

Wānaka-Upper Clutha Community Board

16 December 2025

Report for Agenda Item | Rīpoata moto e Rāraki take [4]

Department: Community Services

Title | Taitara: Minister's Approval for the Wānaka Golf Club to Construct a New Clubhouse Facility on the Wānaka Golf Course Recreation Reserve

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to consider a request by the Wānaka Golf Club for Minister's approval to construct a new clubhouse facility on part of the Wānaka Golf Course, legally described as Section 12 Block XLIX Town of Wānaka Survey District, classified as Recreation Reserve.

Recommendation | Kā Tūtohuka

That the Wānaka-Upper Clutha Community Board:

1. **Note** the contents of this report; and
2. **Recommend to Council** to grant Minister's approval (under delegation from the Minister of Conservation) to the Wānaka Golf Club for the planned new clubhouse building on the Wānaka Golf Course Recreation Reserve.

Prepared by:



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Title: Parks Property Planner
17 November 2025

Endorsed by:



Name: Dave Winterburn
Title: Parks Manager
19 November 2025

Reviewed and Authorised by:



Name: Ken Bailey
Title: GM Community Services
25 November 2025

Context | Horopaki

1. The Wānaka Golf Club (the Club) occupy the Recreation Reserve (the Reserve) on a long term, perpetually renewable lease. The course has been in its current location since 1927. The Club originally leased the land from The Crown, however the Reserve was vested in Queenstown Lakes District Council (QLDC) in 1993 in trust for recreation purposes. Accordingly, the land is subject to the Reserves Act 1977 (the Act).
2. The original clubhouse was initially built circa 1927, see Figure 1 (part of which remains in the existing building). Since then, it has had two major extensions; in 1977 and 1981. The main reason for the extensions were to accommodate increasing patronage of members and visitors.



Figure 1 Original Wānaka Golf Club clubhouse - Photo credit: Harris Family

3. Currently the Club has almost 1,500 members, with the clubhouse and facilities inadequate to accommodate the existing members and visitors to the course. The age and ad hoc nature of the development of the clubhouse building is causing ongoing issues with functionality and maintenance.
4. Since 1987 the Club have identified the need for upgraded premises. The current Club Board have explored the options of upgrading the existing building or constructing a new purpose-built clubhouse. The Club have identified their preference is to construct a new clubhouse, on a new site, as this will allow operations to continue uninterrupted during any construction process. A

new building will be purpose built to meet the needs of the Club and reduce ongoing maintenance.

5. Concept plans of the proposed new clubhouse are attached at **Attachment A**. The proposal includes a new two-level clubhouse, located slightly to the Southwest of the existing building, in a more elevated prominent position as shown in Figure 2 below.



Figure 2 Clubhouse location (existing, red - proposed, yellow)

6. The new ground floor design incorporates storage, changing rooms and a two bay indoor golf simulator. The upper floor houses offices, a meeting room, pro-shop, kitchen, lounge and bar with associated outdoor deck and terrace. Eight undercover driving range bays and a coaching bay are located to the southern elevation of the upper level adjoining the driving range.
7. The Club have indicated that the existing clubhouse would likely be partially or completely demolished due to the maintenance burden and need for additional car parking.
8. The Reserve is subject to the Wānaka Golf Course Reserve Management Plan (RMP). This plan anticipates upgrading of the clubhouse as shown in Figure 3 below:

6.3.1 Clubhouse

Policy 1 – to further upgrade the clubhouse as funds permit.

Explanation

The existing clubrooms are the result of the efforts of mostly volunteer labour in which various additions have been carried out over the years. While they are not luxurious the clubhouse adequately meets current needs and further upgrading in both area and facilities may be expected as funds allow.

