

# Draft Queen Elizabeth II Park Master Plan 2018

[ccc.govt.nz/qeiipark](http://ccc.govt.nz/qeiipark)



## Acknowledgements

Christchurch City Council's Recreation and Sports Unit would like to thank the following people for their assistance and input into the preparation of the Draft Queen Elizabeth II Park Master Plan.

Queen Elizabeth II Park Master Plan Project Team:  
Dean Kilbride, Heather Davies, Jacqui Miller, Jocelyn Mahoney, Lizzy Farthing and Tessa Zant.

The project team would like to thank members of the Coastal-Burwood Community Board for their support and all those individuals and groups that contributed in various forms to the creation of the Draft Queen Elizabeth II Park Master Plan. The input from all has been highly valued.

## Copyright

All maps, logos and images in this plan are the property of Christchurch City Council unless otherwise acknowledged. With the exception of the Council logo, the copying of which requires prior written approval, this Council-owned material can be used for personal and non-commercial purposes free of charge, provided that the source and copyright status of the material is acknowledged and it is not used in a misleading way.

# Contents

Acknowledgements .....	2
Copyright .....	2
<b>1. Overview .....</b>	<b>5</b>
1.1 Introduction .....	5
1.2 Why a master plan? .....	6
1.3 Planning framework .....	7
<b>2. Vision .....</b>	<b>8</b>
QEII Park: where together we learn, get active and have fun .....	8
<b>3. Our approach .....</b>	<b>11</b>
3.1 Community feedback .....	11
3.2 Proposed actions .....	11
3.2.1 Getting into and around the site (access and circulation) .....	11
3.2.2 Things we can do here (use and activity) .....	12
3.3.3 Buildings (buildings and structures) .....	13
3.3.4 Plants, trees, water and wildlife (vegetation and ecology) .....	14
3.3.5 How the park looks and feels (visual amenity and interpretation) .....	15
<b>4. Development concept .....</b>	<b>17</b>
4.1 Implementation Plan .....	17
4.2 Long Term Plan (LTP) disclaimer .....	17
4.3 Overall Master Plan Development Concept .....	18
4.4 Playground/Community Centre .....	20
4.5 Adventure/Nature Trail Forest Area Landscape Concept .....	22
4.6 Tree Plan .....	24
4.7 Implementation Plan .....	26
4.8 Implementation and cost estimates .....	27
<b>5. Background information .....</b>	<b>29</b>
5.1 Location .....	29
5.2 History .....	29
5.3 Legal description .....	30
5.4 Christchurch District Plan .....	30
5.5 Physical description .....	30
5.5.1 Topography and soils .....	30
5.5.2 Waterway .....	30
5.5.3 Climate .....	30
5.5.4 Ecological Values .....	31
5.5.5 Buildings and facilities .....	31
<b>6. Appendices .....</b>	<b>33</b>
6.1 Areas of Significance to QEII Park .....	34
6.2 Land Quality .....	35



# 1. Overview

## 1.1 Introduction

**Te Ngāi Tūāhuriri Rūnanga holds mana whenua and are kaitiaki of the takiwā where Queen Elizabeth II Park is located. Areas of significance to Ngāi Tūāhuriri in the vicinity of the park include Ōruapaeroa, Ōtākaro, Te Ihutai, Waitākiri and Waikākāriki.**

The park is adjacent to Ōruapaeroa (Travis Wetland), a place where freshwater swamps, and occasional inundation by the sea through Ōtākaro, created a rich marine habitat and environment. As a result this site became a significant kainga nohoanga and mahinga kai site to Ngāi Tūāhuriri for many generations prior to urbanisation of the area.

Recreation and leisure has been a consistent theme throughout the evolution of Queen Elizabeth II (QEII) Park. As early as 1884, the site has been host to various local, national and international events, as well as a place of recreation and leisure for its surrounding community. The 36.63 hectare park was purchased by Christchurch City Council in 1963 and named Queen Elizabeth II Park following the royal visit later that year.

Over the years, the park has been a key facility for both Christchurch and New Zealand. With facilities built prior to Christchurch hosting the 1974 Commonwealth Games, QEII Park became a world-class sporting venue and the first in the world to bring athletic and aquatic facilities into a single complex.

QEII Park is in a phase of transition. In 2010 and 2011 the park was damaged in the Canterbury earthquakes, with its major facilities beyond repair. Many of these facilities have since been demolished and rebuilt in other locations throughout Christchurch, shifting QEII Park from a park that hosted metropolitan facilities to one that's focused on local and regional needs.

Community interest in QEII Park remains high, and this master plan is key to providing a clear 10 year outlook that will guide the future development of the park.

## 1.2 Why a master plan?

The purpose of this master plan is to guide and advocate for the ongoing development of QEII Park by establishing a long term vision, identifying issues and opportunities and setting prioritised actions for future development.

After the demolition of QEII Park's earthquake-damaged buildings, a number of key decisions were made, which have influenced the future development of the park. Ngā Puna Wai was confirmed as the major metropolitan sports hub for Christchurch, becoming the regional home for four sporting codes including athletics, while the Metro Sports Facility – Taiwhanga Rehia was confirmed as Christchurch's national and international aquatic facility.

The request to prepare a master plan for the park came in 2016, when the Council decided to sell approximately 11.5 hectares of QEII Park to the Ministry of Education for the development of Avonside Girls' High School and Shirley Boys' High School. The Council resolved, '3. *The Council allocates the proceeds from the sale of the land towards the development and implementation of a master plan (and/or regeneration plan) for the rest of QEII Park.*'<sup>1</sup>

