PART E
RESOURCES

9.0 RESOURCES
9 RESOURCES

9.1 OVERVIEW/SETTING

Nga Puna Wai and Canterbury Agricultural Park together comprise a major metropolitan open space resource for the city of Christchurch, located four and a half kilometres from the city centre and currently covering a total area of 147 hectares (this will be reduced to approximately 128 hectares with the establishment of the motorway corridor). The previous name used by the Council for this park area – “Canterbury Park” - originated from 2001 when the Council purchased the area that is now zoned Open Space 3C from the A&P Association and commenced referring to this area, combined with the adjacent existing reserve areas, by this name. The Council, at its meeting on 23 September, resolved to formalise the names, Nga Puna Wai and Canterbury Agricultural Park, for separate parts of the park area in accordance with the Council’s Naming of Reserves and Facilities Policy. The Council then resolved to approve the draft management plan as the operative plan, incorporating the formalised names.

The combined area of Nga Puna Wai and Canterbury Agricultural Park is currently divided into three different areas through zoning in the City Plan - the Agribusiness Centre, represented by the Open Space 3C (Agribusiness Centre) Zone, a recreation reserve (Open Space 2 (District Recreation and Open Space) Zone) and river esplanade reserves (Conservation 3 (Waterway conservation) Zone). Each area has its own distinctive values and landscape features. There is also the future linear development of the motorway extension, which will pass through the northern parts of Nga Puna Wai and Canterbury Agricultural Park. The Wigram East Retention Basin (retention basin) in the centre of Nga Puna Wai and Canterbury Agricultural Park adds another dimension. This management plan provides integrated management of these areas.

The motorway will have a big impact on Nga Puna Wai and Canterbury Agricultural Park. 8.8742 hectares of the combined Nga Puna Wai and Canterbury Agricultural Park area will be lost to the motorway and 10.6734 hectares\(^3\) will be isolated from the main body of the park area on the northern side of the motorway. This, combined with the large amount of residential growth in south-west Christchurch, could ultimately leave Nga Puna Wai and Canterbury Agricultural Park disconnected from the rural hinterland that the land was historically connected to. The major influential developments in the surrounding area will be the Wigram housing development to the north-west and Aidanfield subdivision to the south and south-west.

\(^3\) With the exception of approximately one hectare of land covering the Nga Puna Wai and Canterbury Agricultural Park motorway underpass access road from Wigram Road and the Haytons Stream swale, most of this area is proposed to be sold off for potential business development. The western end of the area, though, is part of existing classified recreation reserve and this will be retained as park/greenspace but not as part of Nga Puna Wai.
9.2 HISTORY

Māori History
Prior to European settlement, Ngāi Tahu, and before them Ngāti Mamoe and Waitaha, maintained both permanent and temporary habitation sites. They gathered natural resources from the network of springs, waterways, swamps, grasslands and lowland podocarp forests that made up the Christchurch area, including the upper Heathcote River/Ōpawaho. This river and surrounding swampland was an important mahinga kai area where food and resources were gathered.

Refer to Subsection 9.6 for information on the values of the Nga Puna Wai and Canterbury Agricultural Park area that continue to be of importance today for the tangata whenua.

European Land Ownership
The area containing Nga Puna Wai and Canterbury Agricultural Park has a strong European history, with a focus on agricultural uses. In 1881 a 25 hectare parcel of land in the eastern corner of the existing park area was acquired by the Crown. This was used by Sunnyside Hospital for beef and sheep grazing for a number of years. The land was bought by the Council in 1986 for the purpose of a reserve. This reserve was known as Curletts Reserve but it remained undeveloped due to access issues.

In 1927 all of the land now making up Nga Puna Wai and Canterbury Agricultural Park north of the Heathcote River/Ōpawaho, excluding the eastern corner, was bought by the Anglican Church Property Trustees. This land was then subdivided in 1978 to cater for the Curletts Road extension, reducing the size of the land owned by the Church Property Trustees. The remaining land was then purchased by the then Christchurch Drainage Board on 31 January 1985 for the purpose of stormwater retention only.

In 1994 the Christchurch City Council proposed to shift the recreation reserve by Curletts Road to a slightly larger (28 hectare) area of Council owned land (part of the area purchased by the Christchurch Drainage Board) lying on the south-western side of the now developed retention basin and at the end of Templetons Road. The reserve status of the land by Curletts Road was revoked by gazette notice on 6 March 1997 (1997 600 NZGZ).

On 10 April 1997 land that includes what is now the part of Nga Puna Wai and Canterbury Agricultural Park north of the Heathcote River/Ōpawaho was amalgamated and subdivided into seven lots, with the sixth being on the south-western side of Dry Stream defining the boundary of Nga Puna Wai today. With reference to the map on Page 64, Areas E, F, G and H were retained by the Council, with Areas F, G and H being vested in the Council as reserve. Areas A and D were purchased by the A&P Association, which relocated the Canterbury Saleyards and A&P Showgrounds facilities from the Addington site to the new location.

On 14 December 1998 Area A was subdivided to create a separate lot, upon which the A&P Association saleyards were built.
In 2001 the Council purchased Areas A and D back from the A&P Association, with the exception of the saleyards site, which remained in A&P Association ownership. This was done in order to ensure the longevity of the A&P Show, with the intention of the Council, at the time, to create an expanded park, together with a proposed cemetery and with the A&P Association in partial occupancy.

**Christchurch Southern Motorway**

In 1984 land was designated for a future motorway. The planning for this has been proceeding since the 1970s, when it was intended that the extension was to run from Barrington Street at the end of Brougham Street through to the Main South Road at Templeton. After revising traffic needs in the late 1970s the nature and extent of the project was reduced to a 35 metre wide corridor running from Barrington Street through to Halswell Junction Road. The designated section to Templeton was removed in 1994. The proposed route finally ended up beginning at Barrington Street, passing through the north-western parts of Nga Puna Wai and Canterbury Agricultural Park, joining up with Halswell Junction Road and then connecting to the Main South Road just south of Hornby.

The section of motorway through the north-west part of Nga Puna Wai and Canterbury Agricultural Park covers an area of 8.8742 hectares. This will result in an area of land of 10.6734 hectares, which was previously shown as being part of Canterbury Park and part of which had been considered as a new cemetery site (now determined to not be suitable for this purpose) being physically isolated from the main body of what are now Nga Puna Wai and Canterbury Agricultural Park.

