land requirements.

Typical dimensions for full-sized senior football and rugby fields are provided in the table below. Rugby generally requires the largest playing footprint and is therefore commonly used as the basis for planning multi-code sports field developments.

Sport	Indicative Dimensions	Indicative Area
Senior Football	~ 100m x 60m	~ 6,000 m ²
Senior Rugby Union	~ 140m x 80m (Including in-goals)	~ 11,200 m ²

The playing field footprint represents only part of the overall land requirement. Additional land is typically required to accommodate supporting infrastructure and operational requirements, including:

- Safety run-off areas and buffer zones around the field.
- Spectator viewing areas and circulation routes.
- Team benches, technical zones, and player warm-up areas.
- Floodlighting infrastructure and light tower setbacks.
- Clubrooms, changing facilities, toilets, and storage.
- Vehicle access, maintenance access, and parking areas.
- Stormwater management infrastructure, including swales and detention areas.
- Landscaping, pathways, and pedestrian linkages

Accordingly, for the purposes of this assessment, a full-sized sports field has been assumed to require an area of approximately 129 m × 70 m (~9,000 m²), consistent with Sport New Zealand's Full Field Equivalent methodology.

2.3 Ballantyne Road

Ballantyne Road forms part of Council's long standing planning for future community sports and recreation facilities in Wanaka. The site has been identified for a number of years and is intended to accommodate a range of activities as part of the wider Ballantyne Road Sports Hub. It is possible that an artificial turf facility may form part of that long-term development. This assessment is limited to identifying a preferred location for an artificial turf facility at the present time. It does not assess the broader need for the Ballantyne Road Sports Hub, nor Council's continuing strategic planning for community sports and recreation activities on 101 Ballantyne Road.

3. MCA Assessment Methodology

A Multi-Criteria Assessment (MCA) was developed to provide a structured and transparent framework for comparing site options for the proposed artificial sports turf facility.

3.1.1 Long List Selection

An initial desktop assessment was undertaken to identify suitable landholdings across the Upper Clutha that had the potential to accommodate a full-size artificial sports turf facility and associated supporting infrastructure. The review considered a broad range of QLDC-owned land, reserve land, Ministry of Education land and other publicly controlled sites. Locations reviewed included:

Wanaka:

- Wānaka Recreation Reserve (A&P Showgrounds)
- Kelly's Flat Recreation Reserve
- Golf Course Corner Site (Ballantyne Road / Ardmore Street)
- Wānaka Recreation Centre (North of carpark)
- Wānaka Recreation Centre (South of carpark)
- Pembroke Park
- Lismore Park
- Kennedy Crescent (Stone Street) Reserve
- Mount Aspiring College
- 101 Ballantyne Road

Lake Hawea:

- Peter Fraser Park
- Hāwea Domain

Cemetery Road (Yet to be vested)

Albert Town:

- Albert Town Recreation Reserve

Luggate:

- Luggate Campground Reserve

The long list sites were assessed against a pass/fail framework considering factors such as location, site size, planning feasibility, existing land use, physical constraints, servicing availability, and potential effects on surrounding activities.

3.1.2 Short List Selection

Following review of the assessment findings and discussions with QLDC, the long list was refined to four shortlisted sites that demonstrated the greatest potential to accommodate an artificial sports turf facility and were therefore progressed to the detailed Multi-Criteria Assessment (MCA).

The four shortlisted locations are: Wanaka Recreation Centre, Kelly's Flat Recreation Reserve, Mount Aspiring College and 101 Ballantyne Road.

Wanaka Recreation Centre (North of carpark)



Kellys Flat Recreation Reserve

Note - Multiple layout and orientation options exist



Mount Aspiring College

Note - Eastern field location is MAC requirement



101 Ballantyne Road

Note - Multiple layout and orientation options exist



3.1.3 Comparator Site - Ballantyne Road

Although the Ballantyne Road site has been included within the MCA, it is **not** currently considered a deliverable option for the development of an artificial sports turf facility.

At the time of assessment, ongoing legal proceedings affect programme timing and implementation certainty creating uncertainty regarding site availability, programme timing and the ability of QLDC to progress development. In addition, the site has already been identified for future sports field development, with the final field typology and development approach still to be confirmed; and would have a high possibility of including an artificial turf, along with other sports hub facilities.