Figure 3 - Extract from the Wānaka Golf Course Reserve Management Plan

9. The Club are wanting to progress the new clubhouse project and are seeking official landowner and Minister's approval to enable them to invest further into this project.
10. In accordance with the Club's lease with QLDC and schedule 1 of the Act, Minister's (Minister of Conservation) approval is required for new buildings on the Reserve. This authority has been delegated from the Minister to QLDC. This has not been further delegated; accordingly full Council hold the authority to grant Minister's approval.

Analysis and Advice | Tatāritaka me kā Tohutohu

11. Development of the clubhouse is anticipated by the reserve management plan. Development of a golf clubhouse is appropriate for this Reserve, where golf is the anticipated recreational activity. The proposed design will help enable increased recreational use of this Reserve by providing undercover and indoor practice facilities and greater capacity in the clubhouse.
12. The new clubhouse will increase the built form on the Reserve, with the building being more prominent and visible than the existing clubhouse. Assessment of environmental effects will be handled through the resource consent process.
13. If approved, the Club anticipates significant resources will be required to further develop plans, organise funding and work through consenting processes. Approval is being sought at this early stage to ensure that unnecessary resources aren't spent further developing this project without the required approvals from Council as landowner.
14. Any significant changes to the project will require approval through this same process, allowing the Wānaka Upper-Clutha Community Board and Council potential future oversight on this project.
15. 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.

16. **Option 1** Recommend to Full Council to grant Minister's approval for the new clubhouse project.

Advantages:

- Enables the Club to further develop this project (design, costing, funding).
- Will facilitate greater recreational use of the Reserve.
- Aligns with the intent of the RMP.

Disadvantages:

- Loss of green space to build development.

17. **Option 2** Recommend to Full Council to decline Minister's approval for the new clubhouse project.

Advantages:

- Restricts development to the existing site, therefore maintaining open space.

Disadvantages:

- Will likely result in a sub optimal redevelopment of the existing clubhouse and significant interruption to the Club's operations during that period.
- Does not provide a clear pathway for new clubhouse development.

18. This report recommends **Option 1** for addressing the matter because the proposed development will improve the functionality of the Club and provide a high quality asset with minimal impact on the Reserve.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi i kā Whakaaro Hiraka

19. This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because it involves development of a strategic asset (reserve land).

20. The persons who are affected by or interested in this matter are users of the Reserve, primarily members and visitors to the Club, and neighbouring property owners.

21. The Council has not undertaken any consultation in relation to this proposal. This approval request is only for the building. Consultation with affected parties is expected to be undertaken

through the resource consent process in accordance with the Resource Management Act 1991 (RMA).

Māori Consultation | Iwi Rūnaka

22. The Council has not specifically consulted with Iwi on this matter. Consultation will be undertaken through the RMA process.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

23. 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 high residual risk rating.

24. The approval of the recommended option will allow Council to implement additional controls for this risk. This will be achieved by allowing the Club to improve their facilities, providing an improved asset for the club and community.

Financial Implications | Kā Riteka ā-Pūtea

25. All costs are the sole responsibility of the Wānaka Golf Club.

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

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

- The Reserves Act 1977
- Wānaka Golf Course Reserve Management Plan
- The QLDC Disability Policy
- Alignment with QLDC Strategic Framework, specifically improving Disaster-defying resilience and Pride in sharing our spaces.

27. The recommended option is consistent with the principles set out in the named policies.

28. This matter is not included in the Long Term Plan/Annual Plan.

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

29. QLDC are required to follow the provisions of the Reserves Act 1977 when administering reserve land vested in the Council.

