

1. QEII PARK CONCEPT PLAN

General Manager responsible:	General Manager Strategic Development
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PURPOSE OF REPORT

1. This report summarises progress on the QEII Concept Plan, and the next steps in its formulation. As well as the general proposed land usages at the park, issues covered in the report include sports accommodation, Ascot Green, and the Ascot Golf Course.

EXECUTIVE SUMMARY

2. The concept plan represents a guideline to what is seen as an aspired or ideal future shape for QEII Park. The intent of the plan is to define “envelopes of activity” for future use, rather than present a timetabled development plan. As a visioning document with a ten-year outlook, the plan will guide the sustainable development of QEII Park by providing a means to assess future development requests and proposals.
3. The proposed plan identifies as a conceptual framework the following aspects:
 - Building envelopes around the core main stadium and pools building.
 - A stadium and pools building envelope allowing for sensible expansion of sports facilities, which could include but are not limited to aquatic facilities, high performance sports, active indoor recreation, hydroslide expansion and outdoor recreation/pool/spa areas.
 - Providing a building envelope for the current and future growth of the Christchurch School of Gymnastics.
 - A substantial ring of green space areas for sporting and recreational purposes.
 - Protecting the integrity of the golf course and preserving its existing features.
 - Planning for improved vehicle, cycle and pedestrian safety as well as better access and flow into, through and out of the park.
 - An enlarged area around the community centre for locating community activities and localised leisure activities away from core facility building area, eg community crèche, petanque/boccia and playground.
 - No provision for on-site sports accommodation.
4. The next stages in producing the plan are:
 - (a) The proposed QEII Park Concept Plan is reported to Council at its 28 April 2005 meeting.
 - (b) Public consultation on the proposed plan to be carried out from late May to early July 2005.
 - (c) A final report on the QEII Park Concept Plan is presented to Council by the end of July 2005.

FINANCIAL AND LEGAL CONSIDERATIONS

5. No capital expenditure has been attached to the plan as this is solely a concept plan to guide decision-making on future use and activities at QEII Park. Infrastructural improvements could be phased in over several years. Council funding would be subject to assessing the costs and benefits of these improvements and evaluating them against other potential projects at the time.

Future development will often involve partnerships with other providers. It is not possible to predict when proposals will arise. The Council's role may be providing access to land rather than contributing to capital costs (eg Christchurch School of Gymnastics extension, the proposed Ice Arena).

BOARD RECOMMENDATIONS

1. That, in acknowledging QEII Park as a metropolitan facility, the Council also acknowledge that it has a huge impact on the local community.
2. That submissions on the proposed concept plan be sought through the special consultative process, because of the significant changes proposed regarding the use of the park.

3. That the Council acknowledge the commitment and work that has been carried out in QEII Park by the community since 1973.
4. That Ascot Green be designated as a reserve under the Reserves Act 1977.
5. That the Council note that the Board proposes to make a submission requesting that provision be included in the LTCCP for an upgraded entranceway to QEII Park off Travis Road, with adequate traffic management considered as part of the entranceway.
6. That the Council note that the Board:
 - does not support the provision of sports residential accommodation within QEII Park.
 - supports the retention of the roadway between "O" and "P" as shown on the proposed concept plan.
 - does not support the proposed new roadway from Ascot Avenue.
 - supports the retention of the crèche in immediate proximity to the main stadium and facilities at QEII.
 - requests that officers ensure the existing traffic management plan includes clean-up services for neighbouring streets after events at QEII park.
 - requests the provision of adequate on-site parking to meet the future growth anticipated by the concept plan.