

Item 1: Community Infrastructure Overview: Wānaka-Upper Clutha

SESSION TYPE: Briefing

PURPOSE/DESIRED OUTCOME:

The purpose of this briefing is for information and Q&A purposes only for the Wānaka-Upper Clutha Community Board.

DATE/START TIME:

Thursday, 2 April 2026 at 11.00am

TIME BREAKDOWN:

Presentation: 20 minutes

Questions: 25 minutes

PRESENTERS:

Simon Battrick - Strategic Projects Manager, Community Services

Prepared by:



Name: Simon Battrick
Title: Strategic Projects Manager, Community Services
24 March 2026

Reviewed and Authorised by:



Name: Ken Bailey
Title: General Manager, Community Services
26 March 2026

ATTACHMENTS:

A	Community Infrastructure Overview: Wānaka-Upper Clutha Presentation
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Community Infrastructure Overview:

Wānaka-Upper Clutha

AGENDA

- What is Social/Community Infrastructure?
- How do we plan what we need?
 - QLDC 30 yr Infrastructure Strategy
 - Community Strategies/provision measures and benchmarks
 - QLDC Long Term Plan 2027-2037
- Looking back – The last 10 years
- Wānaka-Upper Clutha community groups facility needs
- Future Community Infrastructure

What is Social/Community Infrastructure?

Social/Community infrastructure includes:

- Community Centre's/ community meeting spaces
- Arts, Heritage & Cultural places and spaces
- Libraries
- Reserves, Parks, Cemeteries and Playgrounds
- Sports Fields including artificial turf provisions
- Sport and Recreation facilities – may include specialist type facilities, i.e., athletic tracks/ice rinks
- Health facilities– (provided by Central Govt/private)
- Education facilities – (provided by Central Govt/private)

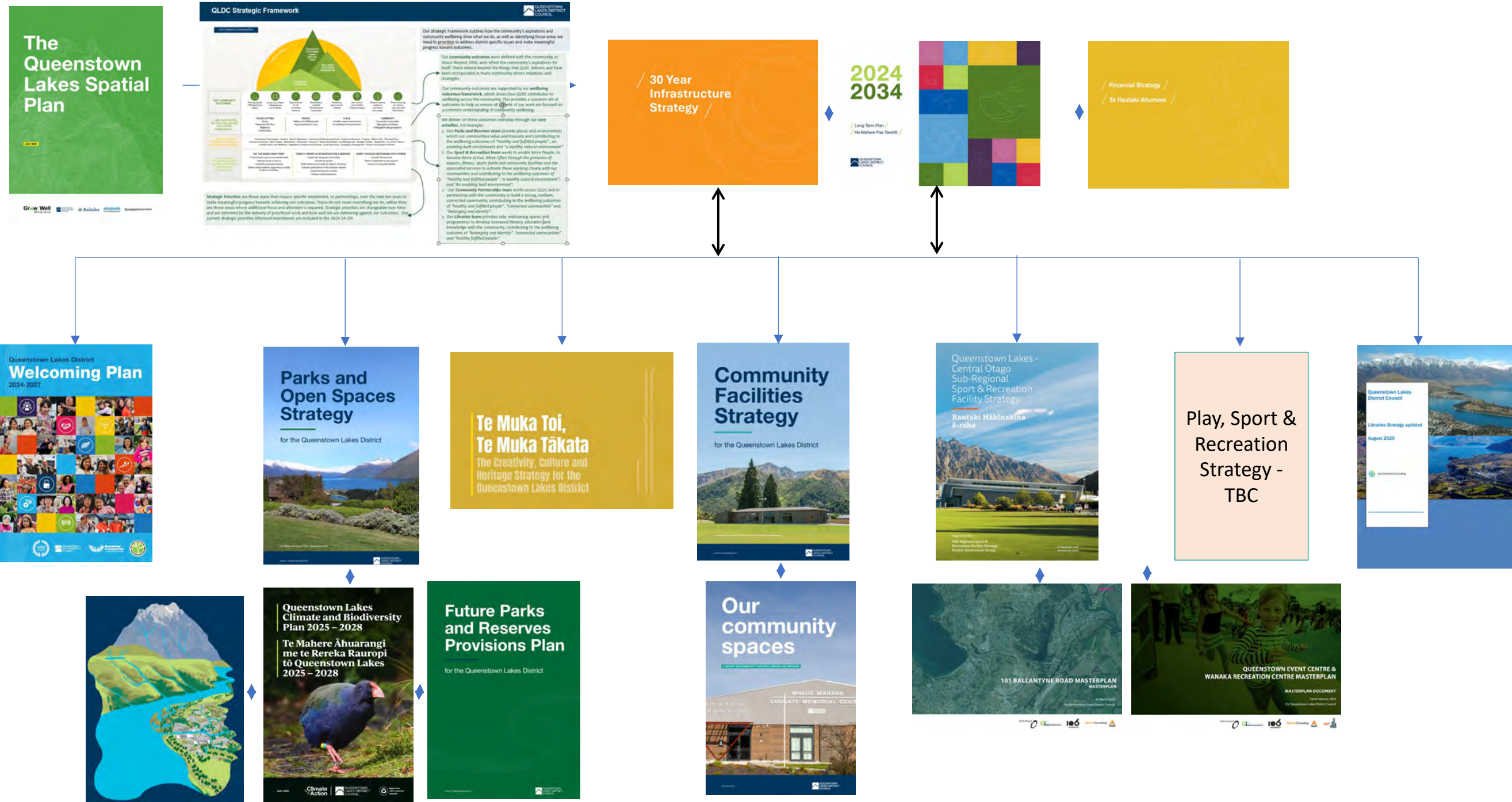
Council takes a wide network approach and may provide all/some/partner or none of the above