**The following steps have been taken in the development of the Draft QEII Park Master Plan.**

Phase	Steps
<b>Research and analysis</b>	Review of background information and research material
<b>Engagement with key stakeholders and wider community</b>	<ul style="list-style-type: none"> <li>• Meetings with Community Board, Christchurch City Council staff and key stakeholders</li> <li>• Community open day, 25 March 2018</li> <li>• Online feedback 25 March–9 April 2018</li> <li>• Project update emails to signed-up stakeholders</li> <li>• Social media updates</li> </ul>
<b>Draft Master Plan</b>	Preparation of a Draft QEII Park Master Plan
<b>Formal consultation on the Draft QEII Park Master Plan</b> <b>Current phase</b>	<ul style="list-style-type: none"> <li>• Invitation for park users, clubs and groups, the local community and other key stakeholders to provide feedback on the Draft QEII Park Master Plan</li> <li>• Community face-to-face opportunities</li> <li>• Digital and printed feedback forms</li> </ul>
<b>Final QEII Park Master Plan</b> <b>Next steps</b>	<ul style="list-style-type: none"> <li>• Refinement of the Draft QEII Park Master Plan based on consultation feedback</li> <li>• Council Hearing</li> <li>• Council approval of the Final QEII Park Master Plan</li> </ul>

## 1.3 Planning framework

This draft master plan has been prepared with reference to a number of key policy documents, including those listed below:

- Christchurch City Council Long Term Plan 2018–28 (LTP)
- Christchurch District Plan
- Physical Recreation and Sport Strategy 2002
- Public Open Space Strategy 2010
- Proposed Sports Facilities Network Plan (*currently in development*)
- Mahaanui Iwi Management Plan 2013
- Spaces, Places and People Plan for Sport and Recreation in Greater Christchurch 2013

<sup>1</sup> CNCL/2016/00295 Minutes of Council – 23 June 2016  
[http://christchurch.infocouncil.biz/Open/2016/06/CNCL\\_20160623\\_MIN\\_475.htm](http://christchurch.infocouncil.biz/Open/2016/06/CNCL_20160623_MIN_475.htm)

## 2. Vision

### QEII Park: where together we learn, get active and have fun.

QEII Park is a significant and treasured part of the community, which considers the values of recreation, landscape, culture, heritage, drainage and ecology to all have a place in the development of the park.

QEII Park is valued by the community for its...

- diverse range of leisure and recreation opportunities
- green, open spaces
- opportunities for people of all ages and abilities
- opportunities to experience nature
- availability for everyone
- safe layout
- free-to-use spaces
- connection to health and wellbeing benefits
- opportunities to identify and celebrate local history.





## 3. Our approach

Proposed actions were developed following community engagement and assessment of:

- the physical environment
- land condition
- sport and play networks within the wider Christchurch area
- operational requirements.

Planning the park as a whole means that a variety of activities can work together to meet the needs of the surrounding community.

### 3.1 Community feedback

Feedback was gathered at a community day on 25 March 2018 and online between 25 March and 9 April 2018. People were asked a number of questions to draw out what they valued about QEII Park, both in the past and currently, and aspirational values for the future. More than 380 ideas helped us define what locals wanted included in the draft master plan.

Most commonly, people asked for areas where they could be physically active, without an associated cost. This included walking and cycling tracks, and exercise and play equipment.

Ideas for less-physically active areas that were also free to use were the next most popular. This included BBQ and picnic areas, and space for community events.

The next three most commonly suggested ideas were for pay-to-use sports, public amenities and free sports.

### 3.2 Proposed actions

The following actions help to achieve the vision of the park. Actions have been grouped into five key areas, each area addressing specific challenges and opportunities. Reference numbers noted in the various tables correspond to the implementation and cost estimate table in Section 4.

#### 3.2.1 Getting into and around the site (access and circulation)

Appropriate and safe access into and within the park, for all modes of transportation, is a priority for the park's development. Current pedestrian and cycle access in some areas of the park is constricted and internal paths are disjointed after the demolition of buildings post-earthquake.

Suitable car parking was a key concern raised by the community. We have assessed parking requirements for users of the park now and in the future. Sufficient car parking will be

provided to meet anticipated demand, taking advantage of existing hard surface areas.

The master plan is not proposing to convert areas that are currently grass to additional car parking. Measures such as time limits for parking may be introduced, to prevent all-day parking by people who aren't using the park.

Reference	Issue	Proposed actions
1.6	Poor pedestrian and cycle access into park	Formalise nine pedestrian and cycle entrances. Entrances to be signposted, enhanced for maximum visibility and connected to the internal path network.
1.5, 1.11, 2.15 & 2.21	No all-weather pedestrian and cycle access	Creation of a primary shared path around and through the park linked to pedestrian and cycle entrances, secondary grit paths and vehicle parking areas.
1.6	Poor pedestrian and cycle linkage with surrounding area	Include directional signage to Travis Wetland from north west pedestrian and cycle entrances. Additional signage throughout park, where appropriate.
1.6 & 2.6	Poor vehicle, pedestrian and cycle entrance to community centre	Replace existing fences with bollards that are easier to get through. Enhance entrance from Ascot Avenue by clearing vegetation. Entrance to include signage.
2.12	Capacity of vehicle entrances	Upgrade Travis Road entrance as required to reduce the potential for associated congestion.
1.2, 1.12, 2.6, 2.14 & 2.19	Insufficient provision of car parking for current and future park users	Renew and develop existing vehicle parking area for park users. Maintain use of existing vehicle entrances and access roads. Future-proof park capacity by allocating space for expansion of car park.
1.9 & 1.15	No cycle parking for park users	Provide bike stands at key locations throughout park.

### 3.2.2 Things we can do here (use and activity)

QEII Park has changed considerably following the earthquakes. Major facilities have been demolished and new facilities have been developed, while other areas have been left untouched. There are still barriers left over from pre-earthquake activities, which impact on connectivity and how the park is used. Enhancing the recreation uses of the park is a priority of the master plan.

Land quality is a major constraint when considering what activities can take place in the park. During the earthquakes, the land and buildings were impacted by lateral spread and liquefaction. Post-earthquake surface levels show that QEII Park is lower towards the west (Frosts Road)<sup>2</sup>. The western side of the site is in a Flood Management Area (FMA) and an overlay of Fixed Minimum Floor Level in a portion of the FMA<sup>3</sup>.

All future structures on the park will need to consider ground improvement work.

The master plan works within the limitations of the land by allowing the lower-lying western side of the site to revert back to natural wetland conditions. The proposed large area of indigenous forest and native wetland plantings will require minimal change to the land levels and will work with natural processes rather than trying to control them.