3.1.4 MCA Assessment Criteria

The MCA considered four primary assessment categories: Usage & Community Benefits, Land, Physical & Consenting Constraints, Infrastructure, and Future Growth & Strategic Fit. Each category and weighting were developed in conjunction with QLDC and comprised a series of quantitative and qualitative measures to aide assessment.

Usage and Community Benefits

- Proximity to central Wānaka and surrounding population catchments.
- Accessibility for walking and cycling.
- Connections to the active transport network.
- Proximity to schools and existing recreation hubs.
- Ability to support high participation and daily utilisation opportunities.

Land, Physical and Consenting Constraints

- Site area and overall development potential.
- Ability to accommodate supporting infrastructure and future expansion.
- Land characteristics including earthworks requirements, geotechnical conditions and natural hazards.
- Flood risk and other physical constraints.
- Planning and consenting complexity.
- Statutory approvals and landowner requirements.
- Ownership and delivery risks.

- Compatibility with surrounding land uses and neighbouring activities.

Infrastructure

- Existing and future car parking provision.
- Traffic access and vehicle movements.
- Availability of bathrooms, changing rooms and supporting facilities.
- Lighting requirements and associated effects.
- Availability of power, water and wastewater services.
- Noise and operational effects on surrounding users.
- Construction access, staging and delivery impacts.

Future Growth and Strategic Fit

- Alignment with QLDC strategic planning documents and future growth areas.
- Integration with existing and planned recreation infrastructure.
- Ability to expand, stage or adapt the facility over time.
- Opportunity cost associated with alternative land uses.
- Delivery timeframe and implementation certainty.
- Relative project cost impacts, including earthworks, infrastructure and enabling works.

4. MCA Summary – Qualitative Analysis

4.1 Usage & Community Benefits

4.1.1 Wanaka Recreation Centre

The Wanaka Recreation Centre performed strongly in this category, particularly in relation to recreation hub integration and population catchment. Its location within Wanaka’s primary recreation hub provides strong access to existing sporting facilities and community destinations, making it a natural extension of current recreation activities. The site is approximately 2.8 km from central Wānaka and is surrounded by a large residential catchment, with an estimated population of 17,000–20,000 residents within a 5 km radius.

The site benefits from established active transport connections, including pathways linking Three Parks, local schools and the wider Wānaka network. While walking distances are greater than some other shortlisted locations, accessibility by bicycle and vehicle is excellent. The site's proximity to Te Kura o Take Kārara and co-location with existing recreation infrastructure enhances opportunities for regular community use and sports participation. Overall, the site provides a highly accessible and strategically located recreation destination capable of supporting high levels of daily utilisation, however will be subject to a detailed design and layout assessment to ensure a full size turf can be accommodated within the available site area.

4.1.2 Kelly’s Flat Recreation Reserve

Kelly’s Flat is located approximately 2.3 km from central Wānaka and benefits from excellent access to established residential neighbourhoods, schools and active transport routes. The site sits directly on the Schools-to-Pool active transport corridor and provides strong pedestrian and cycling accessibility, particularly for students attending Mount Aspiring College, Holy Family School and Wānaka Primary School. Within the Usage and Community Benefits category, Kelly’s Flat achieved the highest ranking for proximity to schools and performed strongly for active transport accessibility.

The site's location within a well-established residential area supports opportunities for regular community use and high participation levels. While the site serves a slightly smaller catchment population than Wanaka Recreation Centre, its proximity to schools and exceptional active transport connections resulted in one of the highest overall scores within the Usage and Community Benefits category. Nevertheless, it remains a highly accessible site with strong community connections and user convenience.

4.1.3 Mount Aspiring College

Mount Aspiring College performed strongly within the Usage and Community Benefits category due to its location within Wānaka's education precinct. The site is the closest of all shortlisted options to the wider school network and benefits from direct connections to established walking and cycling routes. It achieved the highest ranking for active transport accessibility, with students able to access the site safely and efficiently from multiple surrounding neighbourhoods.

The site's proximity to both secondary and primary schools presents significant opportunities for shared use and maximising daytime utilisation. The location aligns well with community sport participation objectives by creating opportunities for integration between school and community users, helping to maximise asset utilisation throughout the day and across different user groups. As the site is not owned by QLDC, delivery of an artificial turf facility would be dependent on establishing a formal partnership agreement with the Ministry of Education and Mount Aspiring College to provide long-term access, operational certainty and shared use arrangements. While not located within an established recreation hub, its central position within the educational precinct gives it strong potential to support ongoing usage and participation.