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

30. 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. This decision will help enable the community and hopefully create a resilient asset for the future. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

31. The recommended option:

- Has no impacts on the 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

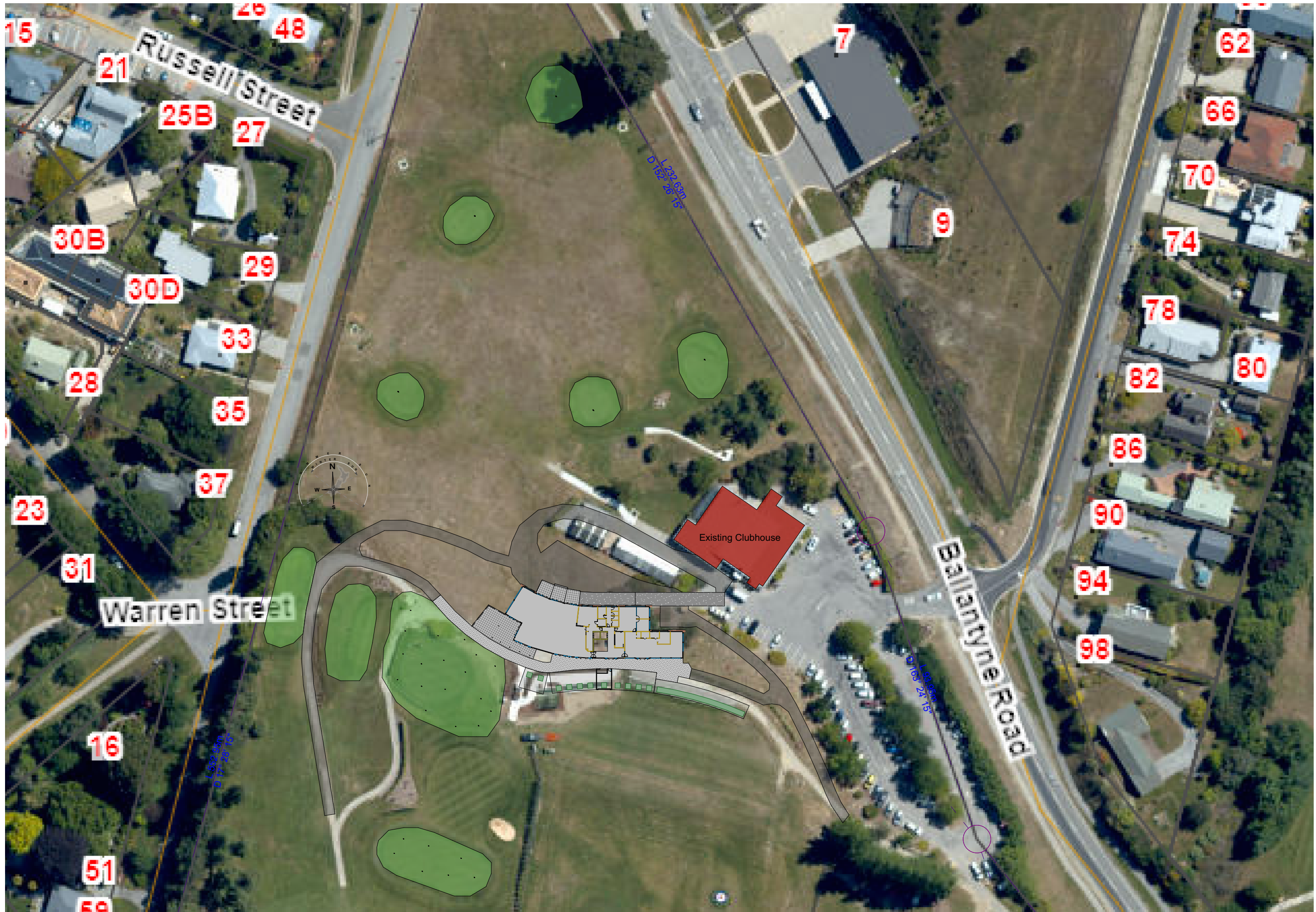
A	Wānaka Golf Club - New Clubhouse Plans May 2024
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WGC PROPOSED NEW CLUBHOUSE

SORTED ARCHITECTURE

www.sortedarchitecture.co.nz | info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ | P 03 443 1661 | M 0274474147



