

5. QEII ICE STADIUM TRUST PROPOSAL

Officer responsible Leisure Manager	Author Peter Walls, Assets and Business Adviser, DDI 941-8777
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The purpose of this report is to seek the Council's support to proceed with the proposal to develop an ice arena adjacent to QEII Park. The report was considered by the Burwood/Pegasus Community Board.

BACKGROUND

At the July 2003 Council meeting the following resolutions were passed in respect to the QEII Ice Stadium Trust proposal:

1. That the Council confirm that it is willing to consider providing land adjacent to QEII for an ice sport stadium as proposed by the QEII Ice Stadium Trust.
2. That the Leisure Manager assist the QEII Ice Stadium Trust with developing the details of this proposal.
3. That the proposal be further investigated and reported to the Community and Leisure Committee and the Burwood/Pegasus Community Board in October 2003 for a decision whether to proceed to consultation or to abandon the project.
4. That priority be given to the preparation of a long term concept plan and policies for the future development of QEII Park (beyond the ice rink and hydroslide).

DISCUSSION

The following issues relating to this proposal were further investigated:

1. **Property Issues**

The Property Unit advises that there are no outstanding property issues in leasing a portion of QEII Park to the QEII Ice Trust for the purpose of building an ice arena.

2. **Land Use and Zoning Issues**

The Environmental Services Unit advises that QEII Park is located in an Open Space 3 (Metropolitan Facilities) zone under the Council's Proposed Plan and the environmental results anticipated include:

“the provision of facilities and structures to enhance and facilitate indoor and outdoor/formal and informal recreational opportunities within the city”
“to provide for city wide, regional and national events, annual and special entertainment events, and specialised recreational activities”.

The ice stadium proposal therefore fits comfortably into the zone purpose. A resource consent will be required to address issues such as traffic generation and access, and any parking shortfall.

3. **Compatibility Issues with QEII in Terms of Operation, Design and Plant Utilisation**

The QEII Ice Stadium Trust proposes to operate the facility as a stand-alone facility accessed by a separate entrance and reception area. Co-location with QEII will provide potential business opportunities for both operations and the seasonal nature of the ice sports as opposed to aquatics is such that car parking utilisation would be maximised. The ice arena will provide an extra attraction at QEII, increasing the range of entertainment available in a manner that is compatible with the overall long term objectives and programme of development for QEII.

Potential also exists for the sharing of staff and maintenance expertise and to maximise energy use between the two facilities. The proposed ice rink has been designed to complement the new pool buildings and to maintain the visual amenity at the best level possible.

OPTIONS

1. That the Council call for proposals for the development of an ice facility at QEII.
2. That the Council put the QEII Ice Stadium Trust proposal out for public consultation and comment.

In view of the above information and in consideration of the significant work already undertaken by the Trust it would be appropriate that this proposal be put out for public consultation.

Staff

Recommendations: That the Board recommend to the Community and Leisure Committee:

1. That the QEII Ice Stadium Trust Proposal be put out via a special consultation process to seek community comment.
2. That the outcomes from the consultation be reported back to the Burwood/Pegasus Community Board and the Community and Leisure Committee.

Burwood/Pegasus Community Board

- Recommendation:**
1. That the above recommendation be adopted.
 2. That protection of the Ascot Green land adjacent to QEII be considered, including possible transfer under the Reserves Act 1977.

Chairman's

Recommendation: That the staff recommendation be adopted.