4.1.4 Ballantyne Road

Ballantyne Road is located within the Three Parks growth area, approximately 3.8 km from central Wānaka. While it achieved the lowest ranking for proximity to the existing school network and central Wānaka population, the site remains accessible by vehicle, is in close proximity (five minute walk) from the Wanaka Rec Centre, and is well positioned to serve future growth areas as residential development continues. The site currently services a smaller immediate catchment than the other shortlisted options but has potential to support long-term population growth within the Three Parks area.

Active transport connections are expected to improve as development of the surrounding area progresses; however, the site currently lacks the established walking and cycling linkages available at the other sites. As a result, Ballantyne Road is likely to be more reliant on vehicle access in the short term. While the location offers future strategic benefits, its current ability to maximise community accessibility and daily utilisation is lower than the other shortlisted options.

4.2 Land, Physical and Consenting Constraints

4.2.1 Wanaka Recreation Centre

The Wanaka Recreation Centre performed strongly within the Land, Physical and Consenting Constraints category and achieved the highest overall score of the shortlisted sites. The site is located within an established recreation precinct and benefits from appropriate zoning and an existing designation for sports and events facilities, reducing planning and consenting complexity. The largely flat site is not subject to significant natural hazard constraints, is expected to require minimal earthworks.

From a consenting perspective, the site presents relatively low delivery risk due to QLDC ownership, the existing recreation use of the site, and the proposal's alignment with the site's designated purpose. QLDC's Planning Team confirmed that an artificial turf does not meet the definition of a "building" and is therefore not subject to boundary setback requirements. We also note that lighting towers and wire-netting fences up to 3.5 m in height are exempt from setback requirements.

As the land is physically constrained a detailed design and layout planning will therefore be required to validate long-term feasibility.

4.2.2 Kelly's Flat Recreation Reserve

Kelly's Flat benefits from being a large recreation reserve with sufficient land area to accommodate the proposed facility and associated infrastructure. The site is already used for sporting activities, which generally aligns with the intended use of an artificial turf facility. Its reserve status and recreation function provide a logical planning basis for

development, and the site is capable of accommodating the required footprint without significant land acquisition or tenure constraints.

However, several physical and consenting challenges were identified. The reserve operates as a stormwater detention basin, creating potential flood risk, drainage challenges and additional earthworks requirements. The site's proximity to surrounding residential properties may also increase consenting complexity due to potential effects associated with lighting, noise and increased activity levels. As a Recreation Reserve, additional approvals and consistency with the Reserve Management Plan framework would also need to be demonstrated as part of any future consent process.

4.2.3 Mount Aspiring College

Mount Aspiring College offers a large site area capable of accommodating an artificial turf field. The site has relatively limited natural hazard exposure, low anticipated geotechnical complexity and physical characteristics that are generally suitable for sports field development. Feedback received during the assessment indicated that an artificial turf facility could potentially be accommodated on the eastern side of the existing grounds, supporting opportunities for shared community and school use.

As the site is owned by the Ministry of Education, development would require approvals from both the Ministry and Mount Aspiring College, together with a formal partnership agreement to secure long-term community access. While stakeholder feedback suggested that an artificial turf facility may align with the existing educational designation and not trigger a change of use, future expansion opportunities remain constrained by school operational requirements and potential future growth of the campus.

4.2.4 Ballantyne Road

Ballantyne Road offers the largest site area of the shortlisted options and provides significant flexibility from a land use perspective. The site has ample space to accommodate an artificial turf facility, supporting infrastructure, future expansion and staged development. From a strategic planning perspective, the site benefits from Active Sport and Recreation zoning and forms part of the wider Ballantyne Sports Hub planning area, creating strong alignment with future recreation outcomes.

There is uncertainty associated with an ongoing legal process relating to the land. This impacts programme timing and implementation, even though the site remains identified and zoned for future community sports and recreation activities. Additional planning work would also be required to confirm how the artificial turf facility integrates with wider development intentions for the site. While the physical scale of the landholding represents a significant advantage, legal proceedings and planning complexity currently reduce confidence in the site's delivery timeframe and overall feasibility.