The previous golf facility was a key subject raised by the community. Prior to the 2010 and 2011 earthquakes, QEII Park was home to the Ascot Golf Course and Golf Driving Range. The golf course, built in 1967, was a unique facility which provided an 18-hole, par-three course. The driving range was a later addition to the site's south west corner. Community feedback was mixed, with people both in support of and opposed to the reinstatement of a golf course or driving range in the park.

Factoring in the earthquake damage sustained to QEII Park, the large amount of golf courses already in east Christchurch and the reduction of the park's area if a golf course were put on it, the master plan does not reinstate golf back into the park.

Use and allocation of sport fields was another subject raised by the community. QEII Park currently has two senior sport fields and a lit training field which are allocated to various sporting codes through the sports field allocation process. These sports fields are managed as flexible but bookable spaces and the master plan proposes no change to the current process. As the Sports Parks Network Plan is developed, a need has been identified for a selection of large parks across the city with multiple fields capable of catering for a variety of sports as required. With the addition of an extra field, QEII becomes an ideal venue able to meet these requirements in the north east of the city. An additional multi-use sport field and supporting change facilities have been included in the master plan.

Reference	Issue	Proposed actions
1.4	Outdated fitness station equipment	Upgrade fitness stations on circular trail around sports fields.
1.15, 2.3, 2.7 & 2.20	Limited seating and picnic tables within the park	Upgrade and provide additional seating and picnic tables throughout park.
1.8, 1.14, 2.1, 2.2 & 2.27	Limited play facilities within park	Development of new play facilities including playground, basketball court, disc golf course and adventure nature trail.
1.6	Existing petanque courts closed off from park users	Remove fencing and vegetation to integrate petanque courts with park.
2.13	Demand for additional multi-use sport field	Provision for development of a new lit multi-use sport field.
1.10	Existing lit training sports field area reduced by new gymnastics building	Reposition existing lit training field to a north/south orientation.
1.10	No events space in park	Incorporate event features when repositioning existing lit training field.
1.10	No seating for sport spectators	Develop a grass mound around the lit training field/event space.



Liquefaction damage to QEII Park.

### 3.3.3 Buildings (buildings and structures)

QEII Park offers community facilities including Taiora: QEII Recreation and Sports Centre, Ascot Community Centre and Christchurch School of Gymnastics. We know from public feedback that many people do not want to see additional buildings in the park. However, the post-earthquake demolition of buildings has left the park without some basic services. New public toilets and change facilities are proposed as part of the master plan.

Reference	Issue	Proposed actions
1.9 & 2.8	No public toilets in the park	Incorporate public toilets into the sport change facility at the centre of the park and into the Ascot Community Centre near the local play space.
1.9	No sports changing rooms in the park	Build a changing block to service existing and proposed sports fields.
	Future expansion of Taiora: QEII Recreation and Sports Centre	Future-proof Taiora: QEII Recreation and Sports Centre by allocating space for future expansion.
1.13	Demolition of remaining buildings	Complete the demolition of remaining earthquake damaged buildings including; pump house, sand shed, greenkeeper's workshop and main park workshop.
2.5, 2.7 & 2.8	Enhancement of Ascot Community Centre	Enhancement of Ascot Community Centre building, including renewal of fixtures and fittings and assessment of external layout to provide more connectivity to the park.



Taiora: QEII Recreation and Sport Centre

<sup>2</sup> Canterbury Regional Council CAI Christchurch LIDAR 2015 (tile reference BX24\_0413)

<sup>3</sup> Christchurch District Plan <https://districtplan.ccc.govt.nz/PropertySearch/PropertySearchContainer.html?feature=DistrictPlanIndex&featureId=26>

### 3.3.4 Plants, trees, water and wildlife (vegetation and ecology)

Trees and other vegetation was a key subject raised by the community. QEII Park has a mix of native and exotic trees with 126 species across the site. Because of the planting landscaping done by people over the years, vegetation cover in the park today is very different from its natural state, and ecological values have been degraded.

QEII Park's shelter belts — rows of trees planted to section off areas of the park — are in poor health, and have an impact on visibility and connectivity. Individual trees vary in size and type and include trees planted for the 1974 Commonwealth Games at the main entrance to the site.

The master plan proposes to selectively remove shelter belts and individual trees that have been identified as in very poor condition, and complete maintenance on trees that are in poor condition. This is illustrated in the Tree Plan in section 4. Additional individual trees are proposed, as well as an area of native forest plantings, which will significantly increase the canopy cover<sup>4</sup> of all trees in the park.

Although located next to Travis Wetland, a significant conservation area, wildlife within QEII Park is very limited. Increasing vegetation cover will provide improved habitat and enhance the park's biodiversity.

Reference	Issue	Proposed actions
2.10	Lack of prominence of 1974 commonwealth games memorial trees	Enhance surrounding area by re-establishing memorial plaques and seating areas.
1.6, 1.7 & 2.22	Ageing shelter belts obstructing entry into and around the park	Remove sections of shelter belts and replace them with individual tree planting.
1.7, 2.11, 2.22 & 2.28	Quality of trees	Complete pruning to specimen trees, as required.
2.4, 4.2 & 2.26	Limited biodiversity within park	Enhance biodiversity by planting native species on the western side of the park. Make an application to the Queen's Commonwealth Canopy programme for the western area of QEII Park (2.9ha).
1.2, 1.12 & 2.14	Lack of vegetation near new paths and carparks	Enhance with the inclusion of specimen tree planting.
2.23	Stagnant ponds	Link up existing ponds with proposed water areas to create flow.

### 3.3.5 How the park looks and feels (visual amenity and interpretation)

With a strong sense of local ownership, QEII Park should make all users of the park and its facilities feel safe and welcome. The area has a rich history and we have an opportunity to create a park that tells its story and how it is connected to the surrounding area as the user moves around the site. The master plan proposes to enhance the visual amenities of QEII Park, while applying crime prevention through environmental design (CPTED).



