

Item 1: QEC Indoor Courts Project

SESSION TYPE: Briefing

PURPOSE/DESIRED OUTCOME:

The purpose of the briefing is to provide Councillors with an overview of the proposed new Queenstown Events Centre (QEC) Indoor Courts and Wellness Project:

- New 4 Indoor Courts
- 800sqm Wellness Centre

The session is intended to support Councillors understanding by providing information on:

- The project background
- A review of the identified need being addressed by this project
- Progress and proposed next steps

No formal decisions are sought at this stage.

DATE/START TIME:

Tuesday, 19 May 2026 at 2:30PM

TIME BREAKDOWN:

Presentation: 25 minutes

Questions: 35 minutes


PRESENTERS:

Ken Bailey – Community Services General Manager

Simon Battrick – Sports and Recreation

Greg Rozen – QLDC Programme Director

Prepared by:



Name: Greg Rozen
Title: Programme Director
11 May 2026

Reviewed and Authorised by:



Name: Ken Bailey
Title: General Manager Community Services
12 May 2026

ATTACHMENTS:

A	Presentation Slides – QEC Indoor Courts Project
---	---

Council Briefing/Workshop

Project: QEC Indoor Courts Facility

Date: 19 May 2026

Presented By: Kenneth Bailey, Simon Battrick and Greg Rozen

Workshop Purpose



Purpose of today's session:

- + Explain what Council asked for in 2025 in relation to the QEC Indoor Courts, and how that direction has been worked through.
- + Walk through the updated proposal, including the evidence, options considered, and why a four-court facility is recommended.
- + Hear Councillors' feedback before the project moves into its next stage.

*This session is about clarity and discussion.
No decision to build is being made today.*

How we got here



2018



The issue became clear

Not enough indoor courts for the community

2019



First response

Council funded an initial solution
2 indoor courts to improve access

2020–2021



Evidence confirmed

Demand was higher than expected
Court pressure and use kept increasing

2021–2023



Plan adjusted

Council updated the approach
Additional capacity and supporting space tested

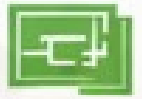
2024



Long-term solution identified

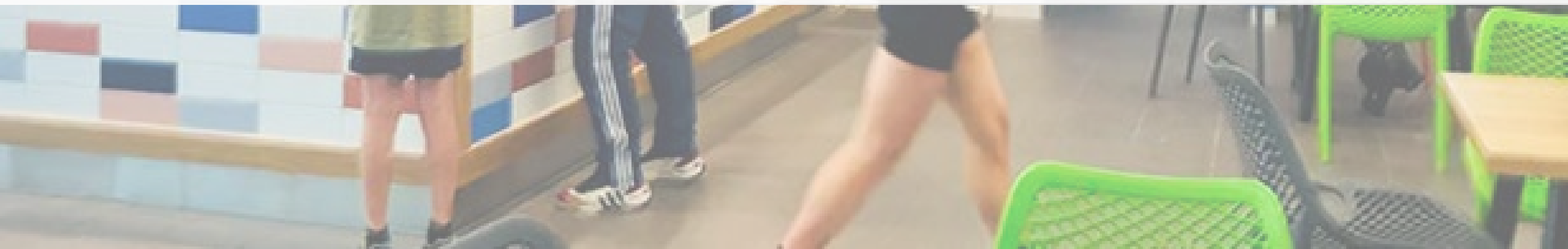
A four-court, future-ready facility emerged
Based on demand, use, and growth

2025



Next step

Council agreed to progress to concept design



QEC Indoor Courts Facility

A new standalone four indoor court facility designed to give the community enough indoor space now, and as the district continues to grow



Get informed and have your say

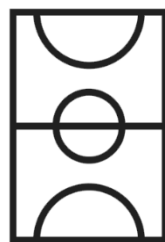
Submissions now open until 28 July 2024

Long Term Plan 2024-2034

Why more indoor courts are needed

Sport NZ National Benchmark
Data - 2024

1 x

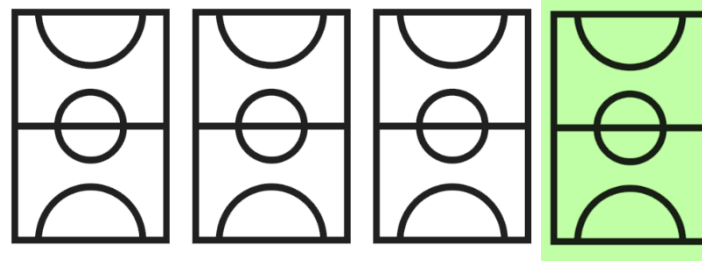


per 7,600 residents

Currently - Wanaka

With a population of circa. 23,000, Wānaka **exceeds** this benchmark with 4 courts

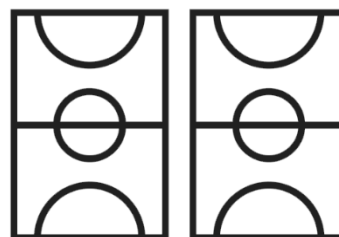
4 x



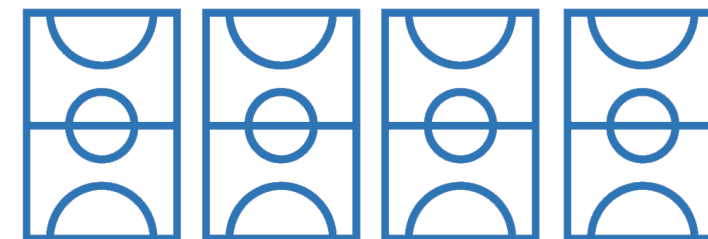
Currently – Whakatipu

With a population of circa. 45,000, Whakatipu has a **shortfall of 4 courts**

2 x



+ 4



Demand has outgrown the facility

Indoor Court Participation 2015-2025



Source: QLDC. QEC Graphs and Stats 2015-2025.

Health & Wellness Participation 2015-2025



Source: QLDC. QEC Graphs and Stats 2015-2025.

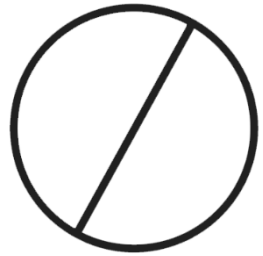
Sports Group Participation 2014-2024



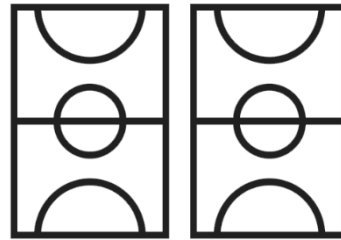
Source: LTP Steering Group Briefing (Oct 2025), incorporating most recent confirmed user group data from the 17 April 2025 Council agenda.



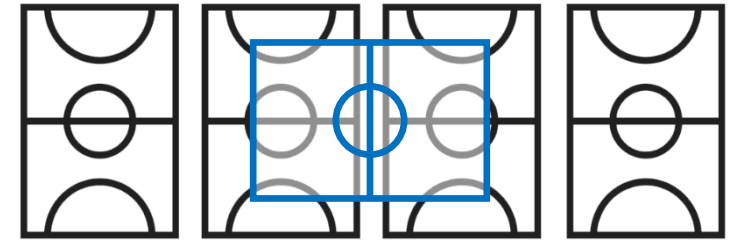
What were the options?



Option 1
Do Nothing (Status Quo)



Option 2
Develop a Two Court Facility



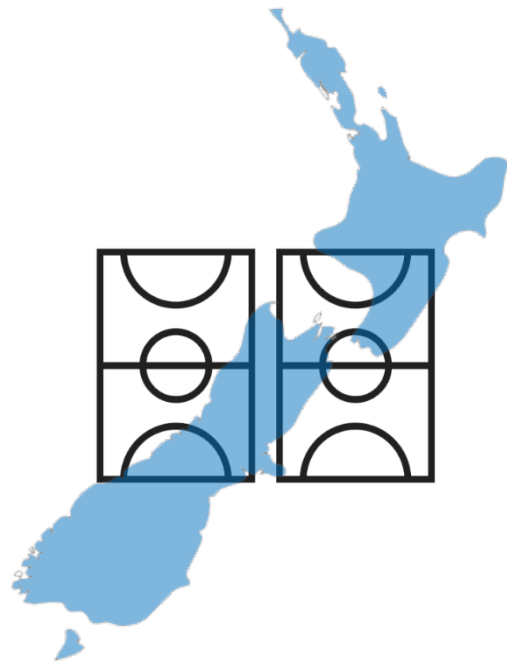
Option 3
Develop a Four Court Facility

A **four-court facility** addresses the capacity issue properly and for the long term

Other scope configurations and staging approaches were tested and discounted where they did not address long-term demand.

What this project fixes

A two-court facility does not provide enough space to meet current demand or support events.



Enabling events without displacing community use











How this will meet our needs

- ✓ Meets Sport NZ national benchmarks for indoor court provision, now and into the future.
- ✓ Meets current population-based demand and provides enough capacity for the next 10 years.
- ✓ Responds to demonstrated excess demand and continued population growth in Whakatipu.
- ✓ Delivers strong social value. Sport NZ's national research indicates a return of approximately \$2.12 for every \$1 invested in sport and recreation, with facility specific studies (including Tairāwhiti/Gisborne) showing significantly higher returns in communities with unmet demand and limited access.*
- ✓ Enables events while maintaining community-first recreation access.
- ✓ Allows QEC to support regional sport and tournaments without displacing community use.

**Source: Sport NZ Social Return on Investment (Oct 2022); Sport NZ / Gisborne District Council indoor multipurpose facility SROI (Feb 2026).*

What this project addresses

-  Provides enough capacity for the long term.
-  Meets Sport NZ national benchmarks.
-  Protects outdoor sport levels of service.
-  Allows QEC to support regional sport when required.
-  Meets current demand and expected growth over the next 10 years.
-  Delivers strong social value, with economic benefits as a by-product.
-  Improves financial sustainability and helps manage operating costs over time.
-  Supports events while maintaining community recreation and court access.



What's included in the proposed scope

Scope Inclusions

Four Indoor Courts.

Right-sized health and wellness upgrade.

Show Court Capability.

Sport and Community Storage.

Core operational spaces (entry, reception and staff facilities).

Player amenities (change rooms, toilets, first aid and cleaning).

Multifunction Space and Kitchenette.

Required parking and access works, including remediation of existing areas.

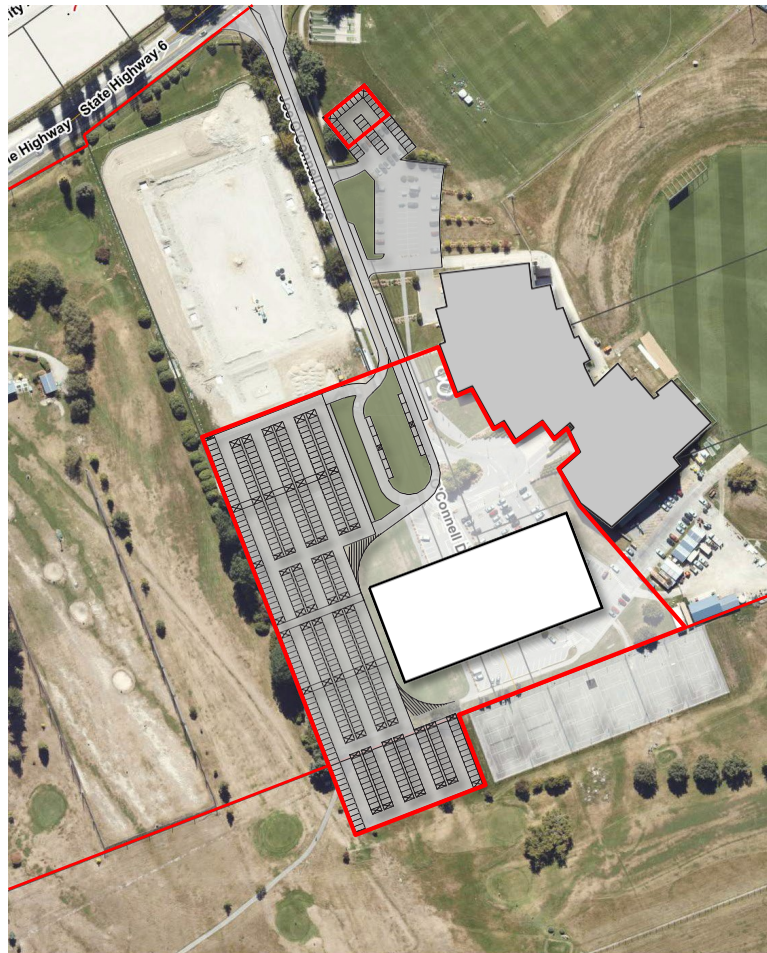
Ideas raised outside the agreed scope (only considered if externally funded)

These items are not part of the agreed project scope and would only be considered if third-party funding is confirmed.



Project site configurations

Scenario 1 - Development Plan



- Aligned with Masterplan
- Enables future expansion
- Higher overall site works cost
- Requires replacement of existing carpark
- Significant interruption to day-day operation during construction
- More complex consenting requirements including Road Stop

Higher site complexity increases cost and delivery risk

Scenario 2 - Greenfield Site



Preferred

- Reduced overall site works cost
- Enables future expansion
- Retains existing carpark
- Reduced impact on existing site infrastructure
- Reduced impact on day-day operation during construction
- Will include review and remediation of existing carpark including layout and known flooding issues
- Will include consolidation of back of house service and delivery area
- Reduces consenting risk

Reduced site work scope protects the core project scope and budget



Further investigation of operational revenue and expenditure to maximise our investment over the long term

What We're Learning

Netsal Canterbury / Ngā Puna Wai

Single sport facility within a broader sports precinct



Selwyn Sports Centre

Multi court, community focused indoor facility



Mainpower Centre

Regional facility with event capability



What we're learning:

- **Early decisions matter most.** Getting the brief right up front has the biggest impact on value, function, and long-term success.
- **Design needs to follow how people actually use facilities.** End-user and operational input directly affects day-to-day performance.
- **Community and events need to be actively balanced.** Facilities that manage timetabling, set-up, and communication well protect community access.
- **Flexibility is essential.** Participation patterns change over time, so spaces need to adapt.
- **Right-sizing key components avoids future problems.** Storage, back-of-house areas, and multi-use spaces work best when planned early.

Project Programme

What we've done:

- ✓ Council Workshop briefing.
- ✓ Completed early site investigations.
- ✓ Completed core scope validation workshops.
- ✓ Benchmarked against comparable facilities.

What's next:

- Progress the operational design brief and Concept Design.
- Core scope and budget alignment.
- Procurement and consenting strategy.
- Report back to Council for Concept Design review, feedback, and direction.

Indicative Timeline:

