

## 20. CANTERBURY AGRICULTURAL AND PASTORAL ASSOCIATION – LAND ACQUISITION

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| Corporate Plan Output: Parks Capital Outputs – 9.4.text 42 |   |

The purpose of this report is to appoint a subcommittee of the Strategy and Resources Committee to investigate further assistance for the Canterbury Agricultural and Pastoral Association, including the possible purchase of the land owned by the Association.

Should any land purchase option proceed it will both assist the Association with its funding and provide the Council with extensive park lands. Under that option the Association will be granted a lease to occupy part of the land and the balance will be developed as a park.

The Association made submissions to the Council as part of the Financial Plan process seeking financial support from the Council and the Director of Finance was requested by the Council to investigate the request and report back. An officers project team has contributed to this report.

There is an accompanying report in the public excluded section of this agenda.

### AN OVERVIEW OF THE CANTERBURY AGRICULTURAL AND PASTORAL ASSOCIATION

The Association faces a difficult financial future. It is dependent on the success of the A & P Show for the bulk of its funding. Its debt levels are a constant drain on the cash flow.

The Association is a ‘not for profit’ community organisation. Its primary function is to host the annual ‘A & P Show’, an event of current and historic significance for Christchurch and Canterbury. It is a major link with the rural community which sees Christchurch as their metropolitan and commercial centre.

The Association has title to significant land assets which are infrequently used but which represent a very significant green space in a rapidly expanding area of Christchurch. It has been suggested that securing this land in perpetuity for the city will be as significant as the decision of early city fathers to provide Hagley Park.

### The Property

The Association operates on a 91 ha site adjoining Curletts Road, a limited access state highway. The site is bounded by Wigram Road to the north and the Heathcote River to the south and is in three main parts, the 45 and 2 ha sites to the east are developed, the 44 ha site at the western end is undeveloped.

1. The 45 ha site is developed primarily for the A & P November show and includes 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.

There is 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 .

It enjoys numerous easements for servicing, parking and access over the land contained in Certificate of Title 45B/853. 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 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.

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 designation is subject to a recent process to confirm the designation.

## **THE PROPOSAL**

It is recommended that a subcommittee to be appointed to investigate and negotiate with the Association possible forms of assistance. The most desirable option for the Council would be land purchase with the proceeds being used by the Association to pay off loans. Under the proposal there would be protection for the continued use of the site by the Association.

There are several outstanding issues of a legal and technical nature which require conclusion before a proposal should be advanced, not the least of which is the agreement of the members of the Association.

Source of Funds:

- The only available budgeted funds are the Cemetery purchase capital funds - \$500,000 Corporate Plan 9.4.81; and
- It is suggested that consideration could be given to funding the balance from an additional dividend from CCHL following from the unbudgeted special dividend from Lyttelton Port Company Ltd.

**Recommendation:** That a subcommittee of three Councillors be appointed to negotiate the detailed arrangements and report back to the Council.

**Chairman's**

**Recommendation:** That the subcommittee be made up of the Chairman, Deputy Chairman and Councillor Sheriff.