

22. 2. 2001

**CANTERBURY AGRICULTURAL AND PASTORAL
ASSOCIATION SUBCOMMITTEE**

**Meetings of the Canterbury Agricultural and Pastoral Association Subcommittee
were held on 6 November 2000, 30 January and 13 February 2001**

- PRESENT:** Councillor David Close (Chairman),
Councillors Carole Anderton, Gail Sheriff and Barbara Stewart.
- IN ATTENDANCE:** Councillor Graham Condon and Mr Denis Sheard, Buddle Findlay
(meetings of 6.11.00 and 13.2.01).
- APOLOGY:** An apology for absence was received and accepted from Councillor
Carole Anderton for the meeting of 30.1.01.

The Committee reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. CANTERBURY AGRICULTURAL & PASTORAL ASSOCIATION – LAND ACQUISITION

Officer responsible Director of Finance	Author Geoff Barnes, Funds and Financial Policy Manager, DDI 371-1447
Corporate Plan Output: Parks Capital Outputs – 9.4.text 42	

The purpose of this report is to submit the outcome of the investigations of the Canterbury Agricultural and Pastoral Association Subcommittee.

At its October meeting the Council appointed a Subcommittee comprising the Chairman, Deputy Chairman and Councillors Carole Anderton and Gail Sheriff to investigate further assistance for the Canterbury Agricultural and Pastoral Association including the possible purchase of the land owned by the association.

SUMMARY POSITION

The A & P Association Board has advised the Council that it is prepared to sell the land at Curletts Road to Council provided it can ensure it has a continuing right to run the annual A & P Show. The Board's current financial situation points to the need to dispose of the major areas of land whilst protecting its continued use is a viable solution. It has invested significantly in the site and wishes to retain its access to those investments, primarily for the annual show.

The Subcommittee sees the value in the land as an asset for Christchurch, primarily as a park but with other uses such as expanded waterways, cemetery etc. The objectives of the two organisations are compatible provided there is continuing dialogue.

Unless the association is able to significantly reduce its indebtedness, it will not be able to continue in operation.

THE PROPOSAL

The Subcommittee has negotiated on the Council's behalf, subject to Council approval:

- a sale and purchase agreement
- a long term lease for A & P Association to occupy sufficient land for their permanent needs
- a licence to occupy for A & P Association to run the annual show on the grounds for one month per annum

There are three land parcels totalling 91 ha owned by the association on this site:

1 Cont'd

1. A 45 ha site to the east and south, developed primarily for the A & P November show, containing administration buildings, internal roading, paved parking, water and power to the surrounding land plots. There is a fenced arena with earth embankments, horse exercising rings, horse stables and storage facilities. The grounds are well developed and maintained.

It has an extensive frontage to Curletts Road (limited access road) with the main access to the showgrounds being approximately half way along the Curletts Road frontage. A sealed driveway runs from the Curletts Road entrance into an extensive sealed parking area surrounding the saleyards site. The administration buildings are located in this area whilst the main arena is to the south of the saleyards site. It is bounded by the Heathcote River to the south and an adjoining 44 ha to the west. It surrounds the 2 ha saleyards parcel.

2. The 2 ha site has a large purpose-built livestock building suitable for the weekly stock sales and the annual show. It is leased for saleyards.

There are numerous easements for servicing, parking and access. Access to the site for stock trucks is limited to Wigram Road and provided by an easement of right of way over the other titles.

Both the 45 ha and 2 ha sites are extensively serviced by sewerage, water supply, and land drainage. This is critical for the saleyards and annual show.

3. The 44 ha site to the south-west is undeveloped. It contains a 28 ha flood retention basin (under a Council easement) and is therefore subjected to restricted use. Haytons Stream flows into this area including the Wigram Wetland Pond, a planted and developed wetland area. Its primary current use is for parking associated with the show.

A plan showing the three parcels of land currently owned by the association is attached.

All sites are subject to restricted zoning for special land use arising out of Plan Change No 24. This is adequate for the show grounds and saleyards but precludes some alternative commercial land use and therefore makes the developed site, the flood retention basin etc generally unattractive to normal commercial development.

There is a Transit NZ motorway designation across the north end of the site, parallel to Wigram Road for the Southern Motorway development.

The 44 ha site borders 35 ha of Council land held as a future park.

An offer to purchase has been made to the A & P Association subject to approval by the Council at its February meeting. The proposal in summary is:

- The Council will purchase the 44 and 45 ha parcels
- A & P Association will retain freehold ownership of the 2 ha saleyards site together with the existing lease to Canterbury Saleyards Ltd. This was seen as being difficult and inappropriate to acquire by the Council as it is closely tied to loans for the saleyards facility.
- The Council will lease back to A & P under a long term lease sufficient land around the 2 ha saleyards site to allow for the efficient operation of the saleyards lease and allow A & P to retain ownership of some key improvements.
- The Council will grant a licence to occupy to the A & P Association sufficient of the 44 & 45 ha land as is necessary for the annual show for one month per annum.
- The Council will be able to use the 44 and 45 ha site for other parks and cemetery purposes for the balance of the year.

In effect, the Council will purchase a park with significant capacity for long term development with an existing community organisation, the A & P Association, in partial occupancy.

The details of the proposal are contained in the public excluded report.

Funding for the purchase is:

- Cemetery purchase capital funds - \$500,000 Corporate Plan 9.4.81; and
- Capital Development Reserve following the unbudgeted special dividend from Lyttelton Port Company Ltd

1 Cont'd

The development of the first management plan should be the opportunity to identify the future use in detail for the site, subject to A & P use rights. The assumption is that most of the site will be for parks and cemetery merged in with the existing adjoining 35 ha parklands.

The Parks and Waterways Unit has budgeted \$40,000 for maintenance for this park next year.

- Recommendation:**
1. That the Council approve the purchase of the two land parcels, the lease and licence to occupy as outlined in this report and in the public excluded report.
 2. That the land be held in fee simple for general purposes.
 3. That, following public consultation, a management plan be prepared for the new facility prior to any commitments being made to locate particular activities on the site.
 4. That the Council's Leisure Unit work with the A & P Association to promote the show as an affordable family occasion as part of Showtime Canterbury.

CONSIDERED THIS 22ND DAY OF FEBRUARY 2001

MAYOR