How do we plan and know what we need?



Existing Social Infrastructure Strategic Documents



- Responsible Camping Strategy
- Play, Active Recreation & Sport Strategy – TBC
- Community Funding/Facilities policy – DRAFT
- Arts Places and Spaces report – TBC

Overarching Objectives



TEN-MINUTE URBAN NEIGHBOURHOODS Targeted 800m or 20-minute return walk, cycle or local public transport trip from home.	FACILITY HIERARCHY 1) Neighbourhood 2) Local 3) Destination 4) Regional	INTEGRATED NETWORK Non-council facilities and alternative provision via community partnerships, clubs and organisations are taken into consideration.	PLANNED PROVISION QLDC takes the lead in terms of proactive future community facility provision planning. Reducing ad hoc development and improving community facility outcomes.
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Overarching Provision Objectives



Community Facility Provision Objective 1: TEN-MINUTE URBAN NEIGHBOURHOODS The Ten-Minute Neighbourhood planning principle can be summarised as: <i>'the ability to meet most everyday (non-work) needs locally, primarily within a 20-minute return walk, cycle or local public transport trip of home'</i> .	Community Facility Provision Objective 2: FACILITY HIERARCHY Facilities will be classified by their intended catchment area and role within the wider network, including: <ol style="list-style-type: none"> 1. Neighbourhood 2. Local 3. Destination 4. Regional-level facilities NOTE: Some regional-level facilities may be located outside of the QLDC geographic area, in partnership or collaboration with other local authorities.
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NOTE: Due to regional topography and a dispersed population base this objective will not always be achievable for QLDC. However, the measure is included as international best practice for liveable cities and an aspirational target to be applied, where possible, in planning future urban spaces.

APPROXIMATE COMMUTE TIMES FOR EACH PROVISION LEVEL			
Provision Level	Walk Time	Bike Time	Drive / Bus Time
Neighbourhood	10-min (800m)		
Local		10- to 20-min (3-6km)	5- to 10-min (20-40km)
Destination			15- to 30-min (20-40km)
Region			30-min (a 2-hr+)