**Wigram East Retention Basin**

Planning for the retention basin dates back to the 1970s, when the former Christchurch Drainage Board undertook large alterations to the Heathcote River/Ōpawaho. The retention basin was not approved until 1991, the same year that it was built. In 1998 the primary water treatment wetland, upstream of the retention basin, was completed. The basin system accepts flood waters from 1,250 hectares of land and delivers a controlled
outflow into the Heathcote River/Ōpawaho. It also acts as a sediment trap to help deal with the effects of contaminated stormwater entering Haytons Stream from the industrial zone on the north-west side of Wigram Road. The designated area for the retention basin in the City Plan is a total of 59 hectares, which includes both the retention basin and wetland treatment system.
This figure shows the situation prior to 23 September 2010. The park area is now reduced by the motorway development and is in two separately named but linked parts – Nga Puna Wai and Canterbury Agricultural Park (see Page 32).
9.3 LOCATION AND ACCESS

The combined area of Nga Puna Wai and Canterbury Agricultural Park is bound to the north by Wigram Road, to the south by the Heathcote River/Ōpawaho, Warren Crescent and the proposed new Aidanfield subdivision, to the east by Curletts Road and to the west by the St John of God Hospital, Aidanfield Christian School and the Aidanfield subdivision.

Vehicle access to Nga Puna Wai and Canterbury Agricultural Park is off Wigram Road and Curletts Road. Both have signage limiting access to authorised vehicles only, and the main entrance to Canterbury Agricultural Park and Nga Puna Wai is off Curletts Road and is a ‘limited access road’. Vehicles servicing the saleyards have access from a separate road coming from the entrance off Wigram Road. For the A&P Show, additional public access is currently available from another entrance off Wigram Road. There is road side car parking opportunities at the end of Templetons Road and on Warren Crescent.

Pedestrian access to Nga Puna Wai and Canterbury Agricultural Park is from Templetons Road via a vehicle bridge across the Heathcote River/Ōpawaho, from Warren Crescent via a small extension of Nga Puna Wai and a bridge across the Heathcote River/Ōpawaho, and from Curletts Road through a break in the fencing that surrounds Canterbury Agricultural Park. Access from the north is poor and requires walking on roads and crossing fences. Currently, local residents are using both Aidanfield Christian School and the St John of God Hospital grounds to access Nga Puna Wai from the west, but this requires walking on private property.
This figure shows the situation prior to 23 September 2010. The park area is now reduced by the motorway development and is in two separately named but linked parts – Nga Punu Wai and Canterbury Agricultural Park (see Page 32).
9.4  PURPOSES OF NGA PUNA WAI AND CANTERBURY AGRICULTURAL PARK

Nga Puna Wai and Canterbury Agricultural Park have assets and features of special value, including:

- A venue and facilities for events and other activities related to servicing and promoting the primary industries of Canterbury, including the annual running of the A&P Show.
- A rural open space landscape character.
- The availability of areas to the public for passive and active recreation.
- An area for water retention to protect downstream areas from flooding and to improve the quality of water entering the Heathcote River/Ōpawaho.

The several purposes of Nga Puna Wai and Canterbury Agricultural Park are embodied in the legal entities that make up and affect the spaces for these places. These are covered in the following sub-sections.

9.4.1  Land Tenure/Legal Status/Area

With the exception of a two hectare parcel of land owned by the A&P Association, which is an enclave within Canterbury Agricultural Park, the areas of Nga Puna Wai and Canterbury Agricultural Park are held by the Council (see Table 1 and Figure 8). The area owned by the A&P Association (Area M) encompasses the covered saleyards at the northern end of Canterbury Agricultural Park.

---

**Table 1 – Land Parcel Legal Descriptions / Areas**

NOTE: Areas in brackets are the approximate new reduced areas following the completion of the motorway.