4.3 Infrastructure

4.3.1 Wanaka Recreation Centre

The Wanaka Recreation Centre achieved the highest score within the Infrastructure category and benefits significantly from its location within an established sporting and recreation precinct. The site already has access to a substantial existing parking supply, with approximately 250 parking spaces available. This reduces the need for additional parking infrastructure and provides flexibility to accommodate peak demand associated with sporting events and tournaments. Existing road access is of a high standard, with the surrounding transport environment already designed to support large numbers of visitors attending recreation and sporting facilities.

A major advantage of this location is the availability of existing supporting infrastructure, including public toilets, changing facilities, storage areas, lighting and utility connections. The site is located in close proximity to power, water and wastewater services, enabling efficient connection of any future development. Noise and lighting effects are also likely to be more readily accommodated than other shortlisted sites due to the established sporting character of the surrounding environment. While construction activities may result in some temporary disruption to existing users, the overall infrastructure requirements and delivery complexity are considered lower than the other shortlisted options.

4.3.2 Kelly's Flat Recreation Reserve

Kelly's Flat benefits from being an existing recreation reserve and currently contains a limited level of supporting infrastructure, including public toilets, a small clubroom and some existing parking. The site is accessible from the surrounding road network and is well connected to nearby residential areas, schools and active transport routes. Existing utility services are also available within a reasonable distance of the site, reducing the extent of off-site infrastructure upgrades likely to be required.

The main infrastructure challenge for Kelly's Flat relates to the limited capacity of existing facilities and the site's proximity to residential properties. Additional parking would likely be required to support an artificial turf development, and any expansion of parking areas could reduce the amount of available recreational land. New lighting infrastructure would also be required, with potential impacts relating to light spill and operating hours requiring careful consideration. Stakeholder feedback also identified concerns regarding traffic, noise and parking effects, which may increase both development costs and consenting complexity when compared to other locations.

4.3.3 Mount Aspiring College

Mount Aspiring College benefits from existing school infrastructure and a central location within the wider education precinct. Power, water and wastewater services are available nearby, and the site is already serviced by established road and active transport networks. Existing parking, toilet facilities and other amenities are available on the school campus, creating opportunities for shared use and reducing the need to provide all supporting infrastructure as part of the project.

Despite these advantages, the site scored lower than the recreation centre site due to operational constraints associated with a shared-use arrangement. Existing parking capacity is limited and may be insufficient to accommodate significant community use outside normal school activities. Additional public amenities, storage facilities and dedicated supporting infrastructure may also be required to ensure the facility can operate independently from the school where necessary. The site would require installation of new sports lighting, and future operations would need to be carefully managed to avoid conflicts with school activities, peak traffic periods and neighbouring residential properties.

4.3.4 Ballantyne Road

Ballantyne Road offers excellent opportunities from a long-term infrastructure planning perspective. The site has strong vehicle access from the surrounding road network and provides sufficient land area to accommodate parking, supporting facilities and future expansion as part of a wider recreation development. The scale and flexibility of the site enable infrastructure requirements to be integrated into a master-planned approach, potentially providing a high-quality sporting destination capable of accommodating future growth.

However, as a largely undeveloped site, Ballantyne Road currently lacks the supporting infrastructure available at the other shortlisted locations. New parking, changing facilities, storage, lighting and utility connections would all be required as part of the development. Services are located further from the site than the other options, resulting in increased infrastructure and enabling works costs. While the site performs well in terms of access and future development potential, the higher level of infrastructure investment required means delivery costs and implementation timeframes are expected to be greater than sites with existing supporting facilities already in place.

Future infrastructure investment would support the broader Ballantyne Road Sports Hub and a range of sports and recreation activities, rather than solely an artificial turf facility.

4.4 Future Growth and Strategic Fit

4.4.1 Wanaka Recreation Centre

The Wanaka Recreation Centre achieved the highest score within the Future Growth and Strategic Fit category. The site aligns strongly with QLDC's long-term recreation objectives and builds upon significant existing investment in the district's primary sports and recreation hub. Co-location with existing facilities provides opportunities to consolidate

sporting activities in a single destination, maximise utilisation of supporting infrastructure, and further establish the recreation centre as the focal point for organised sport within the Upper Clutha.