<p>Integrated Network</p>	<p>Planned provision Future demand and community needs, considered in advance. For QLDC this means identification of land, maintaining a coordinated and flexible network of facilities, and ensuring financial sustainability.</p>	<p>Hierarchy of facilities A hierarchy of facilities including larger specialist facilities with regional catchment and smaller local facilities to meet the needs of unique communities.</p>	<p>Integrated network Community facilities will be considered as part of a broader network which function together to meet overall community needs. This will be achieved via a hierarchy of facilities, collaboration with local communities and proactive efforts to create linkages.</p>
<p>Collaborative</p>	<p>Holistic approach Community facilities will not be planned in isolation, but as part of an integrated network. Partnerships with community organisations and other third parties will be explored to maximise facility use.</p>	<p>Placemaking and community buy-in Community facilities will contribute to the vitality of the Queenstown Lakes District. They will be cost effective, distinct and of quality design. Facilities will embody local character, stories and culture to foster a sense of place, identity and community ownership.</p>	<p>Facilities which promote collaboration Community facilities will promote collaboration, partnerships and sharing of resources for mutual benefit among user groups.</p>
<p>Best Placed Future Proofed</p>	<p>Best placed to serve catchment area Easy to find and get to. Well-placed to serve the intended community and catchment. As far as possible, facilities will be integrated, connected or co-located with other community activities. QLDC will primarily focus investment on strategically placed, integrated facilities.</p>	<p>Future proofed New buildings will be designed and positioned to allow modification and extension.</p> <p>Visible / safe Where possible, facilities will be located in busy well-activated areas to ensure higher levels of passive surveillance, and utilise crime prevention through environmental design principles in layout to minimise antisocial behaviour.</p>	<p>Focal points Community facilities will be focal points for the areas they service. Activities, programmes and facility design will build social capital by fostering organised and chance meetings.</p>
<p>Affordable & Sustainable</p>	<p>Transport connected Community facilities will be located in or near urban centres and will ideally be easily accessible via public and active transport modes.</p>	<p>Good quality Community facilities will be well-maintained, safe and provide an enjoyable customer experience.</p>	<p>Affordable, inclusive and accessible Community facilities will be universally accessible and affordable for all. Facilities will be affordable, accessible to people of varied physical ability and welcoming to people of all cultures and backgrounds.</p>
<p>Accessible & Inclusive</p>	<p>Affordable and sustainable Community facilities will capitalise on opportunities to deliver value for money for the ratepayer and user, minimise environmental impact and balance the needs of present and future generations.</p>	<p>Sustainable design, energy minimisation QLDC will lead by example in reducing ongoing operational costs and minimising water and energy use of community facilities. New facilities will make use of natural light and ventilation and aspire to be carbon neutral and produce zero waste.</p>	<p>Functional Community facilities will be designed to accommodate the intended range of functions and activities and utilise the outdoor environment to support participation.</p>
<p>Flexible & Efficient Use</p>	<p>Identifiable needs Community facilities will be fit-for-purpose and meet identifiable community needs. They will consider current provision gaps, needs and potential duplication, as well as projected future needs will be identified and prioritised.</p>	<p>Multipurpose spaces Community facilities will be multipurpose, flexible and adaptable to evolving community needs. Multipurpose facilities will be prioritised over single purpose or dedicated use facilities.</p>	<p>Flexible and efficient use Community facilities will enable a wide range of activities, programmes and services, ensuring maximum use, optimisation of space and adaptability to changing community needs.</p>

LTP SERVICE LEVEL OBJECTIVES	FACILITY TYPE	PROVISION MEASURE
VENUES The Council provides facilities and venues for community activities and events.	Small community centres, halls, historic cottages and venues for hire (Neighbourhood / Local Level Provision)	<ul style="list-style-type: none"> > Bookable community spaces located in local neighbourhoods, located within ten-minute walk of main population base for the area. Facilities will serve a walking catchment of up to 15-minutes (1.2km) or 15-minute drive of rural areas. > Suggested measure¹, x1 per 4,000 residents based on approximate current provision.
	Community Centres (Destination Level Provision)	<ul style="list-style-type: none"> > Multipurpose facilities located in town centres and serving a catchment of up to 15- to 30-minutes drive. Note: Consideration of community social service and arts organisation needs and potential partnerships is important.
	Event and Function Centres (Regional Level Provision)	<ul style="list-style-type: none"> > Multipurpose and integrated, connected or co-located with other community facilities. > Limited number of 1-2 facilities to serve regional catchment.
	Performance Spaces, Museums & Galleries	<ul style="list-style-type: none"> > Multipurpose facilities located in town centres. > Provision of a range of different types of facilities.

LTP SERVICE LEVEL OBJECTIVES	FACILITY TYPE	PROVISION MEASURE
SPORT AND RECREATION (INDOOR)	Local Indoor Sports Facilities	<ul style="list-style-type: none"> > Encourage community or school led provision for communities with populations under 10,000 residents or within 30-minutes drive of an existing facility. > 'Local level' indoor sports facilities will in most cases not be provided by QLDC.
	Destination / Regional Level Indoor Sports and Gym Facilities	<ul style="list-style-type: none"> > Council to provide a minimum of two major sports facilities (e.g. Queenstown Events Centre and Wanaka Recreation Centre) sized to serve a population catchment of up to one-hour drive. At minimum, these facilities will be integrated and co-located with pools and other community facilities as far as possible. > At least one facility will be a regional level facility capable of hosting regional level competition for a range of sports codes. > 'Destination' and 'Regional Level' provision measure: 1 indoor court per 9,000 residents² + 0.5 indoor courts per 9,000 additional average daily population, to account for visitor and event usage. OR if including school provision, 1 court per 4,500 residents + 0.5 courts per additional average daily population.