01 LOCATION PLAN
 #LayID Scale 1:1000

WGC PROPOSED NEW CLUBHOUSE

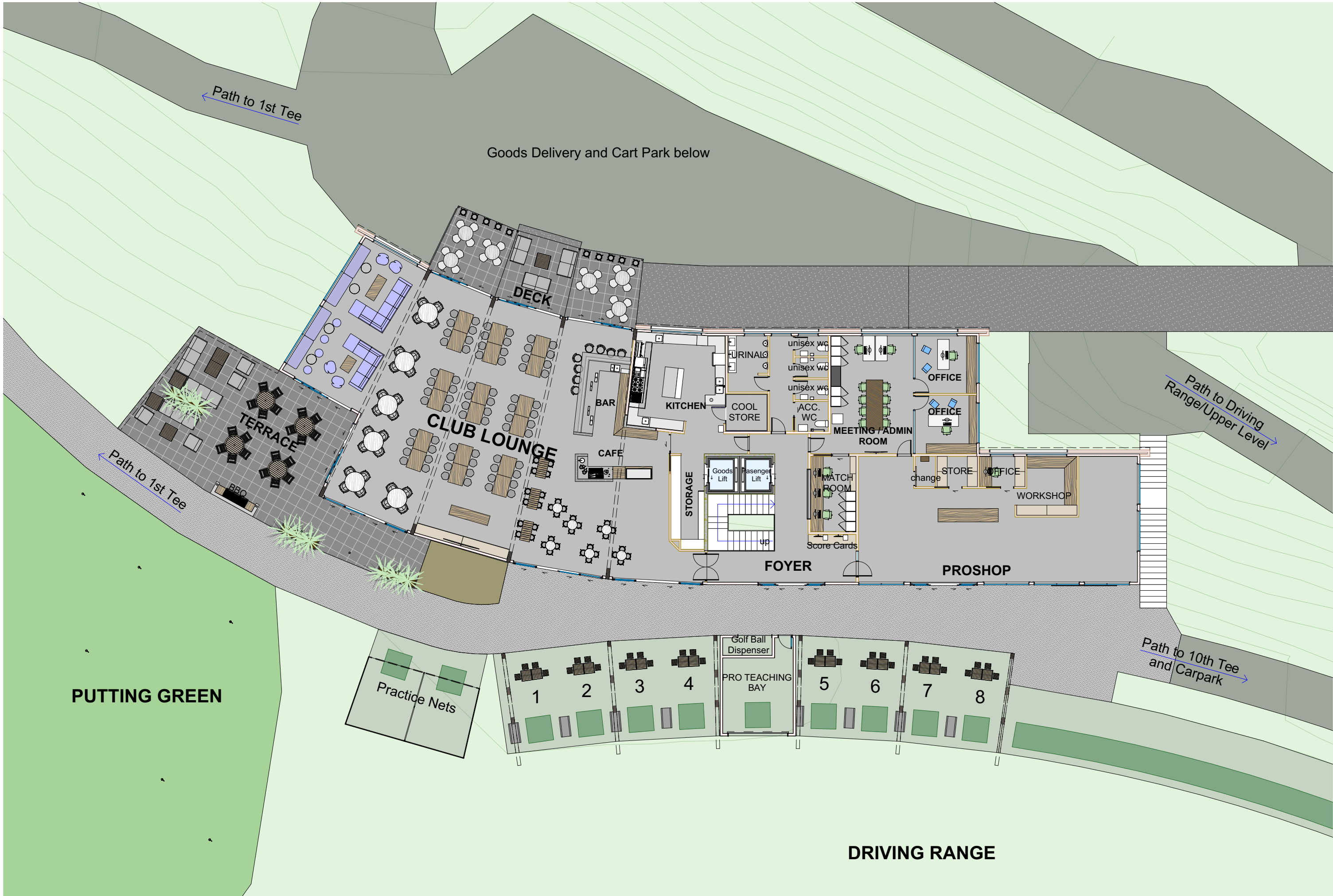