<table>
<thead>
<tr>
<th>Area</th>
<th>Legal Description</th>
<th>Certificate of title</th>
<th>Status / When Acquired</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A*</td>
<td>Lot 1 Deposited Plan 302504</td>
<td>9505</td>
<td>Fee simple title purchased (from the A&amp;P Association) by the Christchurch City Council on 2 April 2001.</td>
<td>45.1956 (41.5)</td>
</tr>
<tr>
<td>B</td>
<td>Section 2 Survey Office Plan 300665</td>
<td>9505</td>
<td>Fee simple title held by the Christchurch City Council. Previously road, stopped on 14 March 2001 (2001 676 NZGZ).</td>
<td>0.5726</td>
</tr>
<tr>
<td>C</td>
<td>Section 1 Survey Office Plan 300665</td>
<td>9505</td>
<td>As for Area B.</td>
<td>0.2629</td>
</tr>
<tr>
<td>D*</td>
<td>Lot 2 Deposited Plan 73928</td>
<td>42C/1203</td>
<td>As for Area A.</td>
<td>44.9165 (32.0)</td>
</tr>
<tr>
<td>E</td>
<td>Lot 7 Deposited Plan 73928</td>
<td>42C/1208</td>
<td>Fee simple title, part of the area originally purchased by the Christchurch Drainage Board on 31 January 1985.</td>
<td>9.3315</td>
</tr>
<tr>
<td>Area</td>
<td>Legal Description</td>
<td>Certificate of title</td>
<td>Status / When Acquired</td>
<td>Area (ha)</td>
</tr>
<tr>
<td>------</td>
<td>------------------</td>
<td>----------------------</td>
<td>------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>F*</td>
<td>Lot 3 Deposited Plan 73928</td>
<td>42C/1204</td>
<td>Fee simple title, Recreation reserve, subject to the Reserves Act 1977, classified by Christchurch City Council resolution on 10 December 2009, vested in the Christchurch City Council on 10 April 1997.</td>
<td>34.9810 (32.3)</td>
</tr>
<tr>
<td>G</td>
<td>Lot 4 Deposited Plan 73928</td>
<td>42C/1205</td>
<td>Fee simple title, Local Purpose (Esplanade) Reserve, subject to the Reserves Act 1977, classified by Christchurch City Council resolution on 10 December 2009, vested in the Christchurch City Council on 10 April 1997.</td>
<td>7.3285</td>
</tr>
<tr>
<td>H</td>
<td>Lot 5 Deposited Plan 73928</td>
<td>42C/1206</td>
<td>As for Area G.</td>
<td>2.2360</td>
</tr>
<tr>
<td>I</td>
<td>Lot 3 Deposited Plan 54323</td>
<td>32B/829</td>
<td>Fee simple title, Local Purpose (Esplanade) Reserve, subject to the Reserves Act 1977, classified by Christchurch City Council resolution on 10 December 2009, vested in the Christchurch City Council in 1990.</td>
<td>0.1796</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area</th>
<th>Legal Description</th>
<th>Certificate of title</th>
<th>Status / When Acquired</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>J</td>
<td>Lot 3 Deposited Plan 80544</td>
<td>46B/63</td>
<td>Fee simple title, Local Purpose (Esplanade) Reserve, subject to the Reserves Act 1977, classified by Christchurch City Council resolution on 10 December 2009, vested in the Christchurch City Council on 10 April 1997.</td>
<td>0.0087</td>
</tr>
<tr>
<td>K</td>
<td>Lot 2 Deposited Plan 73146</td>
<td>42B/440</td>
<td>Fee simple title, Local Purpose (Esplanade) Reserve, subject to the Reserves Act 1977, classified by Christchurch City Council resolution on 10 December 2009, vested in the Christchurch City Council on 10 December 2009, vested in the Christchurch City Council on 17 November 1999.</td>
<td>0.0110</td>
</tr>
<tr>
<td>L</td>
<td>Lot 2 Deposited Plan 60864</td>
<td>-</td>
<td>Fee simple title, Local Purpose (Esplanade) Reserve, subject to the Reserves Act 1977, classified by Christchurch City Council resolution on 10 December 2009, vested in the Christchurch City Council on 10 December 2009, vested in the Christchurch City Council on 29 November 1996.</td>
<td>0.0057</td>
</tr>
<tr>
<td>M</td>
<td>Lot 1 Deposited Plan 78991</td>
<td>45B/852</td>
<td>Owned by the A&amp;P Association. Part of the land purchased from the Christchurch City Council on 10 April 1977; actual lot created through subdivision on 14 December 1998.</td>
<td>2.0323</td>
</tr>
</tbody>
</table>
Areas A, D and F are to be reduced by the development of the motorway. The parts of these areas that are, in effect, lost to Nga Puna Wai or Canterbury Agricultural Park includes that taken up by the designated footprint of the motorway and its berms, and that isolated on the north-western side of the motorway corridor. Approximate new areas are given in brackets in the table. The total approximate area of reduction of Nga Puna Wai and Canterbury Agricultural Park is 18.5 hectares (or thirteen percent of the original area).

<table>
<thead>
<tr>
<th>Area</th>
<th>Legal Description</th>
<th>Certificate of title</th>
<th>Status / When Acquired</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>Lot 37 Deposited Plan 28888</td>
<td>7D/428</td>
<td>Street Reserve. Originally created through subdivision in 1993. Previously Overton Reserve.</td>
<td>0.1012</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Total Nga Puna Wai and Canterbury Agricultural Park Area (excludes A&amp;P Association land):</strong></td>
<td>147.173</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(128.5)</td>
</tr>
</tbody>
</table>
This figure shows the situation prior to 23 September 2010. The park area is now reduced by the motorway development and is in two separately named but linked parts – Nga Puna Wai and Canterbury Agricultural Park (see Page 32). Also see the Foreword for approximate new parcel areas.
9.4.2 City Plan Zones

Nga Puna Wai and Canterbury Agricultural Park is covered by three different zones in the City Plan, with a full extract of the descriptions for each zone included below. For further detail and the rules, refer to the City Plan directly:

**Volume 3 : Part 6 Open Space Zones : 1.3 Open Space 2 (District Recreation and Open Space) Zone**

**Updated 19 September 2006**

*Zone description and purpose*

Many parks in the Open Space 2 Zone have substantial physical resources within them such as clubrooms, changing sheds and toilet facilities. As well as these, recreation facilities such as tennis courts, goal posts, cycle and walkways, are common in this zone. Some parks also contain community facilities of value to the local neighbourhood. *(Plan Change 27)*

It is important that a high level of open space is maintained in these areas, as they will often serve both district and local functions. The level of private use of public recreation space is therefore subject to assessment where general public use may be excluded. *(A417)*

As these areas often have high levels of public use on weekends and weekday evenings, provisions are included to protect the surrounding community from the adverse environmental effects of public use. This includes factors such as lighting, noise, increased traffic and safety issues. These areas may also contain sites with natural, ecological and/or historic values. The pressure of high public use on any natural, ecological and historic values must therefore be taken into account in management of areas in the zone. Three sites within the zone have been identified for their ecological heritage values (refer Part 4, Appendix 2).

As with the Open Space 1 Zone, land in this zone is important in terms of visual open space and for trees.

**Environmental results anticipated**

(a) Provision for a high level of public use of open spaces and recreation areas within the zone.

(b) The provision of buildings and facilities necessary to facilitate both formal and informal recreation, consistent with overall maintenance of an open space character which is not dominated by buildings and hard surfacing.

(c) The maintenance of a system of large areas of public open space for recreation throughout the city, which are well distributed and readily accessible to people in all parts of the urban area.

(d) Enhancement of city amenities by the presence and further development of green open space and opportunities for tree planting.

(e) The exclusion or mitigation of activities and buildings which cause adverse environmental effects in terms of the Environmental results anticipated in the surrounding living zones.

(f) Maintenance and enhancement of the ecological heritage sites identified within the zone.
1.6 Conservation 3 (Waterway conservation) Zone

Updated 14 November 2005

Zone description and purpose

Land in this zone includes the surface of waterways and their margins, except the Waimakariri River, which is zoned Conservation 3W, and some minor waterways and areas within other conservation or open space zones. It is not always possible to show land zoned Conservation 3 on the planning maps because of the narrowness of some waterways and their margins.

The zone provisions take into account the protection of the natural and cultural values of the waterways and their margins, the surrounding land activities, the desirability or otherwise of public access to and along waterways and the varying levels of public use of the waterways.

Land within the zone has moderate to high ecological and/or cultural values and this contributes significantly to the identity and character of these areas. One site in particular has been identified for its ecological heritage value and is listed in Part 4, Appendix 2. Some areas within the zone may also contain important areas of historical and contemporary significance for Maori.