LTP SERVICE LEVEL OBJECTIVES	FACILITY TYPE	PROVISION MEASURE
AQUATIC FACILITIES QLDC manages and maintains boat ramps and jetties to enable public enjoyment of the district's lakes. QLDC provides pools that are clean, safe and enjoyable places to visit.	Boat Ramps and Jetties	<ul style="list-style-type: none"> > Limited number of facilities to serve catchments 10km+
	Swimming Pools (Neighbourhood / Local Level Provision)	<ul style="list-style-type: none"> > Support knowledge sharing and cost saving for community led provision where possible. > Encourage community or school led provision for communities with populations under 10,000 residents or within 30-minutes drive of an existing facility.
	Swimming Pools (Destination / Regional Level Provision)	<ul style="list-style-type: none"> > Council provision a minimum of two major pool facilities (one within each ward) to serve catchments of up to one-hour drive. > At least one facility will be a regional level facility capable of hosting regional level competition. To be integrated and co-located with sports facilities and other community amenities as far as possible. > As a region with numerous lakes and rivers, water safety education and swimming are essential to community wellbeing. > National average of 21.3m² per 1,000 residents³ is the minimum recommended provision.

LTP SERVICE LEVEL OBJECTIVES	FACILITY TYPE	PROVISION MEASURE
LIBRARIES QLDC provides multipurpose library facilities which act as hubs for creativity, literacy and learning. They enable equitable access to a wide range of resources, information and technology.	Libraries	Refer to QLDC Libraries Strategy. Preliminary indicative measures included in appendices for internal QLDC reference only.
	Mobile or Limited-hours Libraries Facilities	Refer to QLDC Libraries Strategy. Preliminary indicative measures included in appendices for internal QLDC reference only.

LTP SERVICE LEVEL OBJECTIVES	FACILITY TYPE	PROVISION MEASURE
PLAY	Playgrounds	Refer to QLDC Parks and Open Spaces Strategy. Preliminary indicative measures included in appendices for internal QLDC reference only.
	Public Toilets	<ul style="list-style-type: none"> > x1 per 1,000 residents (based on national median)¹, plus additional provision for responsible camping in main visitor destinations. > Refer to QLDC Parks Asset Management Plan.
OPEN SPACES QLDC provide well maintained green space, trails and cycle ways for the community to enjoy sports and leisure activities. Clean, accessible and conveniently located toilets.	Outdoor Courts	<ul style="list-style-type: none"> > x1 court per 9,000 residents² is recommend as a preliminary measure.
	Cycleways and Walkways	<ul style="list-style-type: none"> > Sufficient provision to enable linkage of main greenspaces and community facilities via active transport modes. > Provision dependent on available land, characteristics of the area and potential residential and tourism benefit. > Refer to QLDC Parks and Open Spaces Strategy.
	Local Park (Neighbourhood Level Provision)	<ul style="list-style-type: none"> > Suggested provision target of 1ha per 1,000 residents³. > Residents should have access to a local park within a 600m walk (approximately five to ten minutes). > Refer to QLDC Parks and Open Spaces Strategy.
	Community Park (Local Level Provision)	<ul style="list-style-type: none"> > Minimum of 2ha of open space and should be of generally flat or undulating land. > Residents in residential zones should have access to a Community Park within a 1,500m walk. > Refer to QLDC Parks and Open Spaces Strategy.
	Sports Ground Park (Destination Level Provision)	<ul style="list-style-type: none"> > A configuration that can provide a minimum of two full-sized sports fields in a side-by-side configuration. Can serve a multi-use function with a Community Park. > Required in greenfield development areas catering for more than 2,000 households⁴. Refer to QLDC Parks and Open Spaces Strategy. > Note: National median provision level is 1ha per 1,000 residents as a preliminary indicator. However, gaps will ideally be measured via achievable playing hours per 1,000 residents vs. projected field space demand. This will enable evaluation of artificial surface where appropriate.
	Premier Park (Regional Level Provision)	<ul style="list-style-type: none"> > No quantity guidance. > Refer to QLDC Parks and Open Spaces Strategy.
Connections	<ul style="list-style-type: none"> > Will depend on characteristics of the area. > Refer to QLDC Parks and Open Spaces Strategy. 	
Nature Reserves	<ul style="list-style-type: none"> > No quantity guidance. Amount will depend on characteristics of the area. > Refer to QLDC Parks and Open Spaces Strategy. 	