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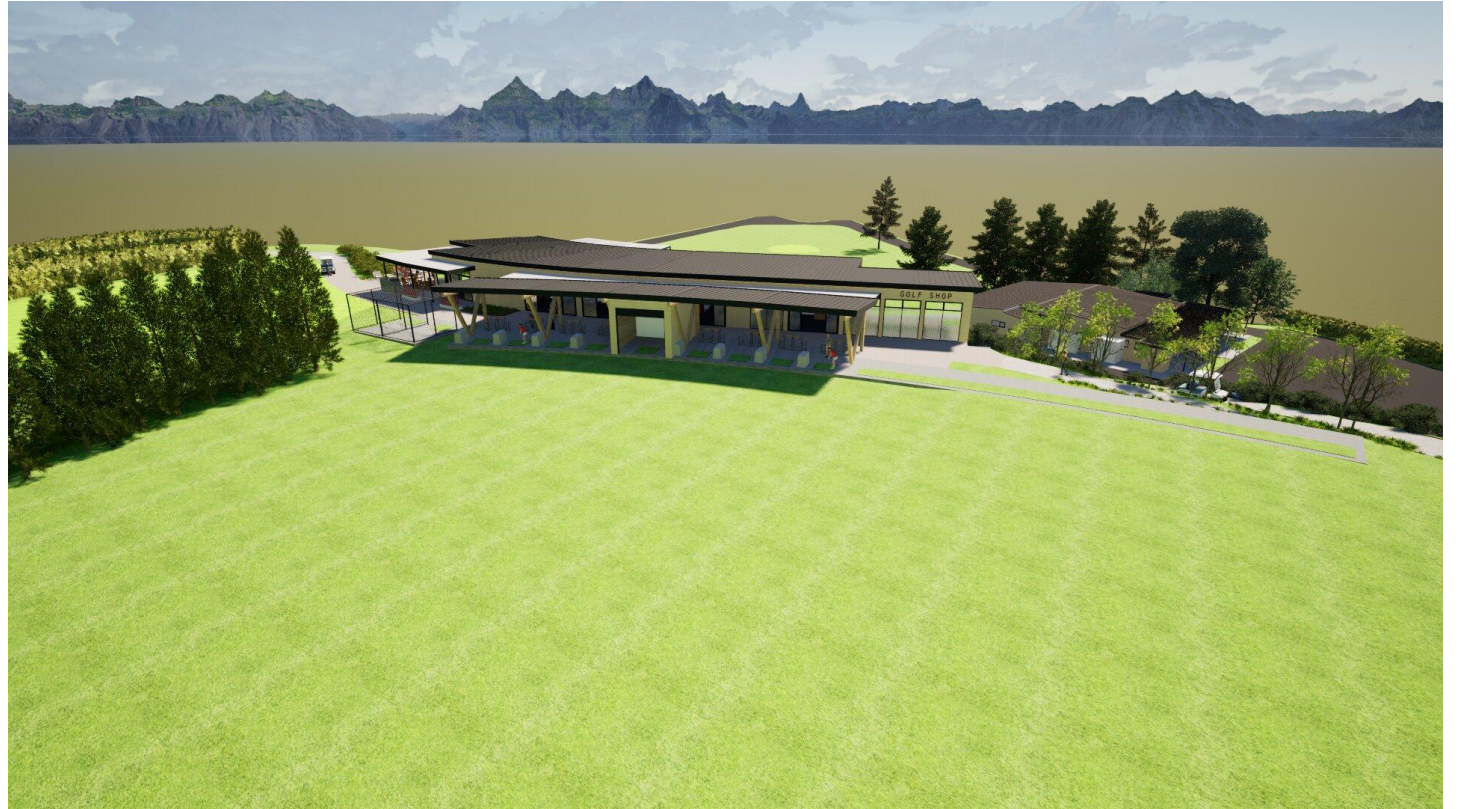