The site's designation for sports and events activities, established recreation function and QLDC ownership provide a high degree of delivery certainty relative to other options. While opportunities for future expansion are more constrained than at Ballantyne Road, the site retains flexibility to accommodate supporting infrastructure and evolve as part of future recreation centre master planning. The primary strategic consideration is balancing an artificial turf facility against other potential future uses of the site, including recreation centre expansion and ancillary sporting infrastructure.

Subject to the final layout, an artificial turf would likely require the relocation of the existing cricket practice nets. A new location would likely be required and the wider impacts of this aspect would need to be considered through detailed design to ensure the ongoing functionality of the recreation hub.

4.4.2 Kelly's Flat Recreation Reserve

Kelly's Flat provides a moderate level of strategic alignment due to its existing recreational use and strong connection to the surrounding residential catchment. The site supports community recreation outcomes and would continue the reserve's established sporting function. Its central location and proximity to schools would enable the facility to serve a large number of local users and contribute positively to sports participation within Wānaka.

However, the site's long-term strategic flexibility is more limited than the other shortlisted options. Opportunities for future expansion are constrained by reserve boundaries, neighbouring residential properties and the site's role as a stormwater detention area. In addition, development would need to remain consistent with reserve management objectives and statutory reserve requirements. While the site offers immediate community benefits, it provides less flexibility to accommodate future growth or a wider sports hub concept.

4.4.3 Mount Aspiring College

Mount Aspiring College offers strong strategic benefits through the potential integration of community and educational sporting infrastructure. The site aligns with broader objectives of maximising utilisation of existing public assets and fostering partnerships between local government, schools and sporting organisations. Its location within Wānaka's education precinct creates opportunities for high levels of utilisation throughout both school and community operating hours.

Despite these advantages, the site's long-term flexibility is influenced by factors outside QLDC's direct control. Future school expansion requirements, changing educational priorities and the need for ongoing Ministry of Education support may affect the ability to expand or adapt the facility over time. Delivery would also be dependent on establishing a long-term partnership agreement that provides certainty around asset ownership, maintenance responsibilities and community access arrangements. While strategically attractive, the site carries a higher degree of long-term governance and operational complexity than QLDC-owned alternatives.

4.4.4 Ballantyne Road

Ballantyne Road forms part of Council's long-term strategy for sports and recreation provision in Wānaka. Its large landholding provides substantial flexibility to accommodate an artificial turf facility, future sporting infrastructure, additional parking and staged development as community demand increases over time.

The site's scale and location create the greatest opportunity to develop a purpose-built sporting destination capable of supporting future growth across the Upper Clutha. However, these benefits are offset by a lower level of delivery certainty in the short term. Stakeholder feedback identified ongoing land ownership matters and competing development considerations that may affect programme timing and investment decisions. While Ballantyne Road represents the option with the greatest long-term growth potential, it is also the option that carries the highest degree of strategic and delivery uncertainty at present.

5. Scoring

The full MCA scoring sheet is appended to this memo. A summary is presented below:

Criteria Category	Weighting Total	WRC	Kellys Flat	MAC	Ballantyne Road	Key Outcome
Usage & Community Benefits	25	58	66	66	25	Mount Aspiring College and Kelly's Flat performed strongest due to their proximity to the school network, excellent active transport connections and strong accessibility for community users. Wanaka Recreation Centre also performed strongly due to its role as the district's primary recreation hub.
Land, Physical & Consenting Constraints	25	58	43	40	49	Wanaka Recreation Centre achieved the highest score due to favourable planning provisions, low physical constraints, existing recreation zoning and QLDC ownership. Kelly's Flat was impacted by flood, drainage and consenting risks, while Mount Aspiring College and Ballantyne Road carry additional ownership and approval complexities.
Infrastructure	25	71	28	33	44	Wanaka Recreation Centre significantly outperformed all other locations due to existing parking, toilets, changing facilities, lighting, utilities and established transport infrastructure. The remaining sites require varying degrees of additional infrastructure investment.
Future Growth & Strategic Fit	25	73	32	24	54	Wanaka Recreation Centre ranked highest due to strong strategic alignment and delivery certainty. Ballantyne Road performed strongly due to its long-term expansion potential and strategic growth location but was impacted by legal proceedings and programme uncertainty.
Total Score	100	260	169	163	172	Wanaka Recreation Centre was identified as the preferred site, achieving the highest overall score across all assessment categories. The site demonstrated the strongest balance of community benefit, deliverability, existing infrastructure and strategic alignment.

6. Conclusion

- a. The Multi-Criteria Assessment (MCA) identified that all four shortlisted locations are capable of accommodating an artificial sports turf facility; however, as noted above, the Ballantyne Road location has been retained within the assessment as a benchmark comparator only. For practical decision-making purposes, the preferred site assessment should therefore focus on Wanaka Recreation Centre, Kelly's Flat Recreation Reserve and Mount Aspiring College
- b. Wanaka Recreation Centre performed strongly across all assessment categories and achieved the highest overall score. The site benefits from its location within Wānaka's primary recreation hub, existing supporting infrastructure, favourable planning provisions, established parking capacity, and strong alignment with current and future recreation activities. The site also provides the highest level of delivery certainty due to QLDC ownership and the presence of existing services and facilities. A key consideration for this option will be confirming through detailed design that a full-size artificial turf facility and associated infrastructure can be accommodated within the available site area.
- c. While Ballantyne Road achieved the second highest MCA score, is not currently considered a deliverable short-term option for the development of a standalone artificial turf facility (notwithstanding that the site remains identified for future sports and recreation development as part of the Ballantyne Road Sports Hub). The site provides the greatest opportunity for future expansion, staged development and integration with future growth within the Three Parks area. However, these advantages are currently offset by uncertainty relating to legal proceedings, programme timing and implementation risk, reducing confidence in short-term delivery when compared with other options.
- d. Mount Aspiring College demonstrated strong community and accessibility benefits due to its location within the education precinct and close proximity to the wider school network. The site presents an opportunity to maximise utilisation through a shared-use model between school and community users. However, delivery would be dependent on securing long-term approvals and partnership arrangements with the Ministry of Education and Mount Aspiring College, resulting in a higher level of governance and operational complexity than QLDC-owned alternatives.
- e. Kelly's Flat Recreation Reserve performed strongly from an accessibility and community participation perspective, benefiting from its proximity to schools, residential neighbourhoods and active transport networks. However, the assessment identified several challenges relating to flood and drainage constraints, neighbouring residential interfaces, parking limitations and potential consenting complexities associated with lighting, noise and reserve management requirements. These factors collectively reduce the site's overall suitability and increase delivery risk relative to the higher-ranked options.
- f. The weighted quantitative scoring and qualitative assessment indicate that Wanaka Recreation Centre provides the most balanced and deliverable option overall. The site offers the strongest combination of community benefit, infrastructure availability, planning certainty, operational functionality and strategic alignment, making it the preferred location for further investigation and detailed design

7. Recommended Next Steps

Subject to endorsement of the findings and recommendation contained within this assessment, the following next steps are recommended:

- a. Confirm the preferred site and seek direction from QLDC regarding progression of the Wanaka Recreation Centre site as the preferred option for further investigation and business case development.
- b. Undertake preliminary concept design and site fit testing to confirm that a full-size artificial turf field, together with supporting infrastructure including lighting, fencing, access, storage, spectator areas and any ancillary facilities, can be accommodated within the available site area.
- c. Complete technical investigations as required to support future design and cost planning, including

confirmation of site dimensions, servicing requirements, geotechnical considerations, stormwater management requirements and any operational interfaces with existing recreation centre facilities.

- d. Engage with key stakeholders including QLDC Parks and Recreation, Sport and Recreation, property and infrastructure teams, existing user groups and sporting organisations to confirm operational requirements and identify any site-specific opportunities or constraints.
- e. Prepare an order-of-cost estimate and implementation plan for the preferred option, including identification of any enabling works, supporting infrastructure upgrades and potential staging opportunities.
- f. Undertake a planning and consenting review to confirm approval requirements, identify any statutory constraints and establish an indicative programme for delivery.
- g. Develop a business case for future funding and investment decisions, incorporating the findings of this assessment, concept design development, cost estimates and delivery programme considerations to support QLDC governance decision-making.
- h. Should further investigation identify that the preferred site cannot accommodate the required facility footprint or supporting infrastructure, Ballantyne Road should be retained as the secondary option due to its strong strategic alignment and long-term expansion potential.

END.