

### 3. CANTERBURY PARK PLANNING PROGRAMME

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The purpose of this report is to update the Council on the planning programme for the recently acquired Canterbury Agricultural Park (Canterbury Park).

#### INTRODUCTION

The Council purchased 89ha of “Canterbury Agricultural Park” from the A & P Association in March 2001. The former A & P site had boundaries adjoining both Nga Puna Wai and Heathcote Esplanade Reserve. Purchase of the A & P site has provided a significant open space extension to the area as well as providing a continuous connection with the two existing reserves. The total area (including the 2 existing reserves) now comprises of some 145 hectares (358 acres) encompassing an area bounded by the Heathcote River, Curletts Road, and Wigram Road down to the boundary of the Aidenfield subdivision and Musgroves Ltd. However, this total area will however be eventually reduced by approximately 20 ha by the proposed Southern Motorway extension and a 6-7 ha cemetery is also proposed on the north side of the motorway.

The A & P Association sold the bulk of its land holding, retaining only the 2 ha Saleyards site (which A & P Association had leased to Canterbury Saleyards Ltd.). The A & P Association also leased back from the Council the area around the Sale Yards site for 20 years including the truck parking area and dairy shed to the south east and the stables to the north west. This gives them exclusive occupation in this area. In addition, they have a right to occupy the balance of the 89 ha purchased from the Council for 1 month pa for the purposes of the A & P annual show. The purchase and the lease were negotiated to ensure the A & P Show continues to the major Canterbury event it has been for over 100 years. Council has an obligation under the licence to consult with A & P annually to ensure the interests of the Association in running the annual show are protected. Council has the right to remove from the licensed areas land required for other permanent uses from time to time.



#### CURRENT SITUATION

The planning programme over the last year has been busy with many issues relating to the existing site needing to be addressed as well as new applications:

1. Concluding the purchase arrangements, a display at the highly successful 2001 Royal A & P Show.



2. Consultation with A & P Association and Transit NZ over the proposed route and access requirements to the saleyards and Canterbury Park.
3. Preparing a concept plan for the new cemetery.
4. Consulting with Canterbury Riding for the Disabled Association (CRDA), A & P, Pyne Gould Guinness and equestrian groups over the building of a large indoor dirt floor dressage arena. It will be recalled that the Council in September 2001 approved in principle the application to erect the arena in advance of wider planning as the development was considered to be an important feature for the A & P Show as well as assisting commercial bloodstock sales, general equestrian activities and their valuable service they provide to the disabled community. A full report on this application will be prepared for the July Parks Gardens & Waterways meeting.
5. Nga Puna Wai Reserve including Heathcote Esplanade Reserves (36ha) was also the subject of an advertised landscape concept plan in 1999. Parks planning decisions were held over pending the outcome of the A & P purchase. A number of submissions relating to this reserve still need to be addressed. Submissions together with the concept plans will be tabled at the meeting.

#### **CURRENT FUNDING**

The park is jointly maintained by Canterbury A & P Association and the City. Current operational funding is \$40,000 per annum and this reflects the reliance on grazing the open areas yet to be developed, and mowing the A & P show area. The operational funding has been lifted to \$60,000 in the draft plan. Capital projected funding for the next five years is \$35,000 2002/03; \$100,000 2003/04; \$125,000 2004-05; \$75,000 2005.06; \$80,000 2006/07.

#### **PROPOSED PLANNING PROGRAMME FOR 2002/03**

It is clear a range of issues needing to be addressed in the short medium and long term.

It is recommended eg motorway designation, that some decisions, eg motorway designation Canterbury Riding for Disabled and a range of one-off events need to be dealt with independently in the short term.

The plan of Canterbury Park, its constraints and assets together with current applications needs consideration and discussion with local residents and Spreydon/Heathcote and Riccarton/Wigram Community Boards before any overall development concept is formally advertised.

The options for planning and development of this park are as follows:

(a) Minimum Development

No planning and development limited to existing commitments (ie A & P Show, CRDA, Cemetery). New applicants and submitters acknowledged but not pursued. No new land development/use at this stage. Note, there will be continued ad hoc requests for use.