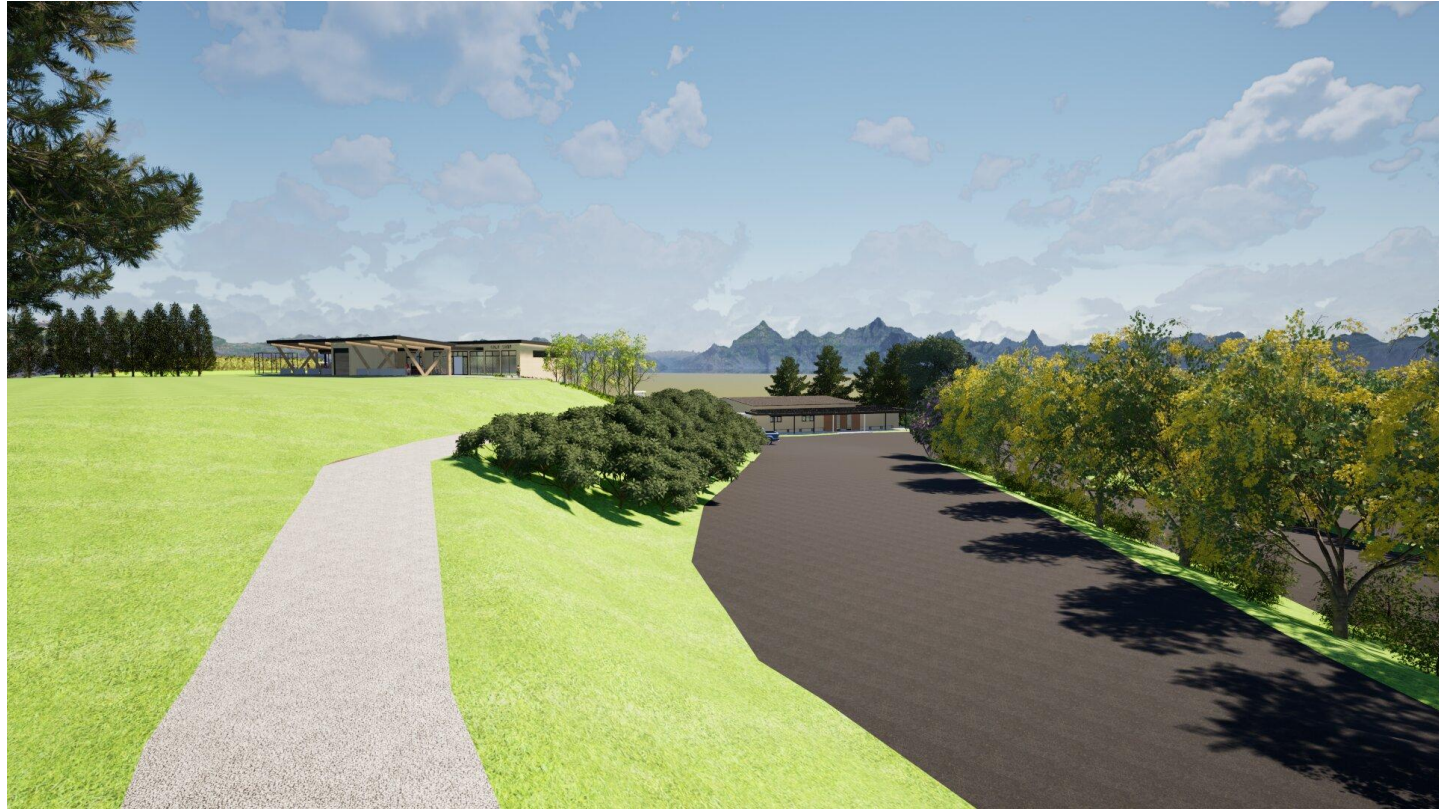
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