

Proposed lease at QEII Park to Christchurch School of Gymnastics - consultation outcomes

Consultation

Consultation on leasing land to the Christchurch School of Gymnastics (CSG) ran from 6 June to 3 July, 2017. A public notice was placed in the local paper. 300 leaflets were delivered to those living on the streets surrounding QEII Park and displayed in Council service centres and libraries, city-wide. 450 key stakeholders and submitters on the Ministry of Education land sale, were emailed directly and a notice was placed in the QEII Eastern Recreation and Sports Centre (ERSC) e-newsletter, which has 600 subscribers. 108 submissions were received. Of these:

- 89 supported the proposal (10)
 - 5 supported the proposal but had some concerns (1)
 - 11 did not support the proposal (8)
 - 3 did not state a preference
- brackets () denotes number of submitters living within one block of QEII Park*

Those who opposed the lease had the following concerns

- a perception of parking issues;
- a desire for the gymnasium to stay where it is;
- a desire not to increase the number of buildings in the park;
- that use of the park is becoming constrained;
- that the aesthetic of the park will be compromised by a minimalist building.

A site meeting was held with concerned residents and community groups. At the meeting consultation on other potential sites was discussed. **However, since this meeting further investigation has found all other proposed sites on the park to be unsuitable or unfeasible.**

Building options that were reviewed

Repair / rebuild current facility: The earthquake distorted the gymnasium up to a meter at the south end, due to lateral spreading towards Travis Wetlands. Most of the gymnasium would need to be rebuilt, the repairable parts relevelled and the ground under the whole site would need to be remediated to a depth of 10 meters. Ground remediation alone would cost \$4million, which the CSG cannot afford. There would also be 18 months where the gymnasium was unusable for its members.



Build on the western side of QEII Park: The entire western section of the park suffered extensive land damage and has a high water table, making land remediation costs unfeasible for the CSG to build a facility.

Build at the western end of the car park, near the sports fields (blue box): This site is still too close to the poor land on the west side of the park, making this option unaffordable for CSG to both remediate the land and build a new facility.



On Ascot Avenue (blue box): While this is an option for the CSG it does impact on the future use of the park as well as some of the underground services. There is also a bigger impact on the immediate neighbours.

Next to Eastern Recreation and Sports Centre (ERSC): It was also suggested that the gymnasium could be included next to the ERSC, which is currently under construction. This development is surrounded by car parking on the west, service entry and outbuildings on the north and east, and is reserved for potential future expansion of the building on the south side.



Preferred site - between sports fields (blue box):

This is the option was consulted on. Four playing fields can be accommodated with about five meters spare in either direction. Some of the row of trees would need to be removed for the building, although several of these are nearing the end of their life. This option makes use of the existing car park.

There was also the option of turning the gymnasium so it ran west to east, but this makes the foundations more expensive and impacts more on the surrounding fields and future options for the park

Other issues:

Parking: During consultation, parking availability for the new gymnasium was the greatest concern for submitters. It was felt that the car park for the new ERSC would not be sufficient for the users of both buildings. The recommended location between the sports fields (image immediately above) allows the gymnasium to use the existing car park, which at 160 parks, more than covers the 55 required for the facility.

Trees: The row of trees between the sports fields would need to be partially removed to accommodate the new gymnasium. These trees are nearing the end of their life and already require some attention. All trees removed to make way for the building will be replaced near to the site.

QEII Park Plan: A plan for the whole park will be developed in the coming years. This will outline the purpose of the park as well as looking at the specific components with the park area such as the golf course, walking tracks and any future developments.

New building: The new gymnasium will be subject to all planning regulations, in accordance with the Resource Management Act.

Old building: It is hoped that a new lease can be sought for a suitable (low use) tenant, which will eliminate the cost of demolition.