



# NGĀ PUNA WAI and CANTERBURY AGRICULTURAL PARK MANAGEMENT PLAN

2010  
(incorporating amendments 12 March 2015)



## ACKNOWLEDGEMENTS

Key stakeholders, user groups and Christchurch City Council staff were consulted in the preparation of the Ngā Puna Wai and Canterbury Agricultural Park Management Plan and the input from all has been highly valued. The following people, in particular, have contributed significantly to the Plan's development:

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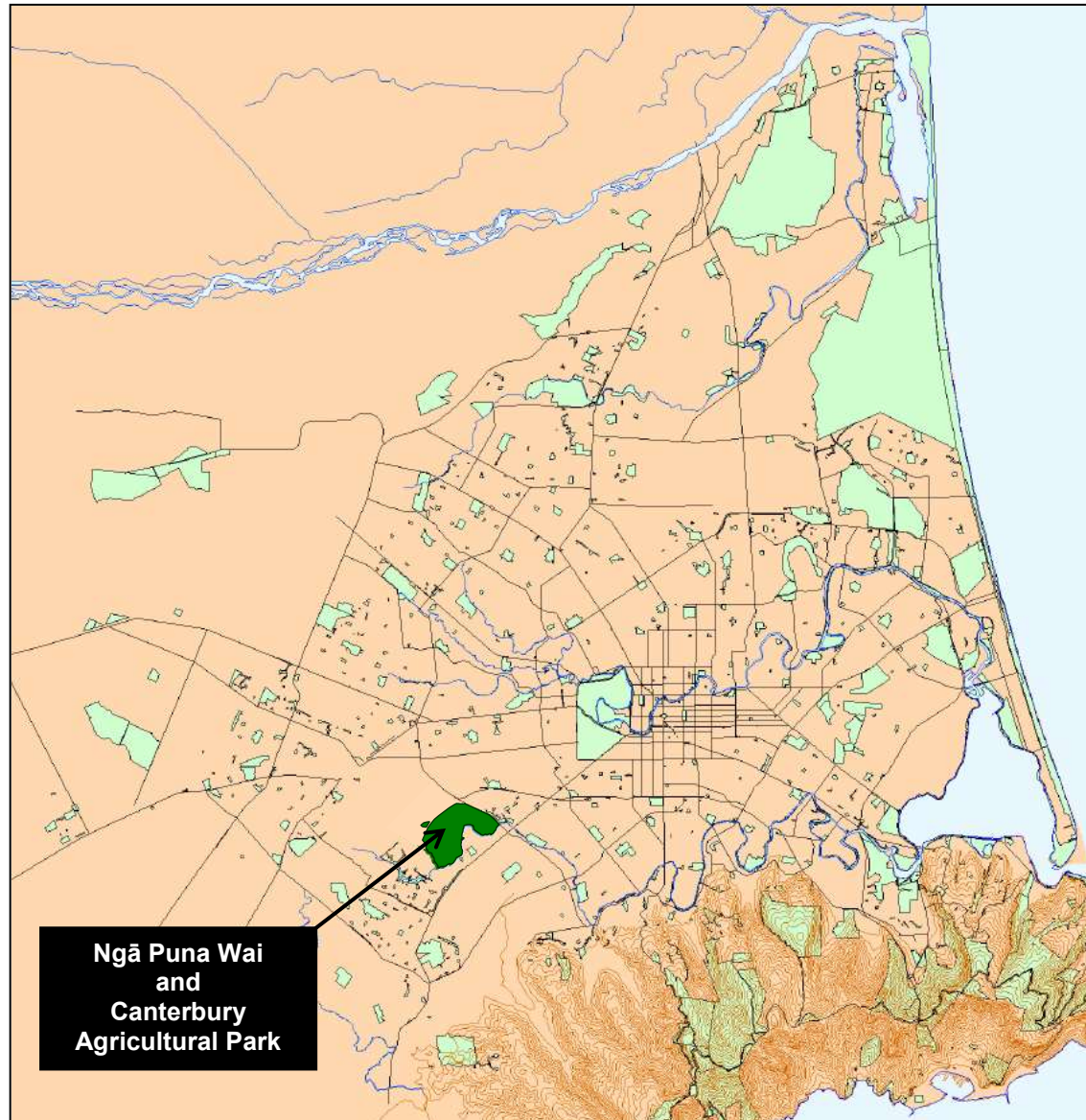
**External stakeholders** The Canterbury Agricultural and Pastoral Association Board and staff  
Mahaanui Kurataiao Ltd (advice on tangata whenua values and history)



*(Note: The areas that will not be part of Ngā Puna Wai and Canterbury Agricultural Park with the development of the Southern Motorway are not indicated in the above photo plan. See pages 31 and 32 for indications of the new combined park area)*

Cover photos: Canterbury A&P Show, November 2007 (top left), Ngā Puna Wai (bottom left), Canterbury Agricultural Park (bottom right)

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Ngā Puna Wai  
and  
Canterbury  
Agricultural Park

## FOREWORD

The large open space area that is Ngā Puna Wai and Canterbury Agricultural Park is, at the time of the Christchurch City Council's approval of this management plan on 23 September 2010 as the operative plan, at an important phase in its development. The Christchurch Southern Motorway is about to be realised, there is expected continued growth of the Canterbury Agricultural and Pastoral Association Show (A&P Show) and agribusiness centre, and there is residential and business development occurring in the greater South-West Christchurch area surrounding Ngā Puna Wai and Canterbury Agricultural Park.

The area was previously administered by the Council as Canterbury Park and currently totals 147 hectares in area. This will reduce to approximately 128 hectares, comprising 86 hectares for Ngā Puna Wai and 42 hectares for Canterbury Agricultural Park, with the building of the motorway. Each of Ngā Puna Wai and Canterbury Agricultural Park has distinctive uses and character but there are also significant areas of overlap and common use between the two.

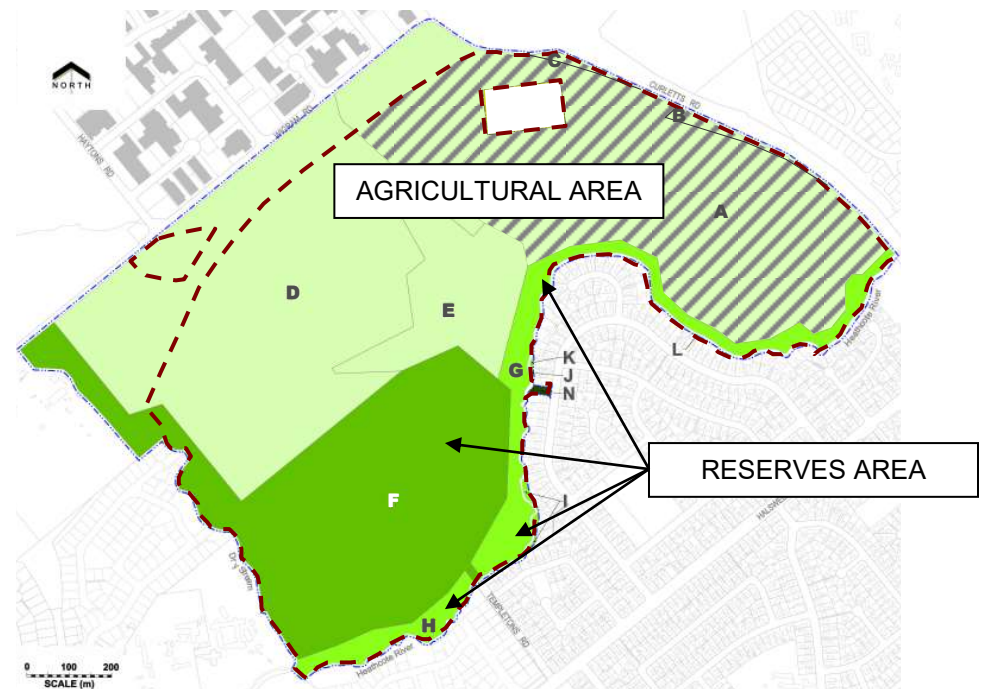
This distinctiveness and overlap is reflected in the approach taken in this management plan – to both integrate the management, use and development of the combined Ngā Puna Wai and Canterbury Agricultural Park area, and to guide the management, use and development of two parts of the combined area according to the particular status of each part. These parts are called the Reserves Area (recreation and esplanade reserves classified under the Reserves Act 1977) and the Agricultural Area (the Agribusiness Centre zone in the Christchurch City Plan).

The Agricultural Area is a facility of major importance to the regional economy and is where Canterbury hosts its annual A&P Show, run by the Canterbury Agricultural and Pastoral Association (A&P Association). The A&P Show has been on the site since 1997 and continues to grow every year - in 2008 the A&P Show attracted more than 120,000 local, national and international visitors over the three-day A&P Show period.

Increasingly, other smaller events are also being held in the Agricultural Area, utilising existing facilities. This builds on the unique character of this part of the Ngā Puna Wai and Canterbury Agricultural Park area, providing a mix of agribusiness development, passive and active recreation and ecological/hydrological values.

The Reserves Area generally has an open, rural landscape character, with recreational space often being used for grazing. There are few buildings of any significance. Adding to this character is the presence of horse-based activities, which take place in the Agricultural Area and the recreation reserve part of the Reserves Area.

Together, the Agricultural Area and the Reserves Area constitute Ngā Puna Wai and Canterbury Agricultural Park. The intention for this management plan is to balance all the competing uses and demands on Ngā Puna Wai and Canterbury Agricultural Park, ensuring that both meet the requirements of all users, including providing public access, amenity, and acknowledging that the Agricultural Area is providing facilities that serve the primary industries of Canterbury.



*(Areas A – L and N are the existing land parcels making up both Ngā Puna Wai and Canterbury Agricultural Park (the approximate boundary of the new combined area is indicated by the dashed line, with the cross-hatched area being Canterbury Agricultural Park, and the remainder Ngā Puna Wai). See Pages 59 to 62 for legal descriptions of these land parcels)*

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# PART A

## INTRODUCTION

### 1.0 WHY THE NEED FOR A MANAGEMENT PLAN?

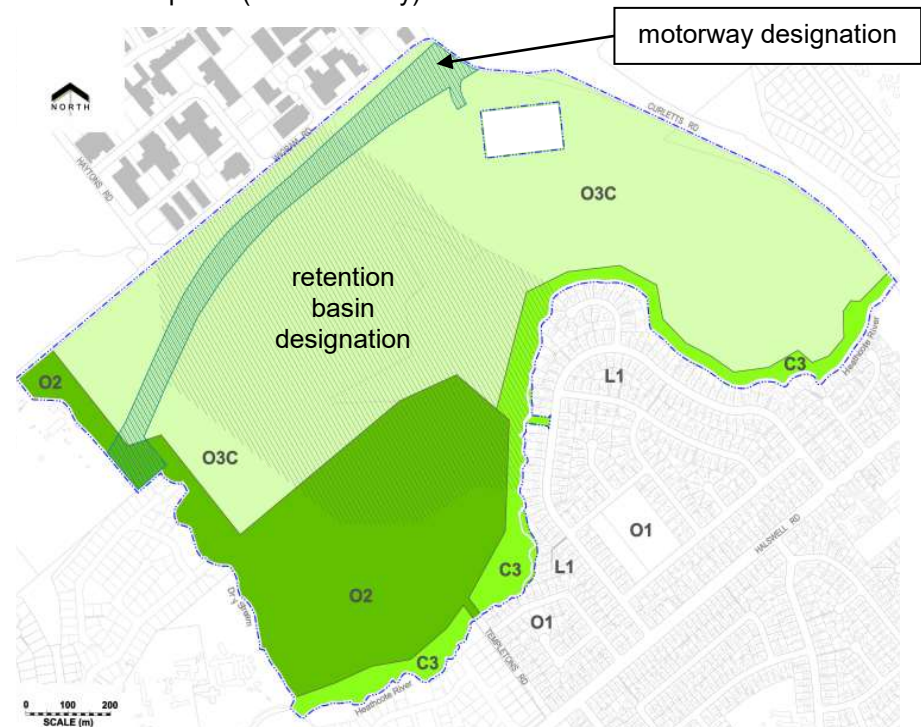


# 1 WHY THE NEED FOR A MANAGEMENT PLAN?

The purpose of this management plan is to provide a vision that sets the direction for the development and use of Ngā Puna Wai and Canterbury Agricultural Park. To date, there has been no guiding plan for the management of Ngā Puna Wai and Canterbury Agricultural Park. Reference in this draft plan to 'Ngā Puna Wai and Canterbury Agricultural Park' is taken to include all of the *Agricultural Area* (Open Space 3C zone under the Christchurch City Plan) and the *Reserves Area* (the recreation reserve (Open Space 2 zone) and esplanade reserves (Conservation 3 zone)), but excluding the land under the ownership of the A&P Association.

The need to prepare a management plan for Ngā Puna Wai and Canterbury Agricultural Park is based on the requirement to prepare a management plan for most (ninety percent) of the area that is zoned Open Space 3C (Agribusiness Centre) in the City Plan as a condition of a sale and purchase agreement in 2001. This agreement involved the purchase by the Christchurch City Council (the Council) from the A&P Association of most (ninety percent) of the area that is covered by this zone. At the time of purchase, the Council resolved to acquire the land on the basis that, for one month of each year, it be used by the A&P Association for the running of its annual A&P Show. For the balance of each year, the land was intended to be used for parks purposes, merged in with the existing adjoining recreation reserve. A part of the purchased area (in the western corner) was also anticipated to be developed and used for cemetery

purposes (this has now been discounted due to unsuitable groundwater conditions). In addition, the A&P Association would have long term use of sufficient land around its saleyards site to operate its business. The intention of the Council was that the management plan would identify opportunities for future use of the acquired land area, subject to the A&P Association's existing use rights, with the assumption that most of the area would be for parks (and cemetery) use.



(O3C = Open Space 3C zone; O2 = Open Space 2 zone; C3 = Conservation 3 zone)

The A&P Association's use rights have been provided for in the lease and licence to occupy granted to them. In addition, the O3C zoning for the area purchased by the Council accommodates a range of uses supporting the business and promotion of activities related to the primary industries of Canterbury.

It is important that there is an integrated planning approach for the whole of Ngā Puna Wai and Canterbury Agricultural Park that reflects current needs for the provision and managed growth of the Agricultural Area as an agribusiness centre, while providing for public recreational open space and facilities in South-West Christchurch. This provides the rationale for preparing this management plan.

## 1.1 PLAN STRUCTURE

### 1.1.1 PART A - INTRODUCTION

Part A gives the rationale for preparing this plan and briefly outlines what each of the parts of the plan provides.

### 1.1.2 PART B - MANAGEMENT

Part B of this plan focuses on the management of Ngā Puna Wai and Canterbury Agricultural Park. This part of the plan relates to the day to day running of Ngā Puna Wai and Canterbury Agricultural Park, providing goals, objectives and policies for its management, led by an integrated vision for the development, management and promotion of Ngā Puna Wai and Canterbury Agricultural Park. The goals guide how the vision can be

achieved and provide the basis for the objectives and policies. These goals have been developed following consultation with key stakeholders, including the A&P Association, and identification of the issues facing Ngā Puna Wai and Canterbury Agricultural Park, including those arising from the development of the Christchurch Southern Motorway (the motorway).

Operational graphic plans illustrate new layouts for use of, and operations on, Ngā Puna Wai and Canterbury Agricultural Park that will achieve the vision, goals, objectives and policies for Ngā Puna Wai and Canterbury Agricultural Park. The preparation of these took into account future land use changes, such as the motorway extension and urban growth.

### 1.1.3 PART C - ISSUES

This part also includes discussion of the future direction for Ngā Puna Wai and Canterbury Agricultural Park.

### 1.1.4 PART D - FUTURE DEVELOPMENT

Part D proposes actions to satisfy current and future needs, and achieve the vision, goals, objectives and policies of Part B.

Each action has been prioritised and a rough order of costs estimated for inclusion in a future Long-Term Council Community Plan (LTCCP). There is no certainty that any project raised for funding through the LTCCP will be funded. Some actions may be financed by parties other than the Council.

An indicative landscape development concept illustrates a possible future landscape design for Ngā Puna Wai and Canterbury Agricultural Park.

### 1.1.5 PART E - RESOURCES

All the background and technical information on Ngā Puna Wai and Canterbury Agricultural Park as it stands at the time the draft plan was prepared is in Part E.

### 1.1.6 PART F - REFERENCES

Includes other relevant planning documents.

### 1.1.7 PART G - APPENDICES

The Appendices includes plant and bird lists and indicative costings for the actions in Part D.

## 1.2 STATUS OF THIS MANAGEMENT PLAN

Two thirds of the combined Ngā Puna Wai and Canterbury Agricultural Park area<sup>1</sup> north of the Heathcote River/Ōpawaho is land that was re-acquired by the Council in 2001 (this land had been previously sold by the Council in 1997) and “held in fee simple title for general purposes” (Council resolution, 22 February 2001). There is no reserve status for this land.

The remaining third of the combined park area is land previously held by the Council and, at the time of subdivision in 1997, vested in the Council as three separate reserves subject to the provisions of the Reserves Act 1977. The primary purpose of the larger of the three reserves is for outdoor recreation. These reserves were each classified for the purpose

<sup>1</sup> There are some small parcels of land on the south side of, and adjoining, the Heathcote River/Ōpawaho that are also part of Ngā Puna Wai. The total area of these make up three percent of the total Ngā Puna Wai area.

they were vested by Council resolution, pursuant to Section 16(2A) of the Reserves Act (requiring no prior public notification), on 10 December 2009.

The management plan has been prepared in accordance with the functions of the Council under the Local Government Act 2002 (LGA). The plan will assist the Council in carrying out its functions under the Resource Management Act 1991 (RMA), LGA and, for the reserved part of Ngā Puna Wai, the Reserves Act, by supporting the following things being done for Ngā Puna Wai and Canterbury Agricultural Park:

- Managing and developing each part of Ngā Puna Wai and Canterbury Agricultural Park in a way that complies with the City Plan zoning for that part.
- Managing the reserved parts of Ngā Puna Wai for the purpose of their classification under the Reserves Act.
- Ensuring sustainable management of the natural and physical resources of Ngā Puna Wai and Canterbury Agricultural Park.
- Integrating the financial planning (operational and capital works) for all parts of Ngā Puna Wai and Canterbury Agricultural Park.
- Providing opportunities for effective public access for outdoor recreation, including spaces for organised sport and tracks for, for example, walking and cycling.

The management plan was publicly consulted on in a manner that was consistent with the Special Consultative Procedures (Section 87) of the LGA, as well as with Section 41 of the Reserves Act. This means that the management policies in the management plan are, upon approval of the draft management plan as the operative plan by the Council following

public consultation, have legal standing under the Reserves Act for the part of Ngā Puna Wai classified as reserve. The plan will be a contract between the public and the Council under the LGA.

### 1.3 GLOSSARY

The following listed abbreviations and terms are referred to in the management plan and are also defined elsewhere in the plan.

Abbreviation or Term	Defined
A&P Association	Canterbury Agricultural and Pastoral Association Incorporated.
City Plan	Christchurch City Plan.
Council	Christchurch City Council.
CRDA	Christchurch Group N.Z. Riding for the Disabled Association Incorporated.
CSM	Christchurch Southern Motorway.
furniture	For the purposes of this management plan this is taken to be the relatively small, individual and functional asset items already on, or proposed to be placed on, Ngā Puna Wai and Canterbury Agricultural Park that provide a specific and useful utility service, such as seats, or serve to enhance the amenity of the Park, such as artwork. It potentially, but not necessarily, includes such items as cycle stands.
HPC	Halswell Branch of the Christchurch Pony Club Incorporated.
Informal/passive recreation	Non-organised recreational activities.

Abbreviation or Term	Defined
lease	A tenancy agreement by which the tenant may enjoy possession of the land for a specified term of years. It is ownership of a temporary right to land or property in which a lessee or a tenant holds rights of real property by some form of title from a lessor or landlord.
licence to occupy	The licensee has the right to occupy and use the land for a particular purpose. It does not convey to the licensee any interest in, or ownership of, the land.
mahinga kai	Food and other resources, the gathering of those resources and the areas they are sourced from.
NZTA	NZ Transport Agency.
occupation agreement	A lease, licence or other formal agreement conferring the right to occupy land.
O3C	Open Space 3C (Agribusiness Centre) Zone in the Christchurch City Plan.
retention basin	A stormwater management basin that captures storm water runoff and does not discharge directly to a surface water body. The water is "discharged" by infiltration or evaporation.
riparian area	A type of habitat occurring along the bank of a water course or other water body.
tangata whenua	The Māori term for the indigenous peoples of New Zealand, literally meaning "people of the land".
utility	The service (electric power or water or transportation) provided by a public utility.

# PART B MANAGEMENT

2.0 VISION

3.0 MANAGEMENT GOALS

4.0 MANAGEMENT OBJECTIVES AND POLICIES

5.0 OPERATIONAL PLANS

## 2 THE VISION FOR NGĀ PUNA WAI AND CANTERBURY AGRICULTURAL PARK

The combined area of Ngā Puna Wai and Canterbury Agricultural Park is developed, managed and promoted as a prominent Christchurch rural-metropolitan park

### ***What is a rural-metropolitan park?***

*This is a name chosen to highlight, firstly, the significant nature of the combined area of Ngā Puna Wai and Canterbury Agricultural Park, in terms of its size and role, in the major New Zealand urban centre of Christchurch; secondly, its origin as, and current connection with, Christchurch's rural hinterland; and, thirdly, the previous, current and future links the area has with the primary industries of Canterbury.*

Ngā Puna Wai and Canterbury Agricultural Park together provide a public venue for a range of agribusiness and recreational activities. The combined area fills a unique niche in Christchurch's portfolio of public parks and facilities. Key values that are provided are:

- An Agricultural Area that covers two-thirds of the Ngā Puna Wai and Canterbury Agricultural Park and is for facilities, events (including as an ongoing venue for the A&P Show) and activities servicing and promoting Canterbury's primary industries. The Agricultural Area is a place of future growth and development.
- A rural open space landscape character.
- Space for public passive and active recreation.
- Conservation and enhancement of waterway systems and naturalisation of the Heathcote River/Ōpawaho corridor.
- Strong pedestrian and cycle links, both within Ngā Puna Wai and Canterbury Agricultural Park and with adjoining areas in the South-West Christchurch area.
- Stormwater detention basins to protect downstream areas from flooding and to improve the water quality of tributary streams before this water is discharged into the Heathcote River/Ōpawaho.

### 3 MANAGEMENT GOALS

The following goals have been developed as steps to achieve the vision for Ngā Puna Wai and Canterbury Agricultural Park. The goals have been grouped into three main categories - the whole of the combined area of Ngā Puna Wai and Canterbury Agricultural Park, specific to the Agricultural Area and specific to the Reserves Area.

#### 3.1 WHOLE OF NGĀ PUNA WAI AND CANTERBURY AGRICULTURAL PARK

GOAL 1: A premier public open space resource for South-West Christchurch is provided.

GOAL 2: The combined area of Ngā Puna Wai and Canterbury Agricultural Park has a clear identity as a public rural-metropolitan park, with a successful agribusiness centre contained within.

GOAL 3: An overall rural open space landscape character for Ngā Puna Wai and Canterbury Agricultural Park is maintained and enhanced, while providing facilities necessary for public recreation and the promotion of the primary industries of Canterbury in the Open Space 3C (Agribusiness Centre) Zone, including the running of the annual A&P Show.

GOAL 4: The development, use and management of the parts of Ngā Puna Wai and Canterbury Agricultural Park shared by the public for everyday use, and by lessees and licensees for periodic/ongoing use, is integrated.

GOAL 5: Authorised uses of the different parts of Ngā Puna Wai and Canterbury Agricultural Park are confirmed and formalised.

GOAL 6: Areas of native plantings in Ngā Puna Wai and Canterbury Agricultural Park are protected and enhanced.

GOAL 7: Springs and watercourses within, and adjacent to, Ngā Puna Wai and Canterbury Agricultural Park are protected.

GOAL 8: Indigenous biodiversity is enhanced.

GOAL 9: Values associated with Ngā Puna Wai and Canterbury Agricultural Park that are significant to the tangata whenua are protected and enhanced.

GOAL 10: Stormwater and the quality of water from catchments within and upstream of Ngā Puna Wai and Canterbury Agricultural Park is managed prior to discharge into the Heathcote River/Ōpawaho.

GOAL 11: Ngā Puna Wai and Canterbury Agricultural Park is accessible by the public, subject to the application of the rights of formalised occupiers, and is part of a network of open space in South-West Christchurch.

### 3.2 AGRICULTURAL AREA

GOAL 12: The Agricultural Area is developed, promoted and used in a manner that is consistent with the zoning of this area and contributes to achieving the vision for Ngā Puna Wai and Canterbury Agricultural Park.

GOAL 13: The A&P Show continues to be a major annual event at Canterbury Agricultural Park and the part of Ngā Puna Wai lying in the Agricultural Area and is able to expand to meet the increasing need for the primary industries of Canterbury to promote products and give the public a rural experience.

Canterbury Agricultural Park during the Canterbury A&P Show, November 2007

*The two images on this page are derived from photos supplied by the Canterbury A&P Association.*



### 3.3 RESERVES AREA

GOAL 14: The Reserves Area is promoted as a key venue for a variety of recreational opportunities appropriate to the setting in which they occur, ranging from organised sports and events to informal passive recreation.

**NOTE:** All goals take into account, and reflect, the content of all relevant strategies, policies and bylaws as listed on page 86 of this management plan.



Ngā Puna Wai during the Canterbury A&P Show, November 2007



## 4 MANAGEMENT OBJECTIVES AND POLICIES

The management objectives and policies direct the day to day management and operation of Ngā Puna Wai and Canterbury Agricultural Park. The objectives and policies have been designed following consultation with Council staff and key stakeholders and serve to implement the vision (refer to Section 2) and management goals (refer to Section 3) for Ngā Puna Wai and Canterbury Agricultural Park.



Canterbury A&P Show, November 2007

### 4.1 WHOLE OF NGĀ PUNA WAI AND CANTERBURY AGRICULTURAL PARK

- GOAL 1: A premier public open space resource for South-West Christchurch is provided.
- GOAL 2: The combined area of Ngā Puna Wai and Canterbury Agricultural Park has a clear identity as a public rural-metropolitan park, with a successful agribusiness centre contained within.
- GOAL 3: An overall rural open space landscape character for Ngā Puna Wai and Canterbury Agricultural Park is maintained and enhanced, while providing facilities necessary for public recreation and the promotion of the primary industries of Canterbury in the Open Space 3C (Agribusiness Centre) Zone, including the running of the annual A&P Show.
- GOAL 4: The development, use and management of the parts of Ngā Puna Wai and Canterbury Agricultural Park shared by the public for everyday use, and by lessees and licensees for periodic/ongoing use, is integrated.
- GOAL 5: Authorised uses of the different parts of Ngā Puna Wai and Canterbury Agricultural Park are confirmed and formalised.

#### 4.1.1 MANAGEMENT

##### Objective

1. **NGĀ PUNA WAI AND CANTERBURY AGRICULTURAL PARK ARE MANAGED TO MEET THE NEEDS OF ALL PARK USERS**

##### Policies

- 1.1. Council staff shall work closely with Ngā Puna Wai and Canterbury Agricultural Park users to ensure developments and management are in the best interest of all parties. Regular meetings between, and at the instigation of, key stakeholders shall be encouraged and should include a member of Council staff.
- 1.2. Proposed capital and operational expenditure shall be raised for consideration for inclusion in the LTCCP.
- 1.3. Authorisation of organised activities in Ngā Puna Wai and Canterbury Agricultural Park outside the A&P Association's leased area, the A&P Association's licence to occupy area for the Annual Licence Period, and other occupied areas where the occupier has the right to organise activities, are the responsibility of the Council.
- 1.4. The use of areas of Ngā Puna Wai and Canterbury Agricultural Park for grazing by stock shall be a short term management tool to reduce maintenance costs for maintaining grass areas. No right of continued grazing shall be given, with the exception of grazing by animals as provided for by an existing licence to

occupy or a lease, or where a fixed limited period of grazing over a defined area is approved in writing by the Transport and Greenspace Manager. The use of grazing as a maintenance tool for Ngā Puna Wai and Canterbury Agricultural Park shall be reviewed regularly, with the view to phase the practice out over time as the areas being grazed become developed and needed for public recreation.

- 1.5. All events on Ngā Puna Wai and Canterbury Agricultural Park, other than those already provided for through an occupation agreement, shall require the prior written approval of the Transport and Greenspace Manager.
- 1.6. For all events, other than those covered by an occupation agreement, that utilise areas of Ngā Puna Wai and Canterbury Agricultural Park not under a lease arrangement the Council's booking system shall be used.
- 1.7. A&P Association operational staff shall be notified of Council approved bookings on Ngā Puna Wai and Canterbury Agricultural Park.
- 1.8. The management of trees in Ngā Puna Wai and Canterbury Agricultural Park shall be according to the Council's standard practices of management, including managing the health and safety implications of the trees. The Council's Tree Policy, once it is adopted, shall apply with respect to all requirements for trees.

- 1.9. Where any tree in the area covered by this management plan is identified as a risk to public safety due to the state of that tree, required maintenance work shall be undertaken or the tree removed in order to mitigate this risk.
- 1.10. Any large trees that are identified as an immediate risk to public safety, due to over-maturity or the like, shall be isolated by an appropriate barrier and warning signs pending removal and replacement of these trees.

#### Objective

2. **THE ROLE OF NGĀ PUNA WAI AND CANTERBURY AGRICULTURAL PARK WITHIN CHRISTCHURCH AS A SUITABLE SITE FOR APPROPRIATE LARGE SCALE OUTDOOR EVENTS IS RECOGNISED**

#### Policy

- 2.1. Large scale outdoor events consistent with the vision and goals of this management plan and complying with City Plan may be held in the eastern part of the Agricultural Area at the Council's discretion.

#### 4.1.2 OPEN SPACE LANDSCAPE CHARACTER

#### Objective

3. **THE OPEN SPACE LANDSCAPE CHARACTER OF NGĀ PUNA OUTSIDE THE RIVER CORRIDOR AND RIPARIAN AREA IS RETAINED**

#### Policies

- 3.1. The open spaces of Ngā Puna Wai outside the esplanade reserve areas shall be retained as essential elements of this park.
- 3.2. Planting styles and types shall reflect the open space landscape character of Ngā Puna Wai and Canterbury Agricultural Park, with under-planting minimised in open field areas.

#### Objective

4. **BUILDINGS AND OTHER BUILT FACILITIES, OTHER THAN THOSE REQUIRED FOR PUBLIC OUTDOOR RECREATION, ARE CONCENTRATED TOGETHER**

#### Policies

- 4.1. New buildings and structures shall be clustered around existing buildings, unless they are required to be located separately for the purpose of providing for public recreation. All new buildings and structures shall require, firstly, written Council consent and secondly, a variation to an existing licence to occupy or a lease.
- 4.2. New sealed car parks or surfaces shall be limited to those existing and/or shown on the indicative landscape development concept included in this management plan.
- 4.3. Buildings and structures shall be designed to be multi-use.

### 4.1.3 RECREATION

These policies address the management of the parts of Ngā Puna Wai and Canterbury Agricultural Park available for organised sport, including sports provided by clubs, and for informal/passive recreational activity by the public.

#### Objective

#### 5. FACILITIES THAT MEET THE RECREATIONAL NEEDS OF NGĀ PUNA WAI AND CANTERBURY AGRICULTURAL PARK USERS ARE PROVIDED

#### Policies

- 5.1. Facilities to support public recreational and sporting activity shall be located in the eastern corner of Canterbury Agricultural Park.  
*Note: The eastern corner of Canterbury Agricultural Park is proposed, and shown in the Indicative Landscape Development Concept (Figure 5), as the location for development of further sports fields and associated facilities, such as a possible public transport interchange. In the future, though, the use and development of the recreation reserve area of Ngā Puna Wai for sports fields and associated facilities is an alternative location that can be considered, if the demand, need and requirement for these increases.*
- 5.2. Notwithstanding policy 5.1 and, as a consequence of meeting the wider community need to provide land for sports facilities to replace those lost elsewhere in Christchurch due to the earthquakes, the recreation reserve part of Ngā Puna Wai shall

be considered for development and use for a major recreational and sporting hub facility development, accommodating, amongst other sports codes, athletics, hockey and tennis.

- 5.3. Sports fields shall be placed where they are able to be used throughout the year, close to existing or proposed car parking areas.
- 5.4. Note: A recreational and sporting hub facility, including sports fields, is consistent with the purpose for which the reserve is classified as recreation reserve. The proposed development is described in Appendix 12.4 of this management plan.
- 5.5. The need for lighting of sports fields shall be reviewed annually, and lighting provided, if necessary, subject to all lighting installed complying with the provisions of the City Plan that ensure adverse effects on adjoining properties are avoided.
- 5.6. New sports uses and facilities on Ngā Puna Wai and Canterbury Agricultural Park shall be compatible with uses and facilities provided under existing formal occupation agreements.



Main arena – Canterbury Agricultural Park

#### 4.1.4 SIGNAGE

##### Objective

- 6. SIGNAGE WITHIN, AND LEADING TO, NGĀ PUNA WAI AND CANTERBURY AGRICULTURAL PARK IS CONSISTENT AND GIVES BOTH NGĀ PUNA WAI AND CANTERBURY AGRICULTURAL PARK A CLEAR IDENTITY AS A CITY RESOURCE**

##### Policies

- 6.1. All signs within, and on the boundaries of, Ngā Puna Wai and Canterbury Agricultural Park shall be installed only with the consent of the Transport and Greenspace Manager. They shall be consistent with the Council's policies on park signage and with the Council's Greenspace and Waterways Sign Manual.
- 6.2. All signs shall clearly be labelled with Ngā Puna Wai or Canterbury Agricultural Park, depending upon the location, as the main title and all other labels subservient.
- 6.3. Commercial advertising shall only be permitted where provided for in a licence to occupy, or a lease, and subject to the conditions of those agreements.
- 6.4. The number and size of signs shall be such that they do not detract from Ngā Puna Wai and Canterbury Agricultural Park's rural open space landscape character and open space amenity.
- 6.5. All signs shall be maintained to the Council's standards.

- 6.6. For main free-standing directional signs, these shall be designed to allow labels to be changed to accommodate upcoming events or a new season.

#### 4.1.5 UTILITIES

##### Objective

- 7. NECESSARY UTILITIES ARE INSTALLED AND MAINTAINED IN AREAS OF NGĀ PUNA WAI AND CANTERBURY AGRICULTURAL PARK IN SUCH A MANNER THAT THEY DO NOT PREVENT THE USE OF THESE AREAS FOR OTHER ACTIVITIES OR DETRACT FROM THE OPEN SPACE LANDSCAPE CHARACTER OF NGĀ PUNA WAI AND CANTERBURY AGRICULTURAL PARK**

##### Policies

- 7.1. All utilities necessary for the servicing of Ngā Puna Wai and Canterbury Agricultural Park, buildings and other facilities installed in any part of Ngā Puna Wai and Canterbury Agricultural Park, including all licence to occupy and lease areas, must be with the prior approval of the Transport and Greenspace Manager. The Council shall have the right to remove any unapproved utilities.
- 7.2. Easements in favour of the service authority shall be in place for all utilities within, and servicing, Ngā Puna Wai and Canterbury Agricultural Park that have been approved by the Transport and Greenspace Manager.

7.3. Utilities servicing Canterbury Agricultural Park, including those for sewerage, stormwater, water, electricity and telecommunications, shall be provided for the A&P Association, Canterbury Saleyards Company and Council use. The responsibility for the maintenance of these utilities shall rest with the end user.

*Note: At the time of Council's approval of this management plan as the operative plan, negotiations were in hand between the Council and the A&P Association Board over an alternative arrangement for the maintenance of these utilities.*

7.4. With regard to Policy 7.3, in general, ongoing utility maintenance costs, or the cost of realigning a utility due to conflict with other uses, shall be borne by the party benefiting directly from the utility.

8.2. A licence to occupy shall be in place for each approved ongoing use of land on Ngā Puna Wai and Canterbury Agricultural Park by sports clubs or other organisations.

8.3. All new licences to occupy or leases shall be subject to the standard terms and conditions current at the time of issue, and shall not conflict with existing formalised occupation agreements in place on Ngā Puna Wai and Canterbury Agricultural Park, nor impact adversely on the holding of the annual A&P Show.

8.4. No new licence to occupy or lease areas shall include existing public paths, tracks and accessways.

8.5. All one-off or occasional exclusive uses of parts of Ngā Puna Wai and Canterbury Agricultural Park that are not inconsistent with the purposes for those parts as identified in this management plan, comply with all relevant provisions of the City Plan, do not conflict with other existing authorised uses may at the discretion of the Transport and Greenspace Manager be booked in any one year through the Council's booking system.

#### 4.1.6 PARK OCCUPATION AND USE

##### Objective

### 8. THE OCCUPATION AND USE OF NGĀ PUNA WAI AND CANTERBURY AGRICULTURAL PARK BY SPORTS CLUBS AND OTHER ORGANISATIONS IS MANAGED

##### Policies

8.1. A lease shall be in place for each approved ongoing occupation and use of land and buildings on Ngā Puna Wai and Canterbury Agricultural Park by sports clubs or other organisations.



Between the Stables and the CRDA pavilion – Canterbury Agricultural Park

GOAL 6:	Areas of native plantings in Ngā Puna Wai and Canterbury Agricultural Park are protected and enhanced.
GOAL 7:	Springs and watercourses within, and adjacent to, Ngā Puna Wai and Canterbury Agricultural Park are protected.
GOAL 8:	Indigenous biodiversity is enhanced.
GOAL 9:	Values associated with Ngā Puna Wai and Canterbury Agricultural Park that are significant to the tangata whenua are protected and enhanced.
GOAL 10:	Stormwater and the quality of water from catchments within and upstream of Ngā Puna Wai and Canterbury Agricultural Park is managed prior to discharge into the Heathcote River/Ōpawaho.

The objectives and policies concerning conservation and ecological values apply primarily to the strip of land that is the northern riparian area of the Heathcote River/Ōpawaho, zoned C3 in the City Plan and classified as Local Purpose (Esplanade) Reserve under Section 23 of the Reserves Act 1977 (for these refer to Page 28 of this plan) but also to the Wigram East Retention Basin (retention basin) area and some other parts of the wider Ngā Puna Wai area. Goals 6, 7, 8 and 10 and Objectives 10, 11, 17 and 18 also support, and contribute to the achievement of, the tangata whenua goal (Goal 9).

#### 4.1.7 TANGATA WHENUA VALUES

##### Objective

- 9. PLACES OF TRADITIONAL SIGNIFICANCE TO NGĀI TAHU, INCLUDING MAHINGA KAI, ARE PROTECTED AND ENHANCED**

##### Policy

- 9.1. The Council shall consult with the relevant Ngāi Tahu Papatipu Rūnanga with respect to the protection and enhancement of places and values of significance to tangata whenua, including through ecological restoration, appropriate native plantings and interpretation.

#### 4.1.8 STORMWATER / WATER TREATMENT

##### Objective

- 10. ANY DEVELOPMENT OR ACTIVITY IN THE RETENTION BASIN AREA DOES NOT HAVE ANY IMPACT ON THE FUNCTIONING OF THE RETENTION BASIN**

##### Policies

- 10.1. Native plantings around the ponds in the retention basin shall be expanded to enhance the amenity of the area and protect the ponds from any adverse effects of recreational use of the area.

10.2 Public access points to the ponds shall be limited and information signs/interpretation boards outlining the function of the retention basin and possible hazards shall be provided.

10.3 Existing shallow terraced pond margins shall be kept free of plantings to provide areas for summer feeding by birds.

### Objective

#### 11. RUNOFF FROM IMPERMEABLE SURFACES IS LIMITED

##### Policies

11.1. In the development of built facilities, such as hard surface and car park areas, stormwater runoff shall be managed. This would be managed ideally to a level as near to stormwater neutrality (that is, the development does not create an increase in runoff entering waterways or drains) as possible.

11.2. All carparks, paths and accessways constructed in Ngā Puna Wai and Canterbury Agricultural Park to the west of the retention basin shall utilise pervious materials.

GOAL 11: Ngā Puna Wai and Canterbury Agricultural Park is accessible by the public, subject to the application of the rights of formalised occupiers, and is part of a network of open space in South-West Christchurch.

### 4.1.9 ACCESSWAYS

#### Objectives

**12. ALL ACCESSWAYS IN NGĀ PUNA WAI AND CANTERBURY AGRICULTURAL PARK ARE APPROPRIATE FOR THE PURPOSES OF THESE PARKS AND THE NEEDS OF THE GENERAL PUBLIC, AND COMPLY WITH ALL COUNCIL POLICY**

##### Policies

12.1. Pedestrian, cycling and other non-motorised vehicle links with residential and open space areas surrounding Ngā Puna Wai and Canterbury Agricultural Park shall be developed and maintained.

12.2. The development of park roads in Ngā Puna Wai and Canterbury Agricultural Park, other than those shown on the indicative landscape development concept in this management plan, shall require prior approval of the Council.

12.3. The development of walkways and cycleways, and other accessways for use not including motorised vehicles, in Ngā Puna Wai and Canterbury Agricultural Park, other than those



shown on the indicative landscape development concept in this management plan as gravel tracks, shall require prior approval of the Transport and Greenspace Manager.

#### 4.1.10 ENTRANCES

##### Objectives

- 13. ENTRANCES ARE DESIGNED TO FACILITATE PUBLIC USE OF NGĀ PUNA WAI AND CANTERBURY AGRICULTURAL PARK BY PEDESTRIANS AND CYCLISTS**

##### Policies

- 13.1. Entrances, exits and circulation throughout Ngā Puna Wai and Canterbury Agricultural Park shall provide effective access for all approved uses of these parks. This access is subject to all relevant provisions of the City Plan and for the parts of Ngā Puna Wai vested as reserve under the Reserves Act 1977 it is subject to all the relevant provisions of that Act.
- 13.2. Pedestrian and cyclist facilities shall be incorporated into the design of all Ngā Puna Wai and Canterbury Agricultural Park entrances.

#### 4.1.11 FENCES / GATES / VEHICLE BARRIERS

##### Objectives

- 14. THE PLACEMENT OF INTERNAL FENCES AND GATES ALLOWS FOR FREE PEDESTRIAN AND CYCLE MOVEMENT THROUGHOUT NGĀ PUNA WAI AND CANTERBURY AGRICULTURAL PARK, EXCEPT IN EXISTING LEASED AREAS**

##### Policies

- 14.1. Permanent fencing and gates, and particularly fencing that is tall and visibly obtrusive such as deer fencing, shall be limited as much as possible on Ngā Puna Wai and Canterbury Agricultural Park and, where necessary to be installed, be subject to the prior written consent of the Transport and Greenspace Manager.
- 14.2. Installation of temporary fencing and gates outside the A&P Show period shall require prior approval of the Transport and Greenspace Manager and be at the expense of the user.
- 14.3. Unrestricted pedestrian and cycle movement shall be possible along mapped and formed main paths and tracks throughout Ngā Puna Wai and Canterbury Agricultural Park at all times, other than through a leased area or during times access is controlled as provided for in an occupation agreement or consented to by the Council. Gates shall be restricted to the entrances to fenced grazed areas.

14.4. For fenced areas, public access shall be provided through the fences.

*Note: Methods that can be used include stiles, kissing gates and cattle stops.*

14.5. Fencing and gates shall be designed to reflect the rural open space landscape character of Ngā Puna Wai and Canterbury Agricultural Park. Landscape planting shall also be required to soften the visual impact of fences.

#### Objectives

**15. MOTORISED VEHICLES ARE RESTRICTED TO THE FORMAL ROADWAYS AND CAR PARKING AREAS AND THE VISUAL IMPACT OF VEHICLE BARRIERS IS MINIMISED**

#### Policies

15.1. The perimeter fence of the combined Ngā Puna Wai and Canterbury Agricultural Park area shall be a standard stock proof fence that maintains the current level of restrictions for vehicle movement into the area. Taller fencing, such as deer fencing, on the perimeter shall be subject to the prior written consent of the Transport and Greenspace Manager.

15.2. New vehicle barriers shall be consistent throughout Ngā Puna Wai and Canterbury Agricultural Park and reflect Ngā Puna Wai and Canterbury Agricultural Park's rural open space landscape character.



Boardwalk bridge over the Heathcote River/Ōpawaho  
– Ngā Puna Wai

## 4.2 AGRICULTURAL AREA

This generally applies to the Open Space 3C (Agribusiness Centre) Zone, and specifically to the 'facility-rich' events area centred on the saleyards site and the current A&P Association leased area, with a focus on servicing and promoting the primary industries of Canterbury.

**GOAL 12:** The Agricultural Area is developed, promoted and used in a manner that is consistent with the zoning of this area and contributes to achieving the vision for Ngā Puna Wai and Canterbury Agricultural Park.

**GOAL 13:** The A&P Show continues to be a major annual event at Canterbury Agricultural Park and the part of Ngā Puna Wai lying in the Agricultural Area and is able to expand to meet the increasing need for the primary industries of Canterbury to promote products and give the public a rural experience.

### 4.2.1 EVENTS MANAGEMENT

#### Objective

- 16. FACILITIES ARE PROVIDED TO ENABLE THE EFFECTIVE RUNNING OF EVENTS AND OTHER ACTIVITIES PROMOTING THE PRIMARY INDUSTRIES OF CANTERBURY**

#### Policies

- 16.1. A high standard of facilities and infrastructure for the holding of promoted events and activities shall be maintained.
- 16.2. No development of, or activity on, Ngā Puna Wai and Canterbury Agricultural Park shall be authorised, or transfer of rights to another party be permitted, without the prior consent of the Council, unless this is provided for as a condition of an existing occupation agreement.



Agricultural Area – Ngā Puna Wai

### 4.3 RESERVES AREA

This covers the parts of Ngā Puna Wai that are classified as Recreation under Section 17, or Local Purpose (Esplanade) Reserve under Section 23, of the Reserves Act 1977.

**GOAL 14:** The Reserves Area is promoted as a key venue for a variety of recreational opportunities appropriate to the setting in which they occur, ranging from organised sports and events to informal passive recreation.

A range of recreational activities are provided for across Ngā Puna Wai and Canterbury Agricultural Park, except in the area leased to the A&P Association. It is the naturally restored riparian area of the Heathcote River/Ōpawaho that, in particular, provides opportunities for public passive recreation.



Entrance to Ngā Puna Wai from Warren Crescent

#### 4.3.1 HEATHCOTE RIVER/ŌPAWAHO RIPARIAN AREA

##### Objective

- 17. THE NATURAL ENVIRONMENTAL VALUES OF THE HEATHCOTE RIVER/ŌPAWAHO RIPARIAN AREA ARE RESTORED AND PROTECTED.**

##### Policy

- 17.1. The riparian corridor along the Heathcote River/Ōpawaho shall be planted in a manner consistent with the likely original vegetation that occurred in this area.

##### Objective

- 18. RECREATIONAL ACTIVITIES, AND FACILITIES PROVIDING FOR THESE, ARE COMPATIBLE WITH THE PROTECTION OF THE HEATHCOTE RIVER/ŌPAWAHO'S ENVIRONMENTAL VALUES.**

##### Policies

- 18.1. Walking and cycling tracks along the Heathcote River/Ōpawaho corridor shall be designed and located to have minimal or no impact on the river and river riparian area values.
- 18.2. Recreational activities that may damage plants, or disturb, or lead to the disturbance of, the natural functioning of springs in the Heathcote River/Ōpawaho, shall be prevented.
- 18.3. Horses shall not be permitted in the Heathcote River/Ōpawaho riparian corridor.



View north-east from the Reserves Area into the Agricultural Area – Canterbury Agricultural Park



View east from the Agricultural Area into the Reserves Area – Ngā Puna Wai

## 5 OPERATIONAL PLANS

The operational plans show adjusted layouts for specific uses of, and operations on, Ngā Puna Wai and Canterbury Agricultural Park for the future situation of these parks. They reflect the vision, goals, objectives and policies of this management plan and address change - in particular, responding to the consequences of the motorway on Ngā Puna Wai and Canterbury Agricultural Park. These operational plans are adjusted from the comparable existing plans in Section 9.

### 5.1 IMPLEMENTATION

These operational plans are intended to illustrate a pattern of ongoing management in Ngā Puna Wai and Canterbury Agricultural Park generally. They may be modified, if necessary, and any such modification will be deemed to be a review of the management plan. The application of the operational plans is subject to their being adopted as part of Council-budgeted operational programmes that include Ngā Puna Wai and Canterbury Agricultural Park.

### 5.2 LEASES AND LICENCES PLAN

The plan on Page 31 shows the adjustments to the licence to occupy, and leased, areas on Ngā Puna Wai and Canterbury Agricultural Park that address in particular the loss of Ngā Puna Wai and Canterbury Agricultural Park area to the motorway development. 'Before and after' (existing and proposed) area calculations are given. These, though, are not necessarily accurate nor confirmed, and are included for comparison purposes only.

Finalisation of actual boundaries will be subject to a variation to each licence to occupy/lease being formally agreed to by both the licensee/lessee and the Council.

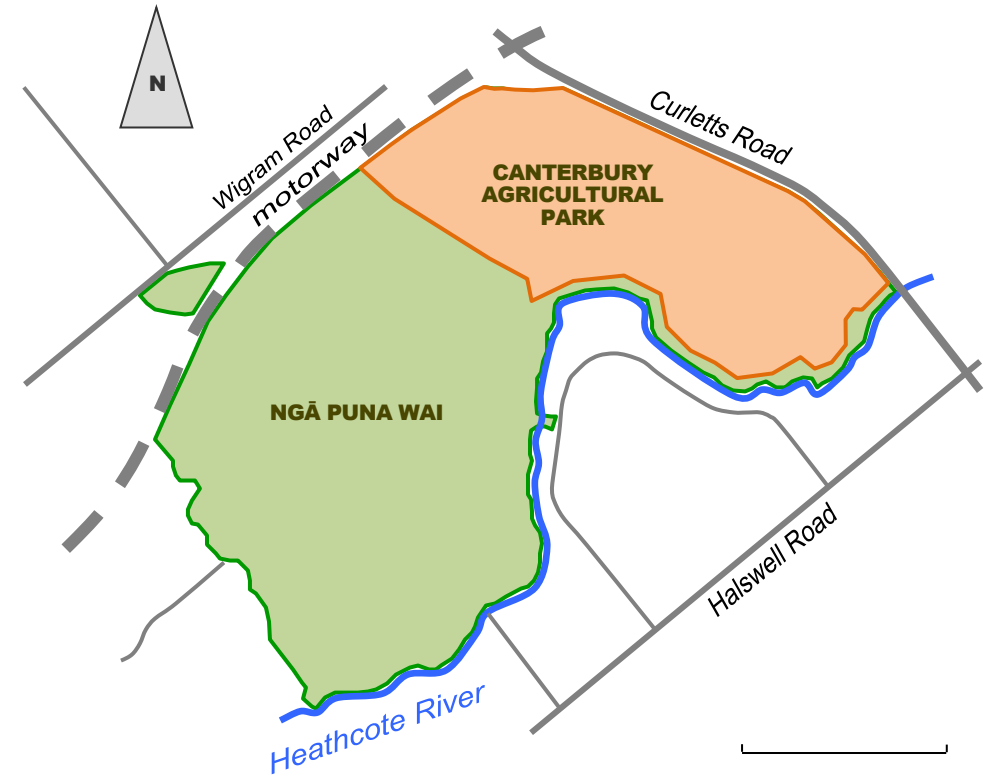
Eventing Canterbury was granted a five year site use licence, with a right of renewal of a further five years, by the Council on 27 May 2004 for the establishment of permanent jumps along a cross country equestrian course at Ngā Puna Wai and Canterbury Agricultural Park. The licence was not actioned but Eventing Canterbury has set up jumps and holds two or three major events at Ngā Puna Wai and Canterbury Agricultural Park every year. These are programmed through the Council's booking system. One land occupier on Ngā Puna Wai that currently does not have an occupation agreement with the Council is the Christchurch Polo Club. An area for this club to operate is indicated, due to the club having already developed a polo field in the western section of Ngā Puna Wai. Another occupier, on Canterbury Agricultural Park, without an occupation agreement with the Council is the South Island German Shepherd League. This group occupies a garage building located just inside the western edge of the A&P Association's leased area and uses, through booking, Existing Booking Area 13 (see Figure 13) on Canterbury Agricultural Park as a parade ground. This area will be utilised by an existing formalised occupier of Ngā Puna Wai and Canterbury Agricultural Park (CRDA) and the building site will be on the route of the proposed park access road following the development of the motorway. It is anticipated that the League will book another area of Canterbury Agricultural Park, such as Proposed Booking Area 6 (see Figure 3), for their events, held just three times a year. With respect to a clubroom, the League will need to negotiate to use an existing facility or apply to the Council for an occupation agreement to locate a building on Ngā Puna Wai and Canterbury Agricultural Park.



### 5.3 ACTIVITIES PLAN

The plan on Page 33 shows the adjustments to the activity areas in Ngā Puna Wai and Canterbury Agricultural Park, necessary due to the loss of part of the Ngā Puna Wai and Canterbury Agricultural Park area to the motorway development, but also reflecting the:

- (a) adjusted areas of formal occupation of Ngā Puna Wai and Canterbury Agricultural Park (see Figure 1)
- (b) vision, goals, objectives and policies of this management plan
- (c) provisions for each of the zones as given in the City Plan
- (d) primary purpose for the recreation reserve as laid out in the Reserves Act 1977.



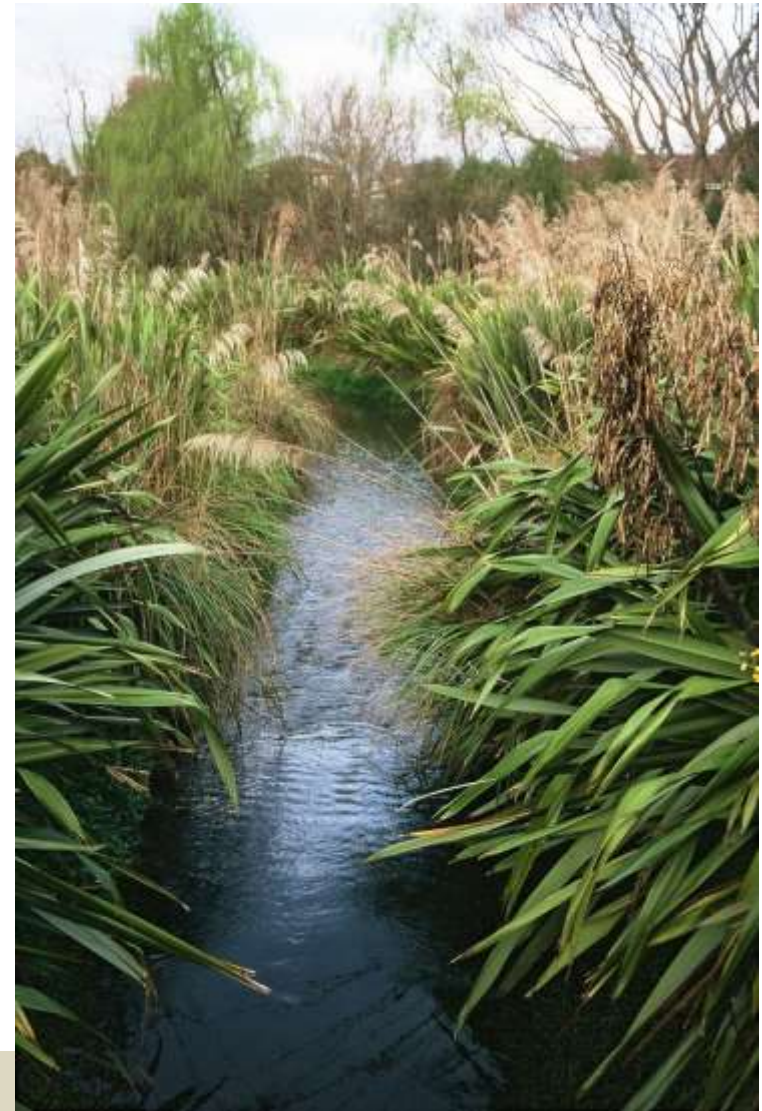




#### 5.4 BOOKING SYSTEM PLAN

The plan on Page 35 shows a new breakdown of Ngā Puna Wai and Canterbury Agricultural Park into separate areas that can be booked for appropriate (that is, consistent with the City Plan zoning and, in the case of the recreation reserve area, the Reserves Act 1977 purpose for that reserve) activities and events, including through the Council's booking system. This breakdown accommodates the loss of part of Ngā Puna Wai and Canterbury Agricultural Park available for activities and events as a consequence of the motorway development.

For each of the areas shown on the plan, the primary occupier (licensee or lessee) or use is indicated.



Heathcote River/Ōpawaho



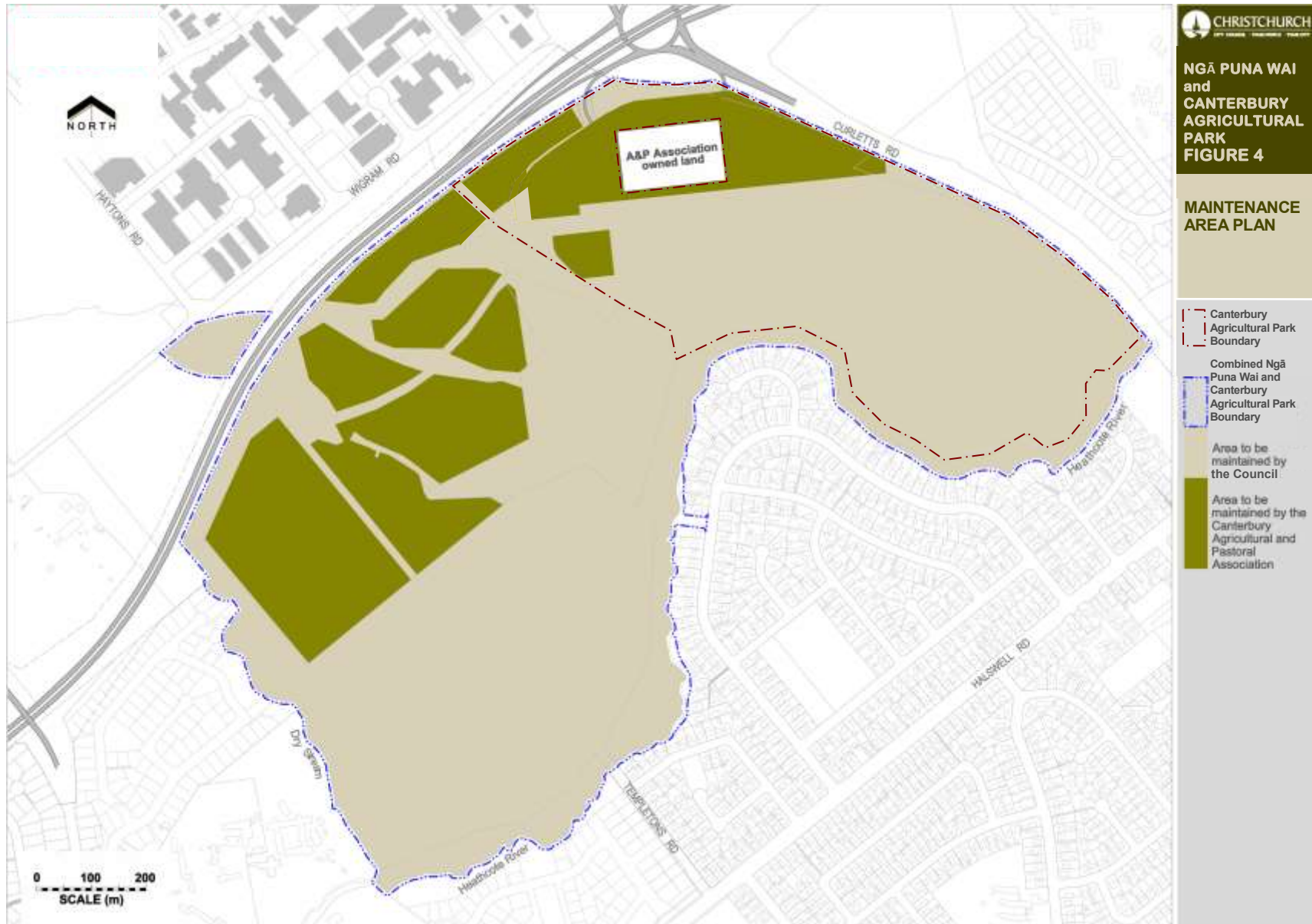
## 5.5 MAINTENANCE AREA PLAN

The plan on Page 37 indicates an adjusted spatial representation of the parties responsible for maintenance for parts of Ngā Puna Wai and Canterbury Agricultural Park. It has been drawn up to take into account the change arising from the motorway development and to reflect each party's formalised role (such as through a lease or licence to occupy or maintenance contract) with respect to the part of Ngā Puna Wai and Canterbury Agricultural Park they occupy. The maintenance area pattern shown is generalised. The relevant formal occupation/contract documents will provide a definitive description of each party's actual maintenance role or obligation.

This area allocation does not apply to the maintenance of utilities servicing the different parts of Ngā Puna Wai and Canterbury Agricultural Park. Responsibility for such maintenance is according to the Utilities Management Policies in Section 4 of this management plan.

Photos: Boundary of Christchurch Polo Club field – western corner of Ngā Puna Wai (top); Wigram East Retention Basin pond (bottom)





# PART C ISSUES

## 6.0 PARK ISSUES

## 6 PARK ISSUES

### 6.1 THE WHOLE OF NGĀ PUNA WAI AND CANTERBURY AGRICULTURAL PARK

The combined area of Ngā Puna Wai and Canterbury Agricultural Park is a major open space area for Christchurch. It has multiple values, including an agribusiness centre, a naturalised river corridor on one side and open space of a rural nature. It provides a wide range of agribusiness/recreational opportunities and experiences for the public to enjoy - from major events, such as the annual A&P Show, to organised sports and river-side walks.

The status of Ngā Puna Wai and Canterbury Agricultural Park within the City's open space system has been unclear to date. This is the result of the history of formation of Ngā Puna Wai and Canterbury Agricultural Park, plus the significant impact the motorway development will have on the existing available space of Ngā Puna Wai and Canterbury Agricultural Park.

Over the long term, it is anticipated that Ngā Puna Wai and Canterbury Agricultural Park combined will become an important rural-metropolitan park space that provides a unique blend of agribusiness and recreational facilities for both the local residents of South-West Christchurch and all of Christchurch's residents and visitors - all the while, retaining its essentially rural open space landscape character and a high level of amenity and accessibility.

Ngā Puna Wai and Canterbury Agricultural Park are in a phase of transition, with the forthcoming development of the motorway and increasing residential and industrial development occurring on or near the boundaries of the parks. There are likely to be increasing demands on Ngā Puna Wai and Canterbury Agricultural Park for space and facilities for new agribusiness and recreational activities, along with the activities that already occur. These need to be planned well, recognising the role of Ngā Puna Wai and Canterbury Agricultural Park as an agribusiness centre for the city and as an important part of its open space network.

The future design of Ngā Puna Wai and Canterbury Agricultural Park will fit well with the surrounding residential areas through effective and appropriate access links, such as walking and cycle tracks. The design will soften the boundaries between different Ngā Puna Wai and Canterbury Agricultural Park use areas, while protecting and enhancing the special values and benefits inherent with each. In particular, the direction for Ngā Puna Wai and Canterbury Agricultural Park is about integrating the existing valid use areas, as provided for in the three different City Plan zonings, into a compatible whole that serves the general public as well as specialist users.

Well defined clear and safe access to Ngā Puna Wai and Canterbury Agricultural Park will be provided from all surrounding areas.

When part of Ngā Puna Wai was previously known as Ngā Puna Wai Reserve (proposed naming in 1999), the plan was for its development as a major new sports park for Christchurch. The Council's re-acquisition of

land from the A&P Association, and the addition of this land to the open space area, made Canterbury Park, as it then became known by the Council<sup>2</sup>, one of the largest public open space areas in Christchurch and the largest in South-West Christchurch.

At present, the Council and the A&P Association share responsibility for the management and use of Ngā Puna Wai and Canterbury Agricultural Park. The Council focuses on the Reserves Area, but also has an involvement with the management and use of parts of the Agricultural Area and, in particular, the league field, retention basin and polo club areas. The A&P Association's role is with respect to the Agricultural Area. With this overlap, there have been diverging views on uses, booking procedures and control. The major issues affecting the Agricultural Area are outlined in Section 6.2 below, many of which have been raised by the A&P Association. Those issues associated with the Reserves Area are outlined in Section 6.3.

A number of agricultural and horse-based activities utilise a large part of Ngā Puna Wai and Canterbury Agricultural Park. Some clubs and groups undertaking these activities, such as the Canterbury Riding for the Disabled Association (CRDA) and the Halswell Pony Club (HPC), hold licences to occupy and/or leases with the Council over the land they occupy. Others either have informal agreements or utilise Ngā Puna Wai and/or Canterbury Agricultural Park on an informal basis. In at least one

<sup>2</sup> An officer's report to the Council at its meeting in June 2002 referred to the park as "Canterbury Park" but noted that this name remained to be finalised.

case – that is, with respect to the Christchurch Polo Club area, significant investment has been made by the club, in terms of improvements to the playing surface and irrigation, without the certainty of future use. With increased use of Ngā Puna Wai and Canterbury Agricultural Park, there is the potential for clashes between different uses, particularly so when the total area available is reduced with the development of the motorway.

This management plan organises and formalises valid uses and occupations of Ngā Puna Wai and Canterbury Agricultural Park, thereby reducing conflict between competing users. The plan takes account of the future development of the motorway and the resulting loss of currently occupied land. It supports the development of facilities in the Agricultural Area serving the primary industries of Canterbury through public displays, livestock sales and entertainment and business activities related to the agricultural sector. The plan also supports the provision of public open space that is available for City residents and which contributes to meeting the needs for active recreational opportunities in South-West Christchurch.

Ecological, conservation and connectivity values apply to all parts of Ngā Puna Wai and Canterbury Agricultural Park and issues to do with these are outlined below.

#### 6.1.1 Conservation / Ecological Values

Ngā Puna Wai, in particular, and Canterbury Agricultural Park provide important ecological functions that need to be protected from any adverse effects that may arise from increasing levels of recreational activity. Such activity, therefore, needs to be appropriate and managed for the



environment. In some cases, there is the opportunity to enhance the natural character of Ngā Puna Wai and Canterbury Agricultural Park through planting, whilst ensuring the integrity of stormwater management.

#### 6.1.2 Stormwater retention and water quality enhancement

The retention basin reduces peak flows and filters out contamination from a large part of the upper Heathcote River/Ōpawaho catchment. A designation over the land ensures the storage capacity of the retention basin is not compromised by any building or filling.

#### 6.1.3 Connectivity

The *Canterbury Park Access & Events Management Strategy*, prepared in September 2008 for the Council, outlines a number of recommended actions to be addressed to improve circulation within Ngā Puna Wai and Canterbury Agricultural Park, particularly during the A&P Show week.

The planning for, and development of, vehicle entrances/exits is crucial for Ngā Puna Wai and Canterbury Agricultural Park, although acknowledged to be crucial for the effective operation of the saleyards and areas in the northern part of Canterbury Agricultural Park but must be integrated with the planning for all uses of Ngā Puna Wai and Canterbury Agricultural Park.

A high level and quality of access and linkage needs to be provided in light of Ngā Puna Wai's and Canterbury Agricultural Park's future position in the midst of an extensive residential area and because of the development of the motorway and associated roading. The motorway will have a major impact on the usable space in Ngā Puna Wai and Canterbury Agricultural

Park and will necessitate changes to vehicle access to, from and throughout Ngā Puna Wai and Canterbury Agricultural Park. The motorway must not form a complete physical barrier to movement and use from the north.

A future key pedestrian/cycling route will be between Halswell Road and Wigram Road via Canterbury Agricultural Park and Ngā Puna Wai and a motorway underpass next to Haytons Stream. In the future, this will also link to Magdala Place, off Annex Road north of the motorway. Cyclists travelling between Hoon Hay and Spreydon in the south, and Wigram, Sockburn and Riccarton in the north, will not need to navigate through the future Curletts Road roundabout or the Lincoln Road/Hoon Hay Road intersection.

## 6.2 AGRICULTURAL AREA (OPEN SPACE 3C (AGRIBUSINESS CENTRE) ZONE)

Two thirds of the combined area of Ngā Puna Wai and Canterbury Agricultural Park is zoned in the City Plan as Open Space 3C (Agribusiness Centre), which is a specialist zone to enable the development of facilities serving the primary industries of Canterbury. This zone includes the Canterbury Saleyards, which is owned, along with the underlying land, by the A&P Association. The primary occupier of this zoned area is the A&P Association. The zone corresponds to the area referred to as the 'Agricultural Area'.

With the Agricultural Area comprising the majority of the northern section of Ngā Puna Wai and Canterbury Agricultural Park, it is likely the

motorway will significantly affect the A&P Association's operations, especially with respect to its holding of the A&P Show. Other users of the northern parts of Ngā Puna Wai and Canterbury Agricultural Park will also be affected by the development of the motorway, in terms of loss of useable space.

The A&P Association sees the Agricultural Area by 2010 as:

*... being heralded as an international iconic showcase of Canterbury's rural success, culture and heritage. A unique successful agribusiness hub serving the primary industries of Canterbury with facilities for public displays, livestock sales, entertaining and business functions providing:*

- 1. Vibrancy and park space where urban and rural people of all ages gravitate, interact, relax, compete, and celebrate Canterbury's agriculture successes. Where they can experience diversity of rural life, understand changing needs, and share the expectancy for future economic growth.*
- 2. The welding together of the city and country, educating and building awareness of the importance of:*
  - agriculture to the regional economy*
  - environmental sustainability*
  - agricultural research, science and technology.*

- 3. Multi-dimensional experience of sound, smell, taste and sight of agricultural events, exhibitions, entertainment, shows, livestock sales, and complimentary sporting and recreational activities.*

*These include equestrian events, including showjumping, polo and eventing, attracting visitors from overseas and other parts of New Zealand to Canterbury.*

- 4. Virtual learning of primary sector experiences with interactive displays, model farms, showcasing animal husbandry, machinery, food production technologies, international trade and traditional and state of the art agricultural innovation.*

*Harmonious design integration as the hallmark between the agribusiness agri-show core, open space rural park theme and passive and active compatible recreational and sport amenities.*

### 6.3 RESERVES AREA (OPEN SPACE 2 ZONE AND CONSERVATION 3 ZONE)

A third of the combined area of Ngā Puna Wai and Canterbury Agricultural Park is characterised by open paddocks and native plantings along the edges of the Heathcote River/Ōpawaho. The majority of the area (equating largely to the recreation reserve component) is currently used for sheep grazing and is fenced accordingly. Grazing is used as a maintenance technique in the short term.

While pedestrian access is possible throughout the reserves area, existing fencing gives the impression of private land. This, combined with fencing around the Agricultural Area, restricts pedestrian movement along the southern edge of the area and around the retention basin.

As outlined previously, residential growth is occurring in the areas surrounding Ngā Puna Wai and Canterbury Agricultural Park. Also, along with possible changes to other active sports areas in South-West Christchurch, there is likely to be an increase in the number of sports fields required in this part of Christchurch. Accompanying the development of sports fields there are issues of car parking and access, especially on Saturdays or when major events occur.

There is a need to recognise the area's rural open space landscape character and the existing horse-based sports that utilise the area. These sports have a strong relationship with the Reserves Area and the part of the Agricultural Area to the west of the retention basin. Their requirements and possible growth need to be balanced with pressures for space arising

from other organised sports, as well as accounting for the identified conservation, ecological, stormwater retention and connectivity needs for the area.

The earthquakes in 2010 and 2011 resulted in metropolitan sports facilities, such as those at the Queen Elizabeth II facility in eastern Christchurch, being severely damaged and closed. Displaced sports codes, for example athletics, were temporarily located elsewhere but the Council has identified the need for a new recreational and sporting hub facility to accommodate these sports. Ngā Puna Wai has been selected as a potential location for such a facility.

Although presently used mostly as paddocks for informal stock grazing, it has been acknowledged through this management plan that the recreation reserve is able to be considered for development and use for sports fields and associated facilities in the event demand, need and requirement for these increases. This is now the case. The area is subject to assessment of the proposal to develop a recreational and sporting hub facility, as

described in Appendix 12.4 of this management plan.



Walkway - Heathcote River/Ōpawaho corridor

# PART D

## FUTURE DEVELOPMENT

7.0 PROPOSED ACTIONS

8.0 INDICATIVE LANDSCAPE DEVELOPMENT CONCEPT

## 7 PROPOSED ACTIONS

The following proposed actions will help to achieve the vision. Indicative costings for these are given in Appendix 12.1.

**ACTION 1:** Formalise existing occupations and activities on Ngā Puna Wai and Canterbury Agricultural Park that are not formalised, as identified in Figure 1 (Leases and Licences Plan), through a lease or licence to occupy.

*Comment: By formalising this use (but only where the use is consistent with the intended direction for Ngā Puna Wai and Canterbury Agricultural Park, the zoning and, where applicable, the vested reserve purpose) through occupation agreements, it will be possible to provide these users with certainty and reduce potential future conflicts between competing users. Future occupation agreements will retain public access on all paths at all times, even during events, and the occupier will be required to ensure that public access is maintained.*

**ACTION 2:** Develop a hierarchy of park signs, interpretation and information boards, consistent with Council signage policy, with the formalised names of Ngā Puna Wai and/or Canterbury Agricultural Park being clearly identified at all entrances, and the identifier of all occupiers being secondary to this. Include this in a sign manual.

**ACTION 3:** Advocate and submit to the relevant authorities that road directional signs exclusively refer to the Council confirmed names of the parks.

*Comment: Approach will be made to the New Zealand Transport Agency (NZTA), Land Transport NZ and/or the New Zealand Automobile Association (NZAA) to do this.*

**ACTION 4:** Develop a palette of materials, forms and styles that are suitable for future buildings, signs, paths, play equipment and furniture within Ngā Puna Wai and Canterbury Agricultural Park.

**ACTION 5:** Naturalise, through establishment of native plantings, the waterway riparian and pond margin areas in Ngā Puna Wai, and provide interpretation of the habitat values of these areas through information signage and brochures.

**ACTION 6:** Upgrade existing, and develop, new Ngā Puna Wai and Canterbury Agricultural Park entrances/exits as follows:

**(a) Existing Curletts Road entrance/exit**

Primarily for buses (both private and public), stock trucks, horse floats and taxis during the A&P Show, and for private cars for the remainder of the year.

(b) **Proposed Curletts Road separate entrance and exit (as part of the proposed motorway development)**

Primarily for livestock carrying vehicles to access and exit the Open Space 3C zoned area throughout the year.

(c) **Proposed Wigram Road entrance/exit (motorway underpass)**

Primarily for private motor vehicles only throughout the year, but designed as a shared access with priority given to pedestrians and cyclists. Action to include the construction of an informal car park at the underpass entrance (southern side of motorway). No vehicle links to the Templetons Road or Curletts Road entrances.

(d) **Proposed Halswell Road/Templetons Road entrance/exit (linking to a possible new road in a proposed residential development between the Heathcote River/Ōpawaho and Halswell Road)**

Primarily for private motor vehicles only (no buses or heavy vehicles) to access a car park constructed just inside Ngā Puna Wai on the recreation reserve. To be designed as a shared access with pedestrians and cyclists. No vehicle links to the Wigram Road or Curletts Road entrances.

(e) **Proposed McMahon Drive entrance/exit (limited vehicle access through future residential development to the south-west of Ngā Puna Wai)**

Primarily for, but not limited to, emergency vehicle, pedestrian and cycle access during the year. Possible entry and exit for livestock vehicles only during major equestrian events in the Park during the year, and a general vehicle exit during the A&P Show.

*Comment: With the development of the motorway, there will be major changes to the current circulation layout. The Canterbury Park Access Improvement Project will address a number of access options and is focused on how the A&P Show and major equestrian events will be able to operate with the eventual development of the motorway. There is room for access points to meet the needs of the A&P Show and other events held at Canterbury Agricultural Park and Ngā Puna Wai but also to cater for all users throughout the year.*

ACTION 7: Construct a public transport interchange at the existing Curletts Road entrance. The interchange will:

- Be emphasised as the arrival facility for a major public entrance for Canterbury Agricultural Park and Ngā Puna Wai.
- Provide for bus parking during large events.

- Have well defined circulation patterns allowing for public transport and taxi drop off/pick up areas that are separate from the main parking area.
- Incorporate low impact urban design solutions.
- Include good pedestrian and cycle links.
- Have landscaping that reduces the visual impact of a large paved area, as well as providing clearly discernible entrances.
- Connect directly to a newly created Canterbury Agricultural Park and Ngā Puna Wai entrance and to toilet facilities.

ACTION 8: Develop truck access and parking facilities off Curletts Road in the northern section of Canterbury Agricultural Park to service the activities in the Open Space 3C zoned area.

ACTION 9: Lay a ring path around Ngā Puna Wai and Canterbury Agricultural Park linking to the proposed cycleway associated with the motorway.

*Comment: At present, access is largely restricted to along the southern edge of Ngā Puna Wai. A circular path would provide the opportunity to link with both existing and proposed cycle and walking networks.*

ACTION 10: Construct a pedestrian/cycle link between Templetons Road/Halswell Road and Wigram Road (via the proposed motorway underpass).

*Comment: With the development of the former Wigram aerodrome into an urban area and the continued growth in the south-west Christchurch area, along with the development of the motorway, the desire by people to travel between Wigram and Halswell Roads will become greater.*

ACTION 11: Review the placement and design of permanent and temporary fencing on Canterbury Agricultural Park and Ngā Puna Wai.

*Comment: At present, there are a number of two metre high deer fences and gates that restrict pedestrian and cycle movement through large areas. While it is accepted there are some operational requirements, especially with respect to the running of the A&P Show, the design and location of fences and gates should be such that they do not detract from the open space landscape character of Canterbury Agricultural Park and Ngā Puna Wai, while still allowing the formalised occupiers to operate effectively.*

- ACTION 12: Raise the height of the embankment around the northern, eastern and southern sides of the retention basin pond by 200 millimetres to increase its detention capacity. Install a low flow bypass to improve the retention basin's ability to capture and retain contaminants.
- ACTION 13: Enhance the existing pedestrian entrances to Canterbury Agricultural Park from Curletts Road, and to Ngā Puna Wai from Warren Crescent and Templetons Road.
- ACTION 14: Remove existing informal gravel and asphalt roads within Ngā Puna Wai and Canterbury Agricultural Park that are not required.
- ACTION 15: Enhance the existing parking area off the existing Curletts Road entrance.
- ACTION 16: Replace and upgrade existing gates and fences around Ngā Puna Wai and Canterbury Agricultural Park.
- ACTION 17: Remove buildings/structures from Ngā Puna Wai and Canterbury Agricultural Park that are not used and are not required.
- ACTION 18: Install new structures and facilities within Ngā Puna Wai and Canterbury Agricultural Park, including bridges and boardwalk.
- ACTION 19: Construct a swale/channel for Haytons Stream beside the motorway underpass entrance off Wigram Road.
- ACTION 20: Undertake amenity planting in Ngā Puna Wai and Canterbury Agricultural Park.
- ACTION 21: Maintain trees in Ngā Puna Wai and Canterbury Agricultural Park, including removal where necessary.
- ACTION 22: Plant trees on Ngā Puna Wai and Canterbury Agricultural Park.
- ACTION 23: Enhance existing lawn and sports field grass areas on Canterbury Agricultural Park.
- ACTION 24: Develop playing fields on Canterbury Agricultural Park for rugby, cricket and league.

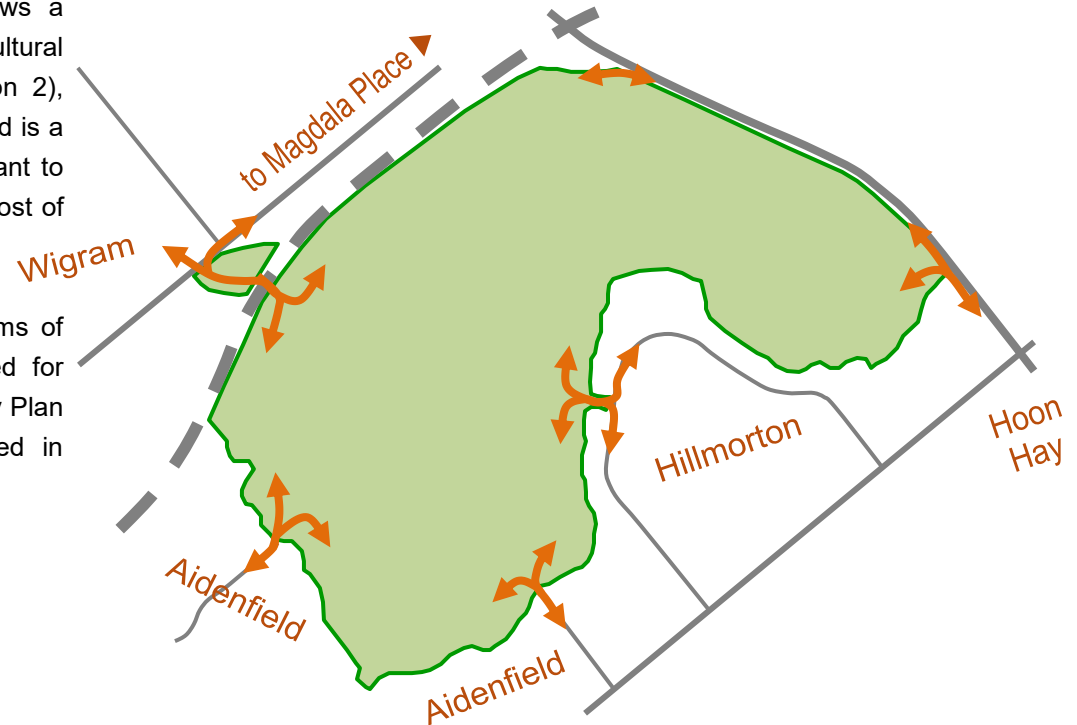


## 8 INDICATIVE LANDSCAPE DEVELOPMENT CONCEPT

### 8.1.1 External Walking/Cycling Links

The Indicative Landscape Development Concept (Figure 5) shows a possible conceptual design for Ngā Puna Wai and Canterbury Agricultural Park for the future. The concept is based on the vision (Section 2), management goals (Section 3) and proposed actions (Section 7), and is a way of addressing the issues highlighted in Section 6. It is important to note that the concept is just that - conceptual in nature - and that most of the actions will require further investigation and/or detailed design.

The proposed actions are subject to Council approval, both in terms of funding and timing. Those that require funding are to be raised for consideration for inclusion in a future Long-Term Council Community Plan (LTCCP). Indicative costings for the proposed actions are listed in Appendix 12.1.





# PART E

## RESOURCES

### 9.0 RESOURCES

## 9 RESOURCES

### 9.1 OVERVIEW/SETTING

Ngā 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, Ngā 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 Ngā 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 Ngā Puna Wai and Canterbury Agricultural Park. The Wigram East Retention Basin (retention basin) in the centre of Ngā 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 Ngā Puna Wai and Canterbury Agricultural Park. 8.8742 hectares of the combined Ngā Puna Wai and Canterbury Agricultural Park area will be lost to the motorway and 10.6734 hectares<sup>3</sup> 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 Ngā 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.

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<sup>3</sup> With the exception of approximately one hectare of land covering the Ngā 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 Ngā Puna Wai.

## 9.2 HISTORY

### ***Māori History***

Prior to European settlement, Ngāi Tahu, and before them Ngāti Mammie 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 Ngā Puna Wai and Canterbury Agricultural Park area that continue to be of importance today for the tangata whenua.

### ***European Land Ownership***

The area containing Ngā 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 Ngā 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

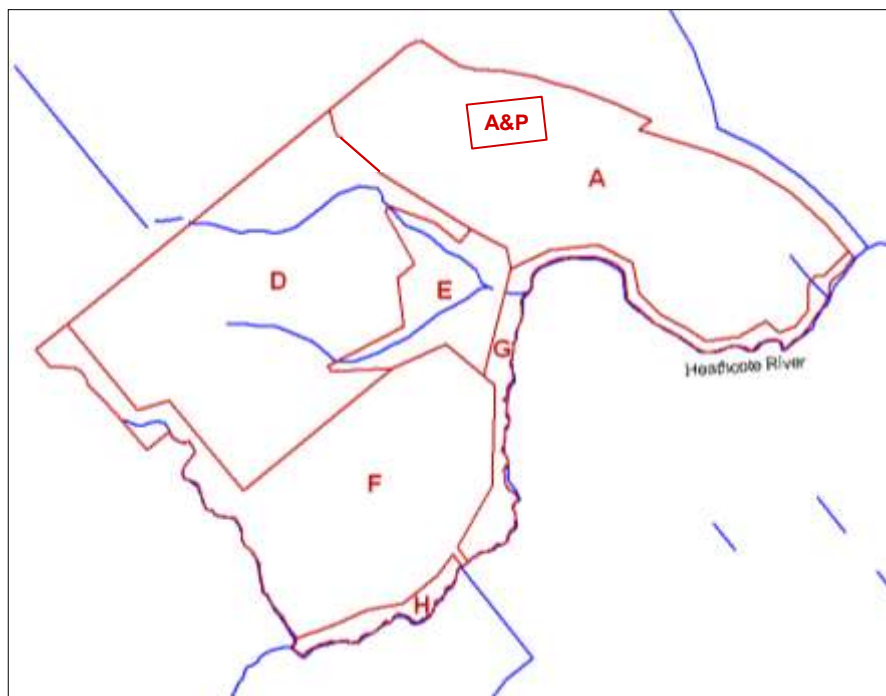
extension, reducing the size of the land owned by the Church Property Trustees. The remaining land was then purchased by the then Christchurch Drainage Board on 31 January 1985 for the purpose of stormwater retention only.

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 Ngā 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 Ngā 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 Ngā 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 Ngā 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 Ngā Puna Wai and Canterbury Agricultural Park.

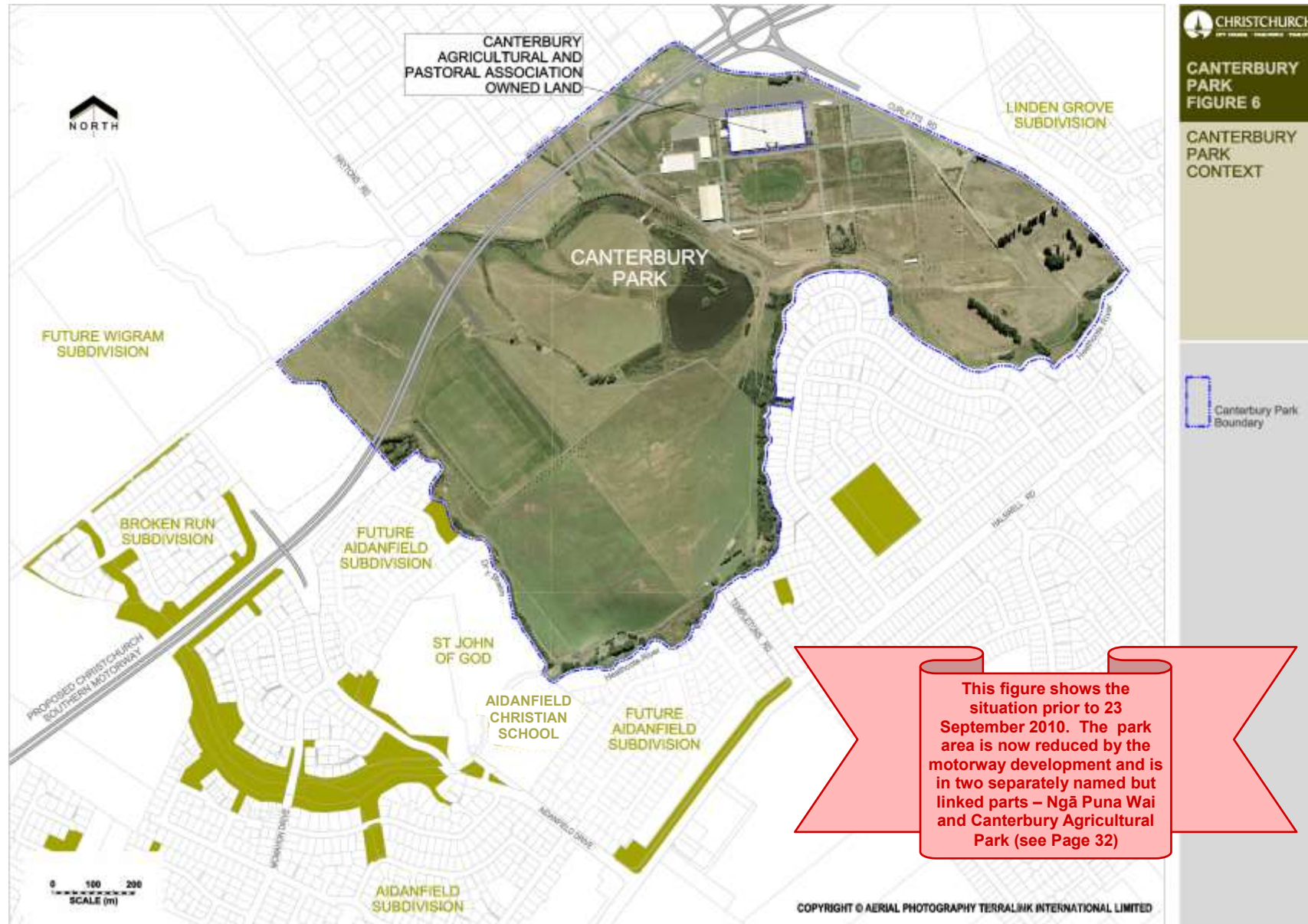
### ***Wigram East Retention Basin***

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.



Wigram East Retention Basin pond – Ngā Puna Wai