(b) Consult with local and regional interests and develop a concept plan. Continue essential development as in (a) above and expand partnerships with lessees, limited capital work.

(c) As for (b), but accelerate Council funded development, eg sports, tracks, etc.

It is recommended that option (b) be pursued ie similar to that process used in Heathcote Valley Park (HVP).

Heathcote Valley Park involved early consultation with all parties. A community workshop facilitated by the Council and involving commercial interests, local issues and aspirations allowed debate on a range of issues in advance of any formal process. Communication by the way of newsletters is continuing (the second newsletter recently went out to residents) with detailed issues such as leases and developments being progressed as part of developing the overall concept plan.

Canterbury Park (the name remains to be finalised) is a large “rural” area with a unique situation in a major residential growth area of Christchurch.

It is important that the park’s potential is developed with a full involvement of the community. Both local and regional interests should be expressed especially environmental, sporting interests, in association with the A & P Association and complimentary rural interests such as equestrian uses.

The plans tabled at the meeting and an expansion of this report will form the basis of information for a local workshop in June in which all parties, i.e. residents, applicants and the Council can share their ideas and aspirations. Following this a draft development concept would then be more formally circulated for comment. Like Heathcote Valley Park’s golf course, cultural village and stormwater retention basin, specific development proposals, such as CRDA, should also move ahead while maintaining a dialogue over the other parts of the large park.

The CRDA proposal, cemetery, 2002 Show, Halswell Pony Club relocation, Christchurch Model Engineers and Eco City Farm proposals all require some consideration and decisions in the near future but this should be within a framework of a plan.

The workshop together with newsletter/City Scene etc. format provides for both face to face discussion between applicants and local residents but also city wide awareness of the park and its importance to Christchurch.

The Parks, Gardens and Waterways Committee will remain the final authority for all major issues and Council decisions for this new metropolitan park. To this end Parks, Gardens & Waterways Committee Councillor involvement should remain objective to ensure that final decision on applications and concept plans for the park are seen to be given due consideration at the appropriate time.

**NATURAL + PEOPLE + ECONOMIC STEP ASSESSMENT**

#	CONDITION:	Meets condition ✓✓0*	HOW IT HELPS MEET CONDITION:
<b>The Natural Step</b>			
N1	Reduce non-renewable resource use	✓	Possible sustainable rural practice education site –“Eco City Farm”
N2	Eliminate emission of harmful substances	✓	Retention Basin reduces pollution
N3	Protect and restore biodiversity and ecosystems	✓✓	Heathcote River Revegetation and 5ha bush extn.. proposed
N4	People needs met fairly and efficiently	✓	The park will met future needs of a growing part of the city
<b>The People Step</b>			
P1	Basic needs met	✓	As a public park walking and open space met basic needs disabled included.

<b>P2</b>	<b>Full potential developed</b>	✓✓	As a unique rural park Canterbury's rural value can be enhanced. The space provides the opportunities for community and individual development
<b>P3</b>	<b>Social capital enhanced</b>	✓✓	A&P, Riding for the disabled, equestrian and sports groups etc. provide social capital
<b>P4</b>	<b>Culture and identity protected</b>	✓✓	Celebrates rural activity and social event for farmers we are a rural town!
<b>P5</b>	<b>Governance and participatory democracy strengthened</b>	✓✓	Numerous partnerships with groups and organisations, residents benefits at local and regional levels
<b>The Economic Step</b>			
<b>E1</b>	<b>Effective and efficient use of all resources</b>	✓✓	The Show grounds value will be extended and enhanced as a park with passive, active and commercial values all being enhanced
<b>E2</b>	<b>Job rich local economy</b>	✓	Supports the rural economy sport and events
<b>E3</b>	<b>Financial sustainability</b>	✓	Lessee partnerships will reduce capital and operational expenditure on the park

**Staff**

**Recommendation:** That option (b) be pursued with community consultation and a concept plan be prepared for approval by Parks, Gardens and Waterways Committee.

**Chairman's**

**Recommendation:** That an on-site workshop and planning seminar be held on Canterbury Park in the near future, and that the Riccarton/Wigram, Spreydon/Heathcote Community Boards and staff be invited to participate.