Reference	Issue	Proposed actions
2.9	Lack of site history stories	Integrate Ngāi Tahu/ Ngāi Tūāhuriri stories in the implementation of the master plan identifying what makes QEII unique. Work with the community to co-create interpretation for QEII Park.
1.6	Out of date/lack of park signage	Develop a park-wide signage plan. Signs to be updated in accordance with Christchurch City Council brand guidelines.
1.6, 2.11, 2.22 & 2.28	Closed off spaces and lack of view	Improve views into and through the park through removal of selected vegetation.
	Lighting within the park	Provide lighting in car parks and on the circular fitness track and main commuting paths.
1.15, 2.3, 2.7 & 2.20	Mixed styles of park furniture and structures	Develop an outdoor furniture list for QEII Park, consistent with furniture style around Taiora: QEII Recreation and Sport Centre.
1.6 & 2.7	CPTED issues near Ascot Community Centre	Remove fence and vegetation between park and community centre to open up and integrate the two spaces. Develop BBQ and picnic area behind community centre.
2.10, 2.16	CPTED issues and prominence of the current Christchurch School of Gymnastics building	Remove shelter belt to the west of the building, improving line-of-sight from the park. Plant specimen trees around the building, to soften the view from main vehicle entrance.
1.6	Perimeter fencing limiting access	Remove existing perimeter fencing and replace with bollards. Include signage to deter motorbikes.

<sup>4</sup> Christchurch City Council has a target to increase canopy cover by 8ha per year <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/2018-2028/Service-Plans/Long-Term-Plan-2018-28-adopted-Service-Plan-Parks-and-Foreshore-pdf>



## 4. Development concept

The following plans show the proposed main features and spatial layout that will achieve the overall vision of the master plan.

It is important to note that the plans are conceptual and most actions will require further investigation and detailed design.

### 4.1 Implementation Plan

As a result of the sale of land to the Ministry of Education for the development of the new Avonside Girls' High School and Shirley Boys' High School campus, \$3.4 million is available for the implementation of a master plan for QEII Park. This funding will let us complete identified items over three years following adoption of the plan. All other items are currently unfunded and progress will be subject to budget being allocated through future Council Long Term Plans.

The following implementation plan and costing table summarises the proposed actions listed in Section 3. Reference numbers noted on the table correspond to tables in Section 3. Implementation has been developed based on current priorities while also considering opportunities for efficiencies. Also considered were: projects already in development; community feedback; infrastructure requirements to support activities.

The indicative costs provided represent an estimate only and will be further reviewed and updated following detailed design.

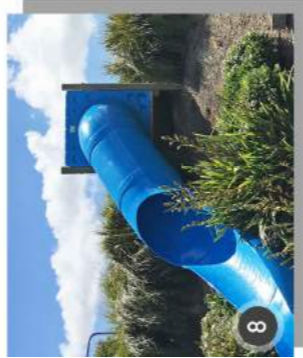
### 4.2 Long Term Plan (LTP) disclaimer

Adoption of the QEII Master Plan does not commit the Council to implementing the plan's proposed actions. Adoption of the draft plan will indicate the Council's willingness to progress further investigation and apply for funding through the LTP. However, there is no certainty that proposed actions will be approved for inclusion in the LTP.