The zone also includes any land which is, or is subsequently vested, in the Council as esplanade reserves or esplanade strips.

Environmental results anticipated

(a) The conservation and enhancement of the open space and landscape character of waterways and associated land margins.

(b) The conservation and enhancement of river habitats, improvement of the quality of river banks and their surrounds, and limiting those activities which are likely to have adverse effects on the ecological and natural character of waterways.

(c) The conservation and enhancement of the “garden city” values of the city’s waterways in the central urban area.

(d) The maintenance and enhancement of the recreation and amenity values of waterways and associated land margins, and access to and along them.

(e) The enhancement and further development of waterway and other linkages throughout the city, thereby enhancing the city’s identity and character.

(f) Activities on the surface of waterways which have a low impact and which are non-motorised, except on the Lower Styx.

(g) Protection and enhancement of the ecological heritage sites identified within the zone.
1.7 Open Space 3C (Agribusiness Centre) Zone
Updated 14 November 2005

Zone description and purpose

This specialist zone covers an area of land between Hillmorton and Wigram comprising 120 hectares, which is intended to enable the development of facilities serving the primary industries of Canterbury emphasising public displays, livestock sales, entertainment and business activities related to those functions.

The zone will enable the Canterbury Saleyards and A & P Showgrounds to relocate their functions from within the city where they have been situated in their respective locations for over 100 years. In recent years it has become of increasing concern that the activities on these sites are no longer compatible within a city context in terms of traffic and amenity values. They are characterised by ageing facilities and structures which need substantial repair or total replacement.

The large area of the site provides the space to mitigate some of the adverse effects previously associated with A & P and Saleyard activities. The larger area enables separation distances to be established from sensitive environments, provides for more on-site car-parking which will relieve congestion on the adjoining roadways for major events and provide the opportunity to enhance visual amenities with extensive park-like landscaping. A new site also provides the opportunity to establish efficient effluent and stormwater disposal systems. In addition, a wider range of activities are to be established that reflect the diversity and changing needs of the agricultural and horticultural industries of Canterbury and will form the basis of an agribusiness centre.

Effects on adjoining activities will include an increase in traffic volume, the range of noise generation and a change in the visual appearance of the site.

The zone provisions include an outline development plan which aims to mitigate adverse effects created by activities by defining their location within the site. Most rural activities such as those normally found in the nearby Rural 2 Zone, are not identified as being restricted. Those areas adjacent to residential sites are to be retained as open space, including an adjoining recreation reserve (zoned Open Space 2) of 28ha. Buildings and permanent facilities, such as the saleyards are confined to the north-east corner of the site. Vehicle access points will also be limited to those shown on the concept plan. It is acknowledged that the access point at Curletts Road may reduce traffic flows when a major event is held on the site. For show days it is anticipated that an internal road will link Curletts Road and Wigram Roads to relieve congestion.

A second major function of the land within this zone is its role as a retention basin (Wigram East) to assist in reducing peak flow discharges from a large part of Upper Heathcote River/Opawaho catchment into that river downstream of the site. A designation has been included over the land in the zone to provide for the retention basin and to ensure that the storage capacity of the basin is not compromised by the activities allowed for in the zones, such as building or filling.
Environmental results anticipated

(a) A change in the use and character of the Curletts Road site with the establishment of intensive farming activities, ie model farms, woodlots, vineyard, the establishment of a concentration of buildings and structures to the north of the site and the establishment of extensive landscape planting.

(b) A loss of open rural view from adjoining residences in Hillmorton replaced with a more enclosed view of revegetation along the Heathcote River/Ōpawaho.

(c) An increase in the generation and range of noise effects from activities on the site than occurs at present.

(d) Increased traffic flow on Wigram Road and Curletts Road and roads that feed onto these, creating congestion at peak times.

(e) Establishment of facilities to efficiently dispose of stormwater and effluent from Curletts Road with no adverse environmental impacts.

(f) The retention of the residential amenity within Hillmorton.

(g) The minimisation of air pollutants, including odours.

4.9 Development plans

Updated 21 September 2007

(a) Open Space 3C Zone

This large zone contains 120 hectares of land, some of which is intended for uses associated with displays, fairs, business and particularly the sale of livestock. Such activities have the potential to generate significant potential adverse effects in terms of noise, traffic, visual detraction and odour. Accordingly the location of particular activities within the zone is controlled through the outline development plan in order to reinforce other amenity rules (such as landscaping and setbacks) which on their own would not provide sufficient certainty or protection for adjoining residential landowners as to the likely effects of particular activities in the zone. This is particularly the case with activities involving livestock sales and outdoor entertainment.

The outline plan also identifies the location of access points, the location of which is important to managing the effects of traffic movements to the zone, some of which involve heavy vehicles or very high volumes when major events take place.

See Figure 10 for a representation of the outline development plan in the City Plan.
Figure 9 – City Plan Zones & Designations
This figure shows the situation prior to 23 September 2010. The park area is now reduced by the motorway development and is in two separately named but linked parts – Nga Puna Wai and Canterbury Agricultural Park (see Page 32). Also see Page 31 for a proposed reconfiguration of lease and licence to occupy areas.
9.4.3 Formalised Occupation

The following gives an overview of the formalised occupations, which are in place through written legal agreements between the Council and the occupiers of Nga Puna Wai and Canterbury Agricultural Park. Further information on these, and other occupations and uses of Nga Puna Wai and Canterbury Agricultural Park, is given in Sub-section 9.8 (Present Use).

**Leases**

The A&P Association leases an area of land surrounding the saleyards from the Council. The term of this lease ends on 30 June 2021. The A&P Association has the right to renew this lease for further successive terms of ten years if all the terms outlined in the lease agreement have been met. The land is to be used for purposes authorised by the A&P Association’s constitution and/or the Agricultural and Pastoral Societies Act 1908 - or any other act applicable to the A&P Association in relation to the administration of the A&P Association’s business, the management and operation of saleyards, for holding livestock sales and exhibitions, for conducting agricultural and pastoral shows and for any other use permitted by any resource consents or the City Plan in respect of the land.

Canterbury Riding for the Disabled Association (CRDA) leases the land under the riding pavilion building to the south-west of the saleyards (the pavilion is owned by CRDA) and enclosed land adjacent to the western side of the pavilion. The lease term ends on 31 October 2024. CRDA also has the right to graze a maximum of 14 horses on a piece of land to the north-east of the pavilion.

**Licences to occupy**

The Council grants the A&P Association the right to occupy and operate the A&P Show during November each year. The term of this licence ends on 31 March 2101. The licence period begins 20 days prior to Canterbury Anniversary Day and ends 11 days following that day. Part of the licence area, which comprises Areas 1, 2, 3 and 8 on Figure 10, is able to be occupied for the entire period of the licence. The whole of the licence area can be used between midnight on the Friday immediately preceding the Show and midnight Friday following the A&P Show. The A&P Association has exclusive use of this land over that period.

The Halswell Pony Club has a licence with the Council to use a block of land to the west of the retention basin. The term of the licence expires 30 May 2021. This land is used for horse riding and riding tuition for members and guests every weekend. There is to be a maximum of two club rally days per month and the A&P Association get exclusive use of the land during the A&P Show. The licence states that there is to be no permanent grazing, and that grazing during events may happen with the consent of the Council’s Parks and Waterways Manager (now the Transport and Greenspace Manager).

---

4 These areas are equivalent to the areas shown on the development plan for the Agricultural Area (Open Space (Agribusiness Centre) 3C Zone) in Appendix 1, Volume 3, Part 6 of the City Plan.
The Halswell Pony Club also has a licence with the A&P Association for use of its club rooms, which lie adjacent to the stables within the A&P Association leased area. The term ends on 30 May 2021. The building is used as clubrooms, meeting rooms, for storage of jumps, stabling and promotion.

**Deed of arrangement**

There is a deed of agreement between the Council, the A&P Association and CRDA that terminates on 30 September 2024. The purpose of the deed is to record that the building constructed by CRDA upon part of the area licensed to the A&P Association is owned by CRDA, that the A&P Association will grant an exclusive sub-licence to CRDA for the land upon which the RDA building is situated, and that CRDA has agreed to grant the A&P Association an exclusive licence to use its building during the A&P Association’s annual licence period, on the terms and conditions set out in the deed. The period that the A&P Association uses the building begins on Friday immediately preceding the A&P Show each year and ends at 12 midnight on the Monday immediately following the A&P Show day, unless otherwise negotiated.

9.5 **ECOLOGICAL VALUES**

9.5.1 **Flora**

The pre-European vegetation of the area that is now Nga Puna Wai and Canterbury Agricultural Park would likely have included *Danthonia* grasslands, silver tussock, shrublands of matagouri, mikimiki, New Zealand broom and woodlands of kowhai, cabbage tree and kanuka. There may also have been broadleaf forest in some places. Along swampy areas of the Heathcote River/Ōpawaho, certain swampland species, such as harakeke, sedge, rush and raupo, would have existed.

The Nga Puna Wai and Canterbury Agricultural Park area was virtually cleared of all native vegetation for farmland use and became comprised of exotic grazed grasslands. With the development of the retention basin there has been the opportunity for the Council to replant native species.

Margin plantings in and around the retention basin were introduced to improve the effectiveness of the retention basin as a sediment trap, to help remove nitrates and phosphates from the water and to provide a suitable habitat for wildlife, enhancing the area’s amenity value. The plantings were also introduced to provide some measure of erosion control of the retention basin margins. Plantings on the drier slopes of the embankment, predominantly of kanuka, were introduced to provide a buffer and a degree of cover for wildlife, as well as serving to link the pond environment with the more extensive Heathcote River/Ōpawaho riparian planting.

A number of rare species of native nettle were planted on the islands in the retention basin.

Since 1991 much native planting has been carried out along the Heathcote River/Ōpawaho to provide a buffer between the residential zone (Cardinal Drive, Warren Crescent and Bidwell Place) and Nga Puna Wai. Many old willows and noxious weeds were removed to open the canopy and allow...
the establishment of massed planting of New Zealand riparian species. Plantings to date have resulted in the revegetation of the Heathcote River/Opawaho corridor with a significant continuous band of appropriate native plants.

The Upper Heathcote River/Opawaho is identified in the City Plan as an ecological heritage site (EHS 15.21), which is described as containing riparian willow woodland with native trees, shrubs, ferns and sedges. In Nga Puna Wai, this ecological heritage site corresponds with the esplanade reserve area.

9.5.2 Fauna

Mammals
There is no information on mammals specific to Nga Puna Wai and Canterbury Agricultural Park.

Birdlife
The retention basin lies in an important flight path for birds between Lake Ellesmere/Te Waihora and the Estuary of the Heathcote and Avon River/Ihutai. The retention basin is designed to attract waterfowl, waders/herons and swamp birds. Waders are attracted by the extensive wide bands of shallow emergent plants and water saturated terraces that contain an abundance of food. The provision of refuge islands, nesting boxes and roosting structures create a safe habitat. Some species breed on site and are permanent occupants. These species are mallard, black swan, paradise shelduck, New Zealand shoveler, New Zealand scaup, pukeko, South Island pied oyster catcher, spur-winged Plover, pied stilt and welcome swallow. Visiting species include black cormorant, Canada goose, grey duck, black-backed gull, red-billed gull, harrier and kingfisher. As the native vegetation progresses these habitats will be enhanced. Caspian tern and cattle egret have been recorded as vagrants to the retention basin.

Invertebrates
The water quality in Haytons Stream and the retention basin is fairly poor, meaning the few invertebrates that have been found during sampling in these areas are pollution and heavy metal-tolerant chironomids (midges) and oligochaetes (worm species). The invertebrates in the retention basin are slightly more diverse, with two species of lake dwelling caddisfly being found. The invertebrates just below the outlet from the retention basin consist of few, pollution-tolerant species, despite the retention basin acting as a sediment trap.

Fish
Brown trout have spawned in some parts of the upper Heathcote River/Opawaho downstream of Templetons Road. The migratory native upland bully is found in Haytons Stream south of Wigram Road. Eels have also been observed throughout Haytons Stream, the Heathcote River/Opawaho and the retention basin. There are several weirs and drop culverts in Nga Puna Wai, which act as fish obstructions. There are three weirs, one at each of the retention basin outlets and one in Haytons Stream. There are also three drop culverts in Haytons Stream.
9.6 TANGATA WHENUA VALUES

The stretch of the Heathcote River/Ōpawaho adjacent to Nga Puna Wai contains many springs, which form part of the headwater of the river. The name Nga Puna Wai means “many spring waters”.

The upper Heathcote River/Ōpawaho, including where it passes Nga Puna Wai, is considered to be a significant habitat corridor and waterway for Ngāi Tahu, as identified in the South-West Christchurch Area Plan (the Area Plan). The section of springs mentioned above extends up-river from a point approximately 300 metres below the Templeton's Road bridge. This stretch of river is also a traditional site of significance for Ngāi Tahu. The area was known as Te Heru o Kahukura, which refers to the comb of Kahukura, an important traditional figure.

The Area Plan, adopted by the Council in April 2009, notes that the tangata whenua have a long association with the South-West Christchurch, the area of which includes Nga Puna Wai and Canterbury Agricultural Park. The Area Plan recognises that opportunities exist across the area to reinforce and re-establish historic and contemporary connections with the land and taonga, including through active protection, restoration and interpretation of cultural values.

Part of the vision for South-West Christchurch includes that the uniqueness of the area is celebrated through restored habitats, and recognition is made of tangata whenua values. One goal of the Area Plan is to actively protect and restore values significant to tangata whenua, both historic and contemporary, and the accompanying objectives identify a number of ways to meet this goal, including:

- protecting and enhancing traditional and valued places
- protecting and restoring the Heathcote River/Ōpawaho and its catchment from contamination and sedimentation, particularly through the improved treatment of stormwater run-off
- protecting and creating a buffer zone around significant headwaters and springs feeding rivers
- developing and restoring indigenous riparian, forest, grassland and wetland habitats.

In the case of Nga Puna Wai and Canterbury Agricultural Park, much of what is of value to the tangata whenua lies along the waterways passing through and bounding this open space area and, in particular, the corridor of the Heathcote River/Ōpawaho. A key element of the Nga Puna Wai and Canterbury Agricultural Park Management Plan is for the conservation and enhancement of waterway systems and naturalisation of the Heathcote River/Ōpawaho corridor.

---

5 Ngāi Tahu is the iwi (tribe) and tangata whenua with traditional association in the Christchurch area. Ngāi Tahu ancestors arrived from the North Island in the seventeenth century and integrated with the existing Ngāti Mamoe and Waitaha people. Te Rūnanga o Ngāi Tahu is the Ngāi Tahu governing body, recognised through the Te Rūnanga o Ngai Tahu Act 1996, which represents the eighteen rūnanga within the Ngāi Tahu takiwā (tribal area) of the South Island. Under this Act, Te Ngāi Tūāhuriri Rūnanga (centred on Tuahiwi near Kaiapoi) hold mana whenua within Christchurch and the area of Nga Puna Wai and Canterbury Agricultural Park. Te Ngāi Tūāhuriri has a shared interest with Te Taumutu Rūnanga to the south in the area and waterways between Te Waihora (Lake Ellesmere) and Christchurch.
To achieve this, there are goals in the management plan for:

- protecting and enhancing areas of native planting in Nga Puna Wai and Canterbury Agricultural Park;
- protecting springs and watercourses within, and adjacent to, Nga Puna Wai and Canterbury Agricultural Park;
- enhancing biodiversity.

These serve, for the Nga Puna Wai and Canterbury Agricultural Park area, to contribute to the Area Plan’s vision to recognise tangata whenua values.

9.7 HYDROLOGY

There are two main bodies of surface water - the Heathcote River/Opawaho and Haytons Stream, the latter flowing into the retention basin, a multi-purpose structure which enhances wildlife habitat and provides public amenity.

In 1998 the primary water treatment wetland, upstream of the retention basin, was completed. The basin system accepts flood waters from 1,250 hectares of land and delivers a controlled outflow to the Heathcote River/Opawaho. It also acts as a sediment trap to help deal with the effects of contaminated stormwater entering Haytons Stream from the industrial zone on the north-west side of Wigram Road. The designated area for the retention basin in the City Plan is a total of 59 hectares, which includes both the retention basin and wetland treatment system.

The Heathcote River/Opawaho is spring fed and the upper reaches are not deeper than half a metre. The majority of the springs lie below the Templetons Road bridge. The larger of the springs, located beside the river upstream of the bridge, has been widened to form a pond. A pond on Dry Stream, a tributary of the Heathcote River/Opawaho, was dug to expose ground water for irrigation. It is being used as a horse jump.

The water quality in Haytons Stream is poor and the stream base is smothered by anoxic mud. There have been high levels of zinc and E.coli found in stormwater samples. This water quality can result in fish and invertebrates being exposed to toxins, and the development of algal blooms due to excess nitrogen and phosphate, resulting in a lack of oxygen for fish and invertebrates.

The groundwater lies three to five metres below ground level. The retention basin lies in the zone of transition between unconfined and confined aquifers. Environment Canterbury defines the site as being in the land surface recharge area for the Christchurch groundwater system. Groundwater quality protection is, therefore, very important. The site deals with a large amount of effluent runoff from the saleyards. There is a risk of ground water contamination if this is not dealt with correctly. The surface water quality of the waterways is fairly poor and has characteristics related to the quality of the groundwater due to the shallow aquifers in the area.
9.8 LANDFORM, GEOLOGY AND SOILS

The landform, geology and soils of Nga Puna Wai and Canterbury Agricultural Park were formed and shaped by the braided channels of the Waimakariri River before it snaked north to its present location. The gravels and silts left behind were colonised by a species-rich grassland community dominated by hard tussocks and patches of shrubs, ferns and cabbage trees. This history has formed the rich Waimakariri deep fine sandy loam soils which exist throughout Nga Puna Wai and Canterbury Agricultural Park today.

9.9 PRESENT USE

There are many different uses that occur on Nga Puna Wai and Canterbury Agricultural Park. They consist of formalised occupation, regular events organised through the booking system, one-off events organised through the booking system, unofficial events and casual use. There are events that are taking place that are not in compliance with the zoning rules.

Formalised occupation

The Halswell Pony Club operates every second Sunday of the month all year round, except for the school holiday period between December and January, although there are informal gatherings at these times. Once a year there is a one day event attracting around 250 riders from the region. From time to time, the club has the opportunity to host larger rallies, such as the Springston Trophy. These events go through the booking system. They currently have a number of permanent jumps located around Nga Puna Wai and Canterbury Agricultural Park.

Christchurch Riding for the Disabled provides therapeutic horse riding sessions for people with disabilities at its facility on Nga Puna Wai and Canterbury Agricultural Park. These sessions are run from Monday to Friday between the hours of 9.00 am and 3.00 pm. Trail rides in Nga Puna Wai and Canterbury Agricultural Park are included in these therapeutic classes. Outside of these class times the facility is hired out to many multi purpose users.

The A&P Show is held annually during the A&P Association licence period. It involves a period of one month, including set-up and take-down time, as well as the three day A&P Show itself. The A&P Show itself attracts 115,000 people.

Agricultural and Pastoral Association owned land

The Canterbury Saleyards Company Limited has a lease with the A&P Association for the use of the saleyards. The saleyards are used twice weekly for livestock sales. This is generally on a Tuesday and Wednesday. This means 300 to 1000 people are on site weekly. The Canterbury Sheep Exhibitors and Breeders Agricultural and Pastoral Association meet twice yearly and use some of the area within the saleyards for social functions.
Regular use (without booking)
There is an agreement between the Council and an individual, in the form of a letter from the Council stating that she has permission to graze a small area of land in Nga Puna Wai for one horse, one miniature pony and three sheep. A condition is that the current animals must not be replaced and that the site must be vacated at the loss of these animals. The area of occupation is within the esplanade reserve near Templetons Road.

Regular Use (through the Council booking system)
At its meeting on 27 May 2004, the Council adopted the recommendation to grant a site use licence to Eventing Canterbury for the establishment of permanent jumps along a cross country equestrian course at Nga Puna Wai and Canterbury Agricultural Park for five years, with a right of renewal for a further five years. The licence was to be subject to conditions, including:

- No permanent jumps to be erected on the esplanade reserves.
- All permanent jumps to be consented by the Council.
- The jumps to be constructed to the New Zealand Equestrian Federation’s rules and regulations and, where required, a building consent to be obtained.
- Temporary jumps able to be erected.
- Jumps to be maintained in a safe and tidy manner.
- The Council having the right to change the position of the jumps according to the needs of Nga Puna Wai and Canterbury Agricultural Park.

The licence has not been actioned, but Eventing Canterbury has set up ten to twelve permanent jumps on site and holds two or three major events at Nga Puna Wai and Canterbury Agricultural Park every year. These are programmed through the Council’s booking system. Normal events take place on Sundays, with national events tending to run for two to three days, usually ending on a Sunday. There is a proposal to create a three-star course, which would be the first of its kind in New Zealand.

The Halswell Pony Club book use of Nga Puna Wai on occasions for community group activities and casual use. This involves pony club days, with a range of events such as show jumping, cross country and dressage.

The Christchurch Rugby League have junior and senior grounds on Canterbury Agricultural Park. The season runs from the first week in April to the first Saturday in August. The league book Areas 1 to 7 (see Figure 13) every weekend during this period.

The Christchurch Polo Club have developed a polo field in the western section of Nga Puna Wai. It is a summer seasonal sport, and the club books Areas 10 and 11 (see Figure 13) during the summer months, generally from October through to March. There is no other formal arrangement.

The South Island German Shepherd League use Canterbury Agricultural Park every Wednesday night for club meetings. The League holds events three times a year and also help out with night security at other events held in Canterbury Agricultural Park and Nga Puna Wai. The club also books Area 13 on a regular basis. There is no other formal arrangement.
Casual use (informal, passive and active)

There are numerous walkers, people with disabilities, joggers, family groups, dog owners and dogs, children playing, people feeding ducks, bird-watchers, photographers and others who visit and use the Park on a casual basis. The numbers of these users will undoubtedly increase as residential development increases in the area surrounding Nga Puna Wai and Canterbury Agricultural Park. These users are in effect the daily guardians of Nga Puna Wai and Canterbury Agricultural Park.
This figure shows the situation prior to 23 September 2010. The park area is now reduced by the motorway development and is in two separately named but linked parts – Nga Punua Wai and Canterbury Agricultural Park (see Page 32). Also see Page 33 for a new layout of user group activity areas.
This figure shows the situation prior to 23 September 2010. The park area is now reduced by the motorway development and is in two separately named but linked parts – Nga Puna Wai and Canterbury Agricultural Park (see Page 32). Also see Page 35 for new booking areas.
Casual Users (through the Council’s booking system)

The Scout Association of New Zealand held a jamboree event in Nga Puna Wai and Canterbury Agricultural Park in Areas 1 to 9, 12 and 13 (see Figure 13) from 1 December 2007 to 12 January 2008. This involved camping and group adventure activities and attracted 7000 people. It used all of the land bound by the A&P Association security fence, as well as a portion of land to the north-west of the retention basin.

Guides New Zealand booked Areas 1 to 9, 12 and 13 (see Figure 13) from 13 January to 24 January 2008. This was for the purpose of a jamboree, which involved camping and adventure recreation. It attracted 5000 people.

The Holden Enthusiasts Car Club used Area 2 (see Figure 13) in September 2008 for the start of the Peter Brock memorial car charity rally.

New Zealand National Motor Homes held an event in Areas 1 to 9, 12 and 13 (see Figure 13) in October 2007 and September 2008. Each time, this was a three day exhibition event that involved club members camping in Nga Puna Wai and Canterbury Agricultural Park. It is a yearly event that attracts 9000 people, with 400 to 500 camping on site.

Criterium cycle races were held around the perimeter of Nga Puna Wai and Canterbury Agricultural Park in October, November and December 2008.

Top Town, a nationwide competition between towns, in which people compete to be the fastest to complete a number of obstacles, took place in Area 7 (see Figure 13) in October 2007.

Kiwi Human Powered Vehicles Incorporated hold yearly events in October. This involves use of the tarmac area within the A&P Association leased area and Areas 3 and 13 (see Figure 13) for the racing of vehicles.

The Collier Trophy event involving horse dressage, cross country and show jumping, was held in Areas 13 and 9 (see Figure 13) on 13 June 2007.

Horse rally days were held in Areas 3, 4, 5 and 7 (see Figure 13), and around the perimeter of Nga Puna Wai and Canterbury Agricultural Park, in 2008. Eighteen different days were booked throughout the year.

Casual Users (events observed by Council staff that are not organised through the Council’s booking system)

Rollerblading events have been observed in the sealed area off Curletts Road.

Schools, such as Hillmorton High School, use Nga Puna Wai and Canterbury Agricultural Park for school activities.

Police dog training takes place daily in the paddocks near the Curletts Road entrance.
The Llama and Alpaca Association holds national shows in the Canterbury CRDA pavilion.

CRDA hire the pavilion out to a variety of users during weekend and holiday periods. This often involves use of Canterbury Agricultural Park for parking and use of the public toilets.

Zoo animals are grazed in Canterbury Agricultural Park when the circus is in town, with authorisation by Council staff.

Agreements associated with use of Nga Puna Wai and Canterbury Agricultural Park

There is an agreement between Dakin’s Limited and the A&P Association for the former to provide port-a-loos for all events. This company uses the A&P Association leased area for permanent onsite storage.

DB Reynolds Electrical Ltd are contracted by the A&P Association for all electrical needs onsite. This involves the setting up of electrical requirements for events.

Environment Canterbury have used land adjacent to Marshall Road within the A&P Association leased land to plant a showcase native shelter belt hedge.

Applications for use

The Cancer Society wish to use the main arena annually in March for the Relay For Life, involving a 24 hour walk around the arena, camping, live entertainment and a barbeque.

Other use

The pipe band nationals event was held in Canterbury Agricultural Park in March 2009. This was non-complying with the City Plan zoning rules.

9.10 MAINTENANCE AND FACILITIES

9.10.1 Maintenance

There is a management and grounds maintenance agreement between the A&P Association and the Council covering the Nga Puna Wai and Canterbury Agricultural Park area. The term of the agreement was for one year from 1 July 2002. It has then continued on a two monthly perpetually renewable basis from the first day of each two month period following 30 June 2003. It involves the A&P Association maintaining all trees, lawns (excluding routine mowing of lawns and grass areas), pasture, fences, buildings, waterways, roads and irrigation. The agreement also includes overseeing development and liaison with the different stakeholders. The A&P Association maintains the main arena, an area of land in the easternmost corner of the Nga Puna Wai and Canterbury Agricultural Park combined area, the recreation reserve, the polo field in the winter and the area of land north-west of the retention basin.

As part of the agreement, the A&P Association is required to employ a park manager to fulfil the function of caretaker and groundsman for the land (that is, the A&P Association’s licence to occupy area, although additional parts of Nga Puna Wai, such as the recreation reserve, have
been included in the area cared for). The Council pays for the employment of this person.

The Council, through City Care Limited, maintains the polo grounds in summer, the esplanade reserves and the area to the south of the A&P Association land.

9.10.2 Public Facilities

There are two public toilet blocks. One is located at the Templetons Road entry point to Nga Puna Wai and the other is within the CRDA pavilion. The latter is only open between 8.00 am and 5.00 pm, Monday to Friday, and is hidden behind a large security fence. The Templetons Road toilet block targets recreational users, such as walkers, whereas the other block is used for events and organised users of Nga Puna Wai and Canterbury Agricultural Park.

There is a drinking fountain located adjacent to the Templetons Road toilet block.

9.10.3 Private Buildings

The A&P Association offices are located in the area to the west of the saleyards on the land leased by the A&P Association. The saleyards building and land is owned by the A&P Association and is for private use, mainly stock sales. The A&P Treasurer's Building, which is a Group 3 listed Historic Building in the City Plan, sits to the west of the A&P Association leased land and is currently not in use. The A&P Association has requested moving the building to a proposed site across the internal road intersection from its offices and restoring it for use during the A&P Show as an information building. The milking shed is only used during the A&P Show, but the workshop within it is used daily for activities undertaken in the A&P Association leased area. The stables are used for events and horse sales, the latter occurring four times a year. The Ostrich structures in the south-east part of Canterbury Agricultural Park are utilised during the A&P Show but they are no longer in use at any other time.

The Christchurch Riding for Disabled Equestrian Centre is owned and operated by Christchurch Riding for the Disabled and the land is leased from the Council. The building is used by Christchurch Riding for the Disabled Monday through to Friday 9.00 am to 3.00 pm and outside of these hours it is hired out to many different users for a wide range of activities.

There is also a small building outside the A&P Association leased area that is used by the Canterbury Axemen's Association for storage and preparation for all shows in the Canterbury region. This facility and use is outlined in the sale and purchase agreement between the A&P Association and the Council in 2001.

The South Island German Shepherd League occupies a skyline garage building to the west of the stables. This is occupied for regular club...
meetings. They also help out with night security during events. The Halswell Pony Club rooms are adjacent to the western stables. This is used only by the club.

9.10.4 Utility Services

The developed area of Canterbury Agricultural Park (that is the area occupied by the A&P Association) is fully serviced with reticulated town water and a sewer system. The same area has stormwater swales, as well as a piped stormwater system. The operation of the saleyards facility is the major consumer of water in Canterbury Agricultural Park and Nga Puna Wai, arising from the hosing down of the stock holding yards and overnight watering of the holding yards. Use of stormwater and recycled treated saleyards wastewater would cater for ninety percent of the annual water use. There is one working telecom cell phone tower on site that is activated during the A&P Show period.

The lease between the A&P Association and the Council states that the A&P Association has the right to connect to and use all, and any, utility services on the leased premises. The A&P Association is responsible to meet its own utility costs and the costs of maintenance of those services proportionate to its actual use of such services.

9.11 2009/2010 BUDGET

9.11.1 Capital Expenditure

$50,000 is allocated for each of the 2009/2010, 2010/2011 and 2011/2012 financial years to new plantings, including trees, in Nga Puna Wai and Canterbury Agricultural Park.


9.11.2 Operational Expenditure

The operational cost for Nga Puna Wai and Canterbury Agricultural Park is part of the annual lump sum budget allocation to the Transport and Greenspace Unit for maintaining the city’s sports parks, including the public facilities on them, and is not separately specified.
Figure 14 – Existing Maintenance Areas

This figure shows the situation prior to 23 September 2010. The park area is now reduced by the motorway development and is in two separately named but linked parts – Nga Puna Wai and Canterbury Agricultural Park (see Page 32). See also Page 37 for adjusted maintenance areas.