Looking back – the last 10 years

10 Years

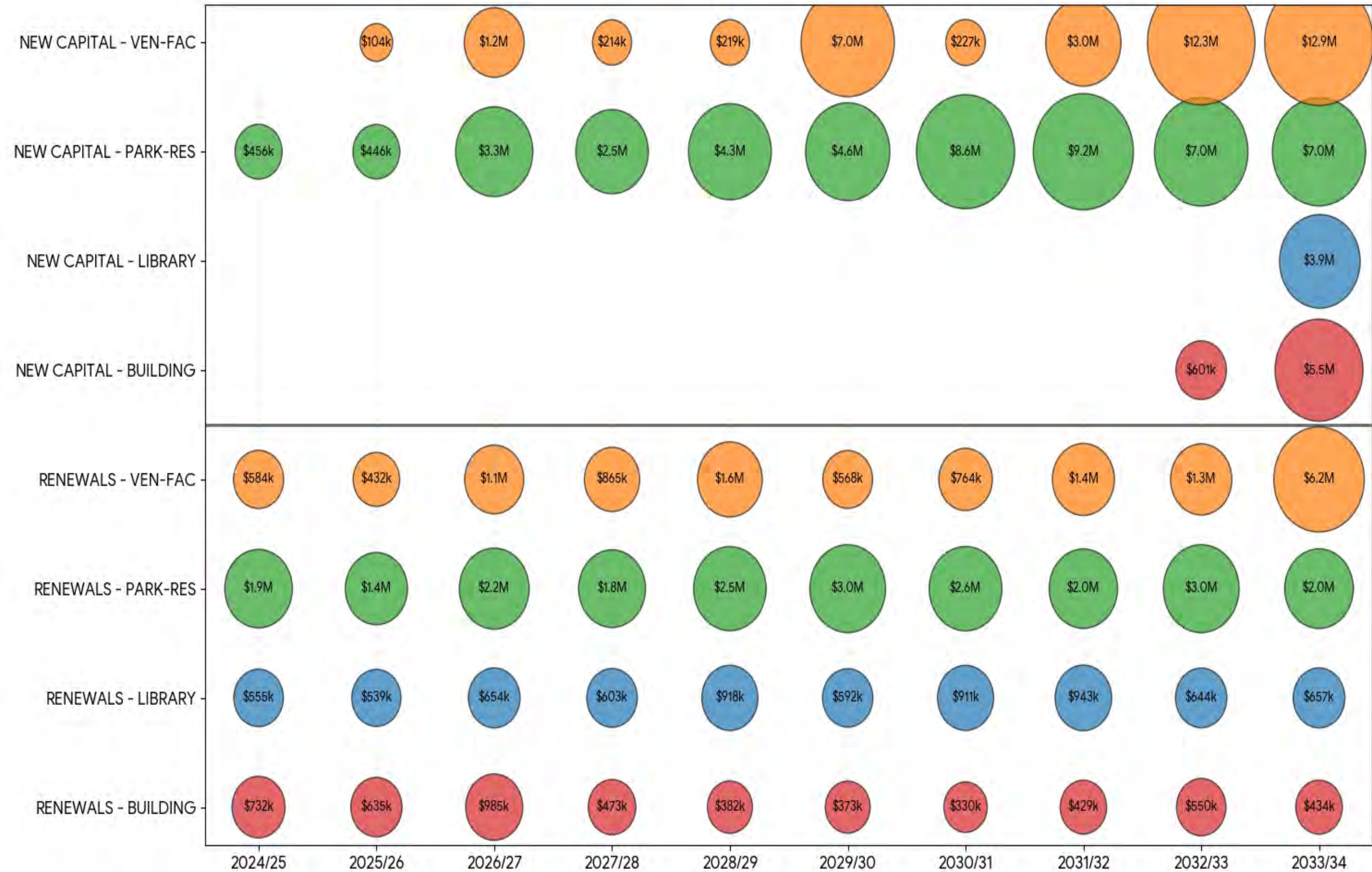
- Constructed Wānaka Recreation Centre Indoor Courts/Aquatic Centre/
- WRC Artificial turf and sportsfield/floodlights
- Funded Wānaka Community Hub Trust
- Renewal upgrades at Lake Wanaka Centre/Hawea Flat Hall
- Rebuilt the Luggate Memorial Centre
- Opened Paetara Aspiring Central - Kahu Youth/Aspiring Gymnastics homed
- Wānaka Lakefront Upgrades
- Rabbit proofed multiple reserves and land
- Supported development of Snow Farm Toilets
- New Sports floodlights for Upper Clutha Rugby grounds/hedge removal and fencing
- Schools to Pools routes established – new bike storage at Wānaka Recreation Centre
- New basketball area for Hawea Community Centre
- New football goals for casual use at Peter Fraser Park
- Supported and funded classroom block relocation to the Hawea Domain for community use
- Constructed new Cricket training nets at Wānaka Recreation Centre
- Established outdoor play/community area at Wānaka Recreation Centre
- Bought Mount Iron – legacy project

In progress now

- 2x new wooden sports floors at Wānaka Recreation Centre
- New sportsfield floodlights at Wānaka Recreation Centre
- New drainage & sports field floodlights at Upper Clutha Rugby
- 101 Ballantyne Road site remediation underway – Future Sports Hub
- Playground renewals and new developments
- Wānaka Aquatic Centre LPG replacement project

“Space development needs to be connected to the creation of vibrant spaces and places, not creating spaces for the sake of spaces”.


Wānaka Upper Clutha Community Infrastructure overview - 10 years



Wānaka-Upper Clutha Community

Groups Facility Needs

- Albert Town Community Association
- Aspiring Athletics
- Bike Wānaka
- Te Kākano
- Wānaka Arts & Culture Charitable Trust
- Cycling Without Age
- Hāwea Community Association
- Mint Charitable Trust
- Upper Clutha Historical Society
- Wānaka Community Workshop Trust
- Upper Clutha Woodcraft Guild
- Wastebusters
- Wānaka Arts (Wānaka Art Society)
- Wānaka Business Chamber
- Wānaka Bridge Club
- Wānaka Football Club
- Southern Sanctuary
- WAI Wānaka
- Wao Aotearoa
- WellSouth



In 2024, 46 groups identified a need for access to a new facility in the next 5 years.

A further 28 groups said they did not know whether they would need a new facility or space in the next 5 years,

21 have never needed a new facility and just 3 no longer require a new facility.

Wānaka-Upper Clutha Community Infrastructure Sector Needs - Future

Sport & Recreation

- Multi-use Sports fields – Football/Rugby
Future Sports Hub
- Athletics track/facilities – TBC
- Multi-use indoor & outdoor courts
- Artificial Turf Hockey/Football/Rugby
- New grass cricket wickets
- More Aquatic Leisure water space
- Shared clubrooms at Ballantyne Road

Arts, Culture & Heritage

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- Appropriate space & places for arts activities and performances
 - Heritage asset renewals / identification and showcasing

COMMUNITY PRIORITIES



Parks & Reserves

- Changing & toilet blocks
- Carparks / Access
- Sports floodlights
- Mount Iron Recreational Improvements
- More parks via developers
- Upper Clutha Tracks & Trails
- Wildfire Mitigation



Community Facilities

- New Community Centres / Shared Hubs
- Wānaka South Community Centre
- New or upgraded Library for Wānaka / Upper Clutha

Upcoming high level work programme

- Community Facilities Request process – land & buildings
- Refresh of QLDC-CODC Sport & Recreation Places & Spaces Strategy
- Central Otago Inc Arts Places & Spaces hui/report
- Mount Iron/Wānaka Lake front
- Direction on QLDC head lease of Paetara Aspiring Central – May 2032 expiry
- 2026-2027 – Annual Plan consultation - investigation of an Artificial Turf in Wānaka-Upper Clutha
- Update Social Infrastructure Needs assessment matrix – based on population/provision measures/benchmarks etc
- Update all proposed new capital and renewals project costs to 2027/28 onwards



2027-2037 Long Term Plan
(dependant on timing/cost of project initiatives)