### 4.3 Overall Master Plan Development Concept



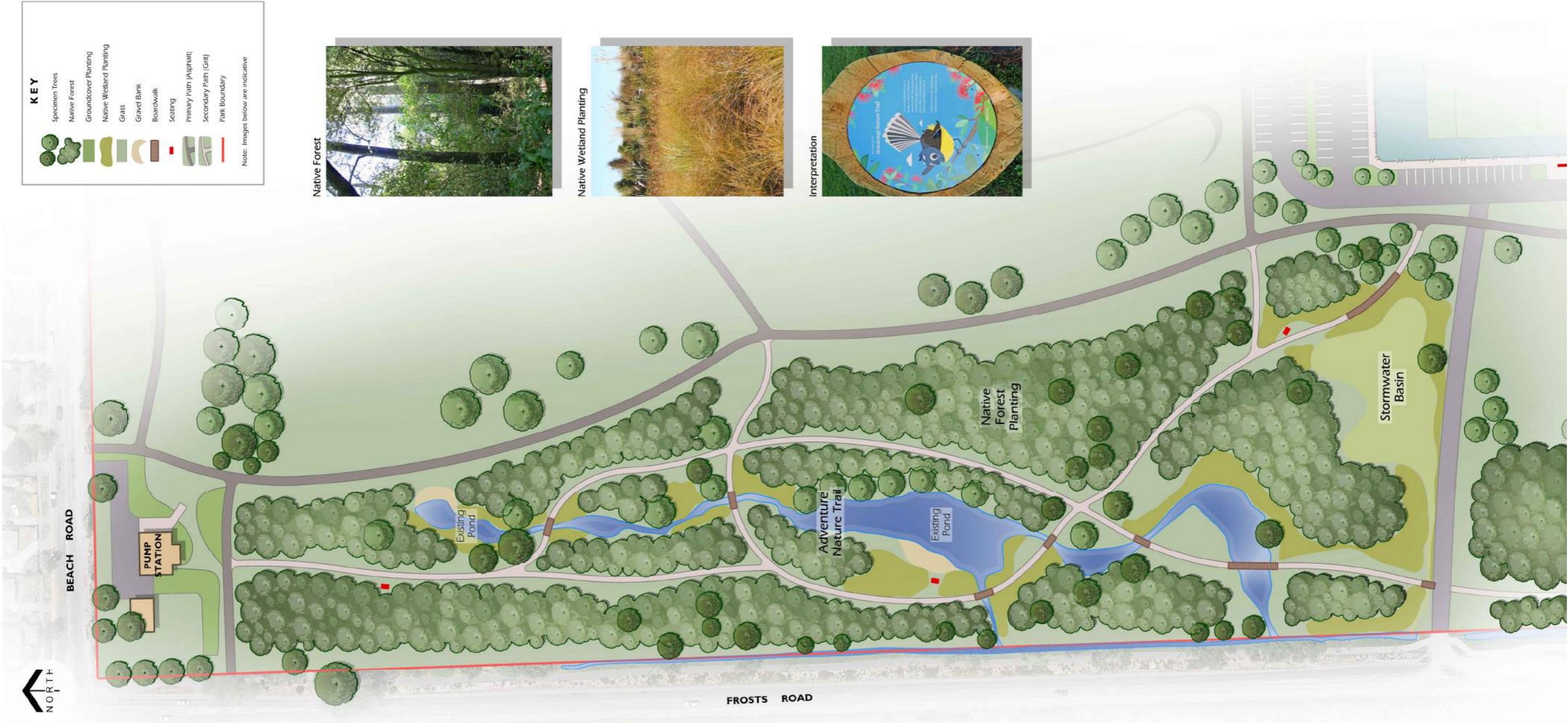
# 4.4 Playground/Community Centre



**KEY**

	Trees		1 Sandpit with Digger & Buried Fossils
	Grass		2 Basket Swing & Junior Swings
	Groundcover		3 Wooden Horses
	Soft Fall Surface		4 Race Track - Short 115m - Long 170m
	Bark Surface		5 Commonwealth Games 4 Square & Podium
	Astroturf		6 Musical Instruments
	Exposed Aggregate		7 Putting Hole
	Cycle Stand		8 Tube Slide
	Seating		9 Climbing Structure
	Picnic Tables		10 Astroturf Mounds
	BBQ		11 Nature Play [Logs, Rocks]
	Drinking Fountain		12 Double Swings
	Primary Path (Asphalt)		
	Secondary Path (Grt)		

# 4.5 Adventure/Nature Trail Forest Area Landscape Concept



**KEY**

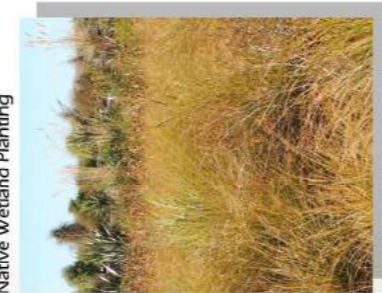
- Specimen Trees
- Native Forest
- Groundcover Planting
- Native Wetland Planting
- Grass
- Gravel Bark
- Boardwalk
- Sealing
- Primary Path (Asphalt)
- Secondary Path (Grit)
- Park Boundary

Note: Images below are indicative

Native Forest



Native Wetland Planting



Interpretation



Examples of Nature Play



# 4.6 Tree Plan



<b>TOTAL EXISTING SHELTERBELT TREE GROUPS : 35 (831 Trees)</b>	
Total shelterbelt tree groups to be removed (short term) :	5 groups (2 in poor condition)
Total shelterbelt tree groups to be removed (long term) :	8 groups (5 in poor condition, 3 in fair condition)
To be removed during development :	17 groups (1 in poor condition, 16 in fair condition)

<b>TOTAL EXISTING SPECIMEN TREES : 998</b>	
To be removed (short term)	29 (all in very poor condition)
To be removed (long term)	91 (subject to further Arborist inspection)
To be removed due to development	49 (26 in poor condition, 23 in fair condition)

<b>PROPOSED TREES</b>	
Total specimen trees to be planted (mix of deciduous and evergreen)	224
Total indigenous forest trees to be planted (mainly evergreen species)	7250

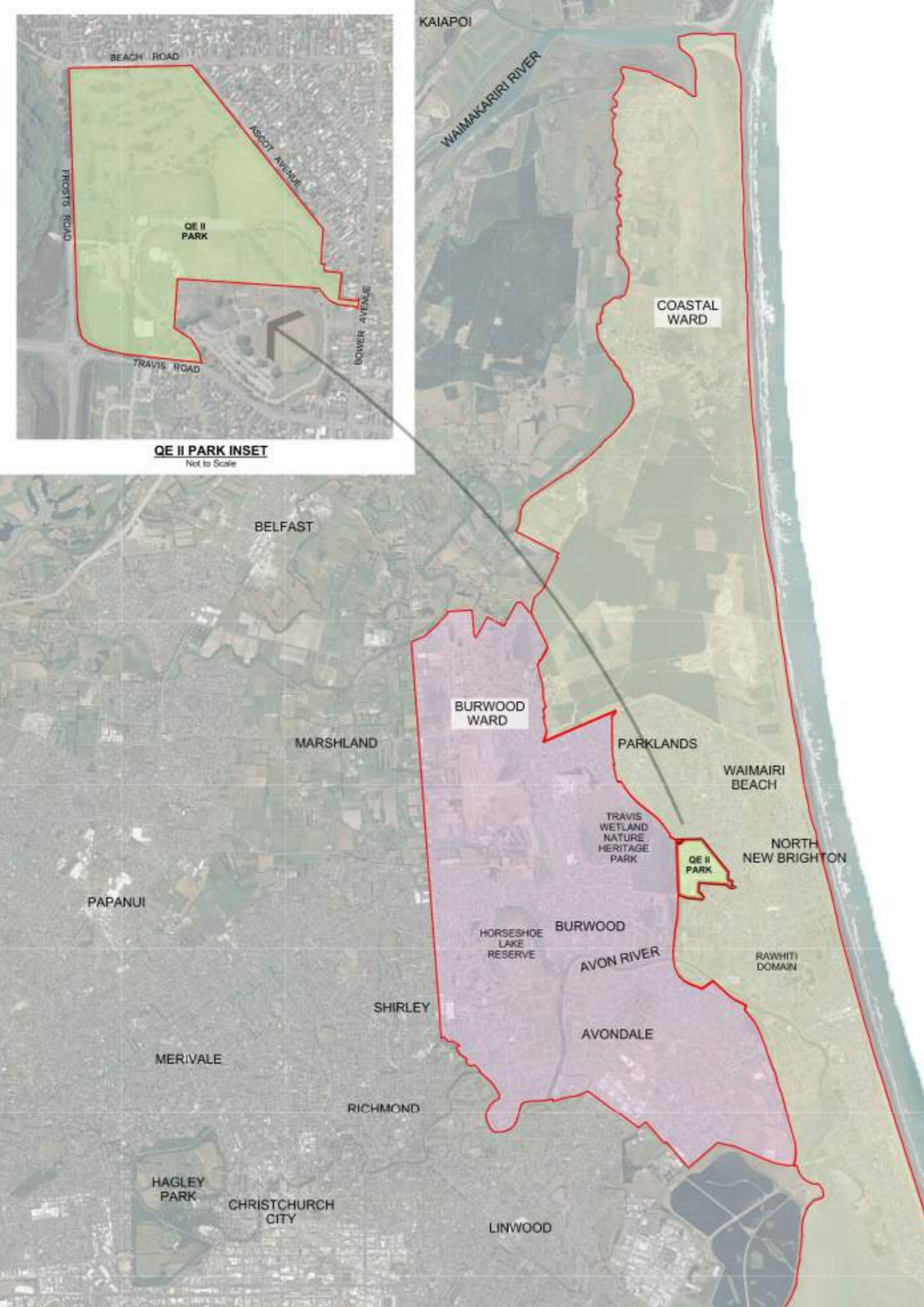
## 4.7 Implementation Plan



## 4.8 Implementation and cost estimates

Estimate prepared on master plan concept only (no detailed design). Estimates are as per 2018 dollars. Year 1 is the financial year following the adoption of the master plan. Funding sources indicative and subject to Long Term Plan.

	Ref	Description	Indicative cost	
<b>Funded (year 1)</b>	1.1	Christchurch School of Gymnastics (CSG) Rebuild	<i>External project</i>	
	1.2	Renewal of carpark servicing CSG and existing sports fields	<i>Allocated in current LTP</i>	
	1.3	Renewal and development of fitness track	50,000	
	1.4	Renewal of fitness stations around fitness track (10 stations)	110,000	
	1.5	Internal paths (phase 1)	150,000	
	1.6	Perimeter fencing renewal including removal of existing and replacement with new bollard style Enhancement of pedestrian and cycle entrances including planting and signage	200,000	
	1.7	Tree and vegetation maintenance and renewal	150,000	
	1.8	Disc golf, 18 hole course	<i>Community group project</i>	
	<b>Funded (year 2-3)</b>	1.9	New sports change and public toilet facility including surrounding landscaping	1,000,000
		1.10	Repositioning of sports field including mounding and lighting	600,000
		1.11	Internal paths (phase 2)	200,000
		1.12	Car park servicing sports fields and western side of park (phase 1)	400,000
		1.13	Removal of earthquake damaged buildings	<i>Allocated in current LTP</i>
		1.14	Development of local play space — playground stage 1	200,000
		1.15	Park furniture installation — seats, picnic tables, bike stands	50,000
		1.16	Development of storm water basin	350,000
			<b>Total Cost Funded</b>	<b>3,460,000</b>
		<b>Unfunded</b>	2.1	New basketball half ball court including surrounding area enhancement
2.2	Development of local play space — playground stage 2		180,000	
2.3	Park furniture installation — seats, drinking fountain		15,000	
2.4	Specimen tree planting		50,000	
2.5	Ascot Community Centre facility upgrade		300,000	
2.6	Renewal of car park servicing Ascot Community Centre		60,000	
2.7	Development of local play space — BBQ / picnic area		100,000	
2.8	New public toilet facility servicing local play space		250,000	
2.9	Site-wide interpretation		100,000	
2.10	Development of commemorative remembrance area enhancement		80,000	
2.11	Tree and vegetation renewal		50,000	
2.12	Main vehicle entrance upgrade		<i>To be advised following detailed design</i>	
2.13	New multisports field including surrounding landscaping		3,500,000	
2.14	Car park servicing sports fields and western side of park (phase 2)		200,000	
2.15	Internal paths (phase 3)		80,000	
2.16	Wetland — development of lakes / basins		2,000,000	
2.17	Wetland — revegetation planting		200,000	
2.18	Wetland — boardwalk development		50,000	
2.19	Development of grassed overflow car park		50,000	
2.20	Park furniture installation — seats, picnic tables		50,000	
2.21	Internal paths (phase 4)		154,000	
2.22	Tree and vegetation renewal		150,000	
2.23	Adventure nature trail — waterway connection		500,000	
2.24	Internal paths (phase 5)		150,000	
2.25	Adventure nature trail — boardwalk development		120,000	
2.26	Adventure nature trail — native forest plantings		200,000	
2.27	Adventure nature trail — adventure station development		50,000	
2.28	Tree and vegetation renewal		50,000	
	<b>Total Cost Unfunded</b>	<b>8,719,000</b>		



## 5. Background information

### 5.1 Location

QEII Park occupies 36.63 hectares of land and is located in the north east of Christchurch. It is bordered by Travis Wetland to the west, residential homes on the north and east and Ōtākaro Avon River Corridor Regeneration Area to the south. QEII Park offers two vehicle access points, Travis Road and Bower Avenue. Pedestrian and cycle entrances are limited in some areas of the park but available along all adjacent roads.

### 5.2 History

In its earliest recorded history, the western section of QEII Park was part of the extensive wetland, Ōruapaeroa, which was an important kainga and site of mahinga kai for local Ngāi Tahu hapū and whānau<sup>5</sup>.

Over the years QEII Park has had a rich and diverse history. The park has been home to a variety of activities that have connected people on a local, national and international level. Throughout its evolution, QEII Park has remained a significant part of the community.

In 1884, the New Brighton Trotting Club held its first meet. The club was active there until 1941, when the park became home to local military during World War II.

In 1963, the grounds were purchased by Christchurch City Council and renamed Queen Elizabeth II Park in honour of that year's royal visit.

In 1967, Ascot Golf Course was constructed on the western section of the park.

In 1974, QEII Park became the main venue for the 10th British Commonwealth Games — the first of many big events to be hosted by the city at QEII Park. Over the years, QEII Park hosted local, national and international events, including the International Paralympic World Swimming Championships, the FIFA U17 Soccer World Championship, New Zealand Track and Field Championships, Weet-Bix triathlons and major concerts.

In 1983, QEII Fun Park opened, with the golf driving range opening later in 1990.

In 2010 and 2011, the park and the facilities on it were significantly damaged in the Christchurch earthquakes. The aquatic centre, stadium, sports house, preschool, driving range

and golf course were all closed following the February 2011 earthquake. Detailed post-earthquake analysis was completed throughout the site and after careful investigation it was found that the facilities at QEII Park were beyond repair. Demolition of both the stadium and pool complex began in August 2012.

In 2016 Christchurch City Council sold 11.5 hectares of QEII Park to the Ministry of Education for the development of the new Avonside Girls' High School and Shirley Boys' High School campus. This highlighted the need to develop a master plan for the whole site. In 2017, Christchurch City Council approved the lease of land at QEII Park to the Christchurch School of Gymnastics.

A significant milestone for the park came in 2018, when the new Taioara: QEII Recreation and Sports Centre was opened.



Dick Taylor wins gold in the 10,000 metres at the 1974 Commonwealth Games.



The iconic 1974 Commonwealth Games logo.

<sup>5</sup> <http://www.kahurumanu.co.nz/atlas>

## 5.3 Legal description

The following land parcels detailed below contain the area referred to as QEII Park. No part of QEII Park is a Reserve subject to the Reserves Act.

Legal Description	Area	Address
Lot 1 DP 481044	0.2613 ha	245 Beach Road
Lot 2 DP 481044	10.60 ha	30 Frosts Road
Lot 3 DP 481044	0.0028 ha	245R Beach Road
Lot 1 DP 14399	0.0185 ha	
Sec 7 SO 507645	0.4795 ha	251 Bower Avenue
Sec 8 SO 507645	9.33 ha	193 Travis Road
Sec 4 SO 507645	0.0771 ha	40 Ascot Avenue
Sec 5 SO 507645	0.3375 ha	40 Ascot Avenue
Sec 6 SO 507645	12.54 ha	40 Ascot Avenue
Pt RS 5155	2.7139 ha	10 Ascot Avenue
<b>Total Area</b>	<b>36.63ha</b>	

## 5.4 Christchurch District Plan

The current operative land use zoning of QEII Park is ‘Open Space Metropolitan Facilities Zone’.

No heritage sites or trees are identified in the Christchurch City Council District Plan. However, the master plan has recognised the commemorative trees planted in 1974 as part of the Commonwealth Games.

The western section of QEII Parks sits with ‘Site ID 50 – Oruapaeroa’ and is included in the Nga Turanga schedule 9.5.6.3.

For further detail and the rules, refer to the District Plan directly<sup>6</sup>.

<sup>6</sup> <https://districtplan.ccc.govt.nz/pages/plan/book.aspx?exhibit=DistrictPlan>

<sup>7</sup> Landcare Research ‘Canterbury Soil Information’ <https://mapviewer.canterburymaps.govt.nz>

## 5.5 Physical description

### 5.5.1 Topography and soils

Over the years, the site’s landscape has undergone significant changes, with local drains dug and sand dunes removed to flatten out the natural back dune system.

Canterbury soil information maps identify the different kinds of soil on QEII Park, showing the legacy of the back dune system. The eastern part of the park is made up of Kairaki deep sandy loam (well drained) soil, and most of the rest of the site is Aranui deep sandy loam (poorly drained). Small areas next to Frosts Road are Waimairi deep peat over silty loam, which is a very poorly drained soil<sup>7</sup>.

Historically, periodic flooding by the Waimakariri and Styx rivers would have created alluvial deposits over a sandy substratum.

### 5.5.2 Waterway

A number of artificial drains within the site have been constructed to help drain low-lying areas.

Preece Drain runs along the length of the western boundary next to Frosts Road and is identified as an environmental asset waterway. It is piped under Travis Road and discharges into the Kate Sheppard waterway, which in turn discharges to the Avon River downstream of the Anzac Drive intersection.

### 5.5.3 Climate

Christchurch has a temperate climate with mild summers and cool winters and a moderate rainfall.

Due to its location, QEII Park is prone to the predominant easterly wind from the sea, which can reduce the overall temperature. Warm, dry northwest winds are also a regular occurrence and have the potential to cause damage to trees and shelterbelts.

Frosts are common during the winter months. However, the park’s closeness to the Pacific Ocean reduces the likelihood of frost causing damage.

### 5.5.4 Ecological Values

The site is identified as a coastal plains ecosystem in the Otautahi Indigenous Ecosystems Map, and would have once included trees such as Ngaio (*Myoporum laetum*) Akeake (*Dodonaea viscosa*) and Manuka (*Leptospermum scoparium*) on the eastern side and swamp species such as Oioi/wire rush (*Apodasmia similis*) and New Zealand flax/harakeke (*Phormium tenax*) on the western side (refer to Lucas maps for the full list of species)<sup>8</sup>.

These vegetation communities are also evident on the ‘Black Maps’ which clearly divide the site, with manuka and swamp to the west and scrub and fern land to the east.

Today, most of the site is covered in exotic grass species, and most of the tree species are exotic too. Trees include single specimens and shelterbelt plantings, as well as trees within shrub borders and understory plantings, with a few native shrub species mixed in.

Over the years, trees have been planted and removed as the park has transitioned through various developments and uses. Photographs dating back to the 1920s show a variety of tree groupings, with more recent photos showing that they had been removed over time.

Most of the existing established trees appear to have been planted from the 1930s to the 1990s, with the majority of these planted since the late 1970s.

During our most recent tree survey in 2018, we counted approximately 998 individual trees, including 857 trees within the park boundary and 141 trees on the road corridor immediately alongside the park. We also counted 38 shelter groups with approximately 831 trees within the park.

Like all living organisms, trees go through growth and decline cycles. While the majority of trees were found to be healthy and structurally sound, a number were found to be in poor condition, and in need of maintenance or removal.

<sup>8</sup> Indigenous Ecosystems of Otautahi Christchurch 2011 ‘AkeAke Old Dune Ecosystem’

### 5.5.5 Buildings and facilities

After the earthquakes, a number of damaged buildings and facilities located on QEII Park were demolished. Buildings and facilities currently in the park, which includes new builds as well as the ones that were there pre-earthquake, vary in quality and age. The table below identifies current buildings and facilities located on QEII Park.

<b>Buildings</b>	Taiora: QEII Recreation and Sports Centre
	Ascot Community Centre
	Pump Station
	Current Christchurch School of Gymnastics (CSG) Building
	New CSG Building ( <i>under construction</i> )
	Former main park workshop ( <i>to be demolished</i> )
	Former greenkeeper’s workshop ( <i>to be demolished</i> )
	Former pump house ( <i>to be demolished</i> )
Former sand shed ( <i>to be demolished</i> )	
<b>Facilities</b>	Internal car parking
	Internal road network
	Sports fields: <ul style="list-style-type: none"> <li>Two senior grass playing fields</li> <li>One lit grass training field</li> <li>One baseball diamond (summer)</li> </ul>
	Fitness track with stations
	Petanque courts
	Bench seating
	Dog bins
	Perimeter fencing
Park signage	



## 6. Appendices

## 6.1 Areas of significance to QEII Park



Te Ngai Tuahuriri Runanga holds mana whenua and are kaitiaki of the takiwa where Queen Elizabeth II Park is located.

### Areas of significance to Ngai Tuahuriri in the vicinity to QEII Park

**Ōruapaeroa** -----  
Ōruapaeroa is the name generally applied to the extensive network of wetlands which now only Travis Wetland remains. Ōruapaeroa, was an important kainga and site of mahinga kai for local Ngai Tahu hapu and whanau.

**Ōtākaro**  
Ōtākaro (Avon River) is a spring fed river that flows into Te Ihutai (Avon-Heathcote Estuary). The river was an important access route.

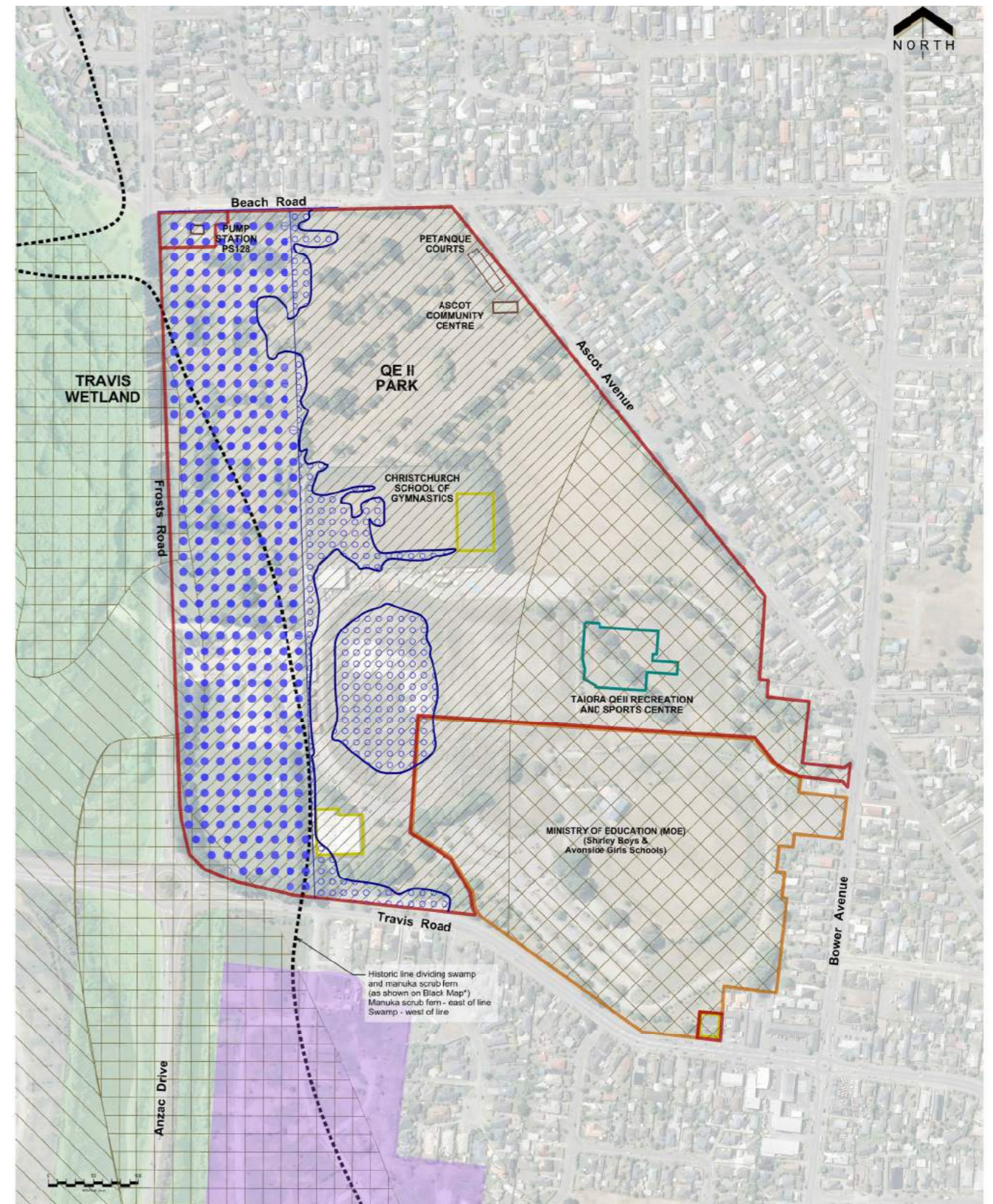
**Te Ihutai**  
Te Ihutai (Avon-Heathcote estuary) was a significant fishery for Ngai Tahu and the gateway to the network of wetlands that once covered the Canterbury region.

**Waitākiri**  
Waitākiri (Bottle Lake)

**Waikākāriki**  
Waikākāriki (Horseshoe Lake)

**Te Karoro Karoro / South Brighton Sait** -----

## 6.2 Land Quality



LEGEND					
	Kairaki deep sandy loam - well drained		Flood Management Area (FMA)		Tairora QEII Recreation and Sport Centre
	Aranui deep sandy loam - poorly drained		Fixed minimum floor level overlay with FMA Christchurch District Plan (2017), Planning Map 268.		Leased areas
	Taitapu deep silty loam over sandy loam - poorly drained		Black Map Line Christchurch Area showing waterways, swamps & vegetation cover in 1856.		
	Waimairi deep peat over silty loam - very poorly drained Canterbury Soil Information Landcare Research		Residential Red Zone		

