

### Wānaka-Upper Clutha Community Board

16 December 2025

#### Report for Agenda Item | Rīpoata moto e Rāraki take [Governance to Complete]

**Department:** Assurance, Finance & Risk

**Title | Taitara:** Project Prioritisation in 2026/27 Annual Plan or earlier in the 2027-2037 Long-Term Plan

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

The purpose of this report is for the Wānaka-Upper Clutha Community Board (WUCCB) to recommend to the Queenstown Lakes District Council the prioritisation of these projects in 2026/27 Annual Plan or earlier in the 2027-2037 Long-Term Plan.

#### Recommendation | Kā Tūtohu

That the Wānaka-Upper Clutha Community Board:

- **Note** the contents of this report;
- **Recommend to Council** the prioritisation of these projects in 2026/27 Annual Plan or earlier in the 2027-2037 Long-Term Plan
- Note that any allocation from the WASR by Council should be agreed to in conjunction with the WUCCB.

**Prepared, Reviewed and Authorised by:**



**Name:** Katherine Harbrow

**Title:** GM Assurance Finance and Risk

**27 November 2025**

### Context | Horopaki

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1. The Wānaka Asset Sales Reserve (WASR) is a financial reserve established by the Queenstown Lakes District Council (QLDC) primarily derived from the sale of Scurr Heights land in 2016 in the Wānaka-Upper Clutha Ward. This reserve is intended to deliver enduring community benefits and contribute to legacy projects for the Wānaka-Upper Clutha Ward.
2. The WASR is a key financial mechanism for supporting strategic community projects in the Wānaka-Upper Clutha Ward.
3. QLDC and the WUCCB work in partnership to ensure that local expertise and knowledge inform funding decisions while maintaining alignment with Council's strategic objectives. Together, they aim to empower Wānaka and wider Upper Clutha communities and support projects that reflect the unique character and needs of the area.
4. On 29 May 2025 QLDC Council meeting, Council approved the attached Wānaka Asset Sales Reserve 2025 Guidelines.
5. The current balance of the WASR is \$4,823,079. Staff will update the WUCCB at the meeting on 16 December 2025 with the balance of the WASR following recent sale of the Ironside Drive property.
6. At the Wānaka-Upper Clutha Community Board workshop on 10 December 2025, the board discussed current priority projects including assessing if potentially any meet the criteria for use of the WASR.
7. WUCCB will continue to communicate with the community during the triennium to inform it priorities. In particular, updated information will shape its approach to the development of the LTP.
8. A list of the current priority projects is as follows:
  1. **Lakefront and Town Centre Development**
    - a. Design and construct Roy's Bay Jetty/Pier  
There are currently no allocations within the Long-Term Plan 2024-2034 (LTP) for the renewal or replacement of Roy's Bay Jetty. However, recent inspections have identified the need for community direction of this asset to be determined.  
  
Early engagement with community and councillors has accelerated our project intentions for Eely Point, hearing both the recreational and commercial restraints with the current infrastructure across the wider Roy's Bay waterways. Early planning

consultation has been established to inform the timelines together with the received letters of support from local stakeholders.

There is \$5.2M in years 9/10 of the LTP for Eely Point Boat Ramp & Jetty and the costs for this are likely to come in significantly under budget, if delivered earlier. Surplus funds could be reallocated to Roy's Bay & Wanaka Marina Jetty 147, renewal or replacement.

Council Officers will bring information to WUCCB at a coming meeting that seeks a short-term decision for Roy's Bay Jetty and future recommendations that Council should support these projects. There is the potential for a 2027/28 delivery start (Year 1 of the next LTP), depending on funding constraints and other options to offset or defer.

The WUCCB would like staff allocated to engagement and design work in the 2026/27 Annual Plan.

This project could be funded by the WASR fund.

**b. Wanaka Lakefront Development Plan (WLDP)**

The WLDP has five stages. Stage 4 is the last and only stage yet to be completed. It will be the most complex due to its location and interrelationship with the town centre. The WLDP lists 'four big' moves: Provide Continuous Access, (3) Improve Land use & (4) Provide a Range of Facilities. Currently there is budget in yrs 8-10 of the LTP. The year 8 (\$580K) budget is for project planning. The WUCCB would like this \$580K budget to be moved to the Annual Plan 2026/27 to inform 2027-37 LTP. Currently there is budget in Years 9 (\$1.5m) and 10 (\$2.9m) are for project delivery. Offsets would be required if this project was brought forward in entirety as part of Annual Plan or next LTP development.

Stage 4 pathway project: The proposes that the path only costs be brought forward to do as a 'standalone project'. This would address 'big move 2' ahead of the wider project by constructing the pathway that would link Stages 2 & 3. A high-level cost estimated has been done from the Concept Design (\$700k minimum) and more accurate detailed design and cost is expected at end of November 2025.

Stage 6: this proposed new Stage is for an area that was not initially included in the WLDP. This is from the Wanaka -Mt Aspiring Road Carpark (i.e. Stage 1) to the Wanaka Water Sports carpark. No formal planning has been undertaken; therefore, no indicative project costs have been derived. Cost could be added to the next Annual Plan (or within the first three years of the next LTP) to undertake concept planning and design. This could then inform projects cost in any future budgeting for following LTPs.

Helwick St Redevelopment: this project proposes to link Stage 4 to the Wanaka township with a focus on people and 'bringing the lake to town'. This is a new project, and no funding has been allocated in the LTP. There is potential for this to be partially incorporated into the planning and funding of WLDP Stage 4. Alternatively, it would need to be funded from other project offsets.

Other Wānaka Town centre improvements: No funding for Other Wānaka Town centre improvements has been allocated in the LTP. There is potential for this partially incorporated into and/or to be financed from the WLDP Stage 4 project. Alternatively, it would need to be funded from other project offsets.

## 2. Wānaka-Upper Clutha Sports Fields

- a. Full size multiuse artificial turf (football, rugby): An options analysis is underway to identify the appropriate location of an artificial turf in the Wānaka/Upper Clutha area. A high-level estimate of a full sized football/rugby turf is approximately \$3.5-4M. Wānaka-Upper Clutha has a half hockey field sized short pile multi-use turf at Wanaka Recreation Centre which is able to be utilised for hockey, football training tennis and netball. It is not suitable for full sized football or rugby games.

This project could be funded by the WASR fund.

- b. Future sports hub at Ballantyne Road

Previous planning around the development of 101 Ballantyne Road into a sports hub has been undertaken and a range of community and sporting activities and facilities has been proposed for the site. There is budget in Yr 2030-2032 of \$6.881M in the 24-34 LTP for the remediation of the site and possible Stage 1 development.

## 3. Shared paths and Active Transport

There is potential here for this to be funded to be under minor improvements or active travel transport budgets although this becomes reliant on NZTA funding for specific routes on State Highway reserve land or potential to use unsubsidised minor improvements. This work could include:

- a. Connect and expand our shared path network
- b. Continue to build safe crossing points and remedy intersection dangers
- c. Complete wayfinding project
- d. Advocate for transport projects that improve safety and are a catalyst for active transport

Current budgets that already exist for minor improvements include Active Travel Upper Clutha (TR) unsub \$353K in Annual Plan 2026/27, Wanaka primary cycle network \$5.7M starting from 2030/31-2033/34 and Active travel LCLR – Upper Clutha (TR) \$4.1M starting from 2027/28 - 2033/34.

## 4. Wānaka Performing Arts Centre

The proposed Wanaka Performing Arts Centre wasn't included in the 24-34 LTP due to a lack of borrowing headroom. This work could include:

- a. Wānaka performing arts centre into the LTP
- b. Assisting WACT with getting the project into a future LTP.

This project is subject to further feasibility. This project could be funded by the WASR fund.

Council staff are expected to procure a consultant in early 2026 to undertake research into Creative Spaces and Places within Queenstown Lakes and the wider region; an output of Te Muka Toi, Te Muka Tākata | The Creativity, Culture and Heritage Strategy for the Queenstown Lakes District.

### 5. Timisfield Park

Design, fund and complete a community park in Timsfield, Hāwea There is currently \$799K with the current LTP (Yr 26/27) for playgrounds in Hawea. This funding could potentially be used to deliver this request.

Development Contributions may partly fund the “growth” portion of this park.

9. Other items that are priorities for the WUCCB include:

### 10. Community Communication and Engagement

- Strengthen communication between the Board and community
- Advocate for both participative and deliberative engagement approaches
- Support civics and sustainable education initiatives.

### 11. Public transport – this is currently an Otago Regional Council function

- Progress planning and funding for public transport both within the Upper Clutha and regionally.

### 12. Wānaka Asset Sales Reserve

- Continue to promote availability of funding via the WASR and support community-initiated projects that meet the Reserve's criteria.

### 13. Water Quality- improving our impact on water bodies

- Otago Regional Council sets water quality requirements, does monitoring and some enforcement.
- QLDC owns some stormwater systems, controls the District Plan, monitors earthworks consents and has a code of practice for developers who wish to vest assets to Council.
- *Specifics to be confirmed.* Work with water quality groups to create an effective, enduring 'structure' to influence the development of LTPs, 30 Year Infrastructure Strategy, the QLDC code of practice and the next Climate and Biodiversity Plan into the future.

14. **Wānaka Airport Future Review** – this will be brought to an all-Council workshop on 10 February 2026, before being approved at the Council meeting on 19 March 2026

- Monitor current Review through to completion
- Push for actionable Masterplan to follow

15. **Parking Management Strategy** – the adoption of the Traffic and Parking Bylaw at Council Meeting on 27 November 2025

- Continue to advocate for its completion

### Analysis and Advice | Tatāritaka me kā Tohutohu

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16. This report identifies and assesses the following reasonably practicable options for addressing the matter as required by section 77 of the Local Government Act 2002 (LGA).

17. Option 1 The WUCCB recommend to Council the proposed list of project prioritisation in 2026/27 Annual Plan or earlier in the 2027-2037 Long-Term Plan.

*Advantages:*

- Responds to feedback from discussions of the board and at the WUCCB workshop on 10 December 2025, ensuring community input is reflected.

*Disadvantages:*

- May require adjustment to existing workflows and expectations regarding project prioritisation and approval.

18. Option 2 The WUCCB recommends changes to the proposed list of project prioritisation in 2026/27 Annual Plan or earlier in the 2027-2037 Long-Term Plan.

*Advantages:*

- Allows the WUCCB to ensure the prioritisation list to fully reflect local context, aspirations, and operational preferences.
- Reinforces the Board's role as a key stakeholder in shaping the governance of the LTP
- Supports a collaborative refinement process that may enhance community buy-in.

*Disadvantages:*

- May require adjustment to existing workflows and expectations regarding project prioritisation and approval.

19. This report recommends **Option** one for addressing the matter because it is important to share the priorities for the WUCCB with the Council to ensure these priorities are considered as part of the next planning processes.



### Consultation Process | Hātepe Matapaki

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#### Significance and Engagement | Te Whakamahi i kā Whakaaro Hiraka

20. This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because
- The changes to the prioritisation of projects impact community groups and elected representatives in the Wānaka-Upper Clutha Ward. While there is high interest within that ward, it is not district wide.
21. The persons who are affected by or interested in this matter are residents and ratepayers of the Wānaka-Upper Clutha Ward. Key stakeholders include the WUCCB, Council officers, and potential project delivery partners. There is also interest from the wider Queenstown Lakes District in ensuring financial transparency and alignment with broader Council priorities.
22. Staff have engaged with the WUCCB, including through a workshop on 10 December 2025, Feedback from the WUCCB and staff has informed the current project prioritisation list. Further engagement will include public communication via Council channels following Council adoption.
23. The Council could consult on project prioritisation during the 2026/27 Annual Plan process.

#### Māori Consultation | Iwi Rūnaka

24. At this stage, no specific consultation has taken place with mana whenua or iwi rūnaka regarding the project prioritisation list. As part of the LTP, Council will ensure that appropriate iwi engagement occurs where individual projects involve cultural, environmental, or land use considerations, in alignment with QLDC's partnership obligations under Te Tiriti o Waitangi.

### Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

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25. This matter relates to the Strategic/Political/Reputation risk category. It is associated with RISK10015 Ineffective Governance within the [QLDC Risk Register](#). This risk has been assessed as having a high residual risk rating.
26. The approval of the recommended option will allow Council to avoid the risk. This will be achieved by ensuring that the list of prioritisation projects will form part of the next LTP.

### Financial Implications | Kā Riteka ā-Pūtea

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27. The purpose of this report is to make recommendations to the Queenstown Lakes District Council for the prioritisation of projects in 2026/27 Annual Plan or earlier than 2027-2037 Long-Term Plan. As such, there are no financial implications until the report is presented to Council.

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

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

- Strategic Framework: The recommendation of the proposed project prioritisation list aligns with the principles of QLDC's Strategic Framework, including Vision Beyond 2050, by supporting community wellbeing, legacy infrastructure, and transparent governance.
- QLDC 30-Year Infrastructure Strategy: The recommendation of the project prioritisation list support alignment between long-term planning and the prioritisation of capital projects within the Wānaka-Upper Clutha Ward.
- Disability Policy: Any future capital project funded must comply with accessibility standards and contribute to an inclusive built environment.
- Financial Strategy: Ensures sound financial management of this reserve and supports intergenerational equity.
- Significance and Engagement Policy: Ensures appropriate consultation and transparency in the next LTP.

29. The recommended option is consistent with the principles set out in the named Strategic Framework and the Financial Strategy. There are no known inconsistencies with current QLDC policies.

30. This matter will be included in the 2026/27 Annual Plan considerations.

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

31. The proposed project prioritisation list has been developed in alignment with the LGA, particularly section 14 which sets out principles relating to local authorities, including prudent stewardship of resources and transparent decision-making.
32. Guidance from the Office of the Controller and Auditor-General has also been considered, particularly in relation to managing public funds and conflicts of interest. Elected members are expected to comply with the Local Authorities (Members' Interests) Act 1968 and relevant disclosure requirements under the LGA.
33. No specific legal advice has been sought for this report, and there are no known inconsistencies with legislative requirements. Should legal clarification be required during implementation, it will be sought as appropriate.



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

34. 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; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. The proposed project prioritisation supports this purpose by establishing a transparent, inclusive framework that enables local input and ensures investments contribute to long-term community wellbeing and legacy outcomes. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the LGA.

35. The recommended option:

- Can be implemented through current funding under the 2026/27 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 Asset Sales Reserve 2025 Guidelines
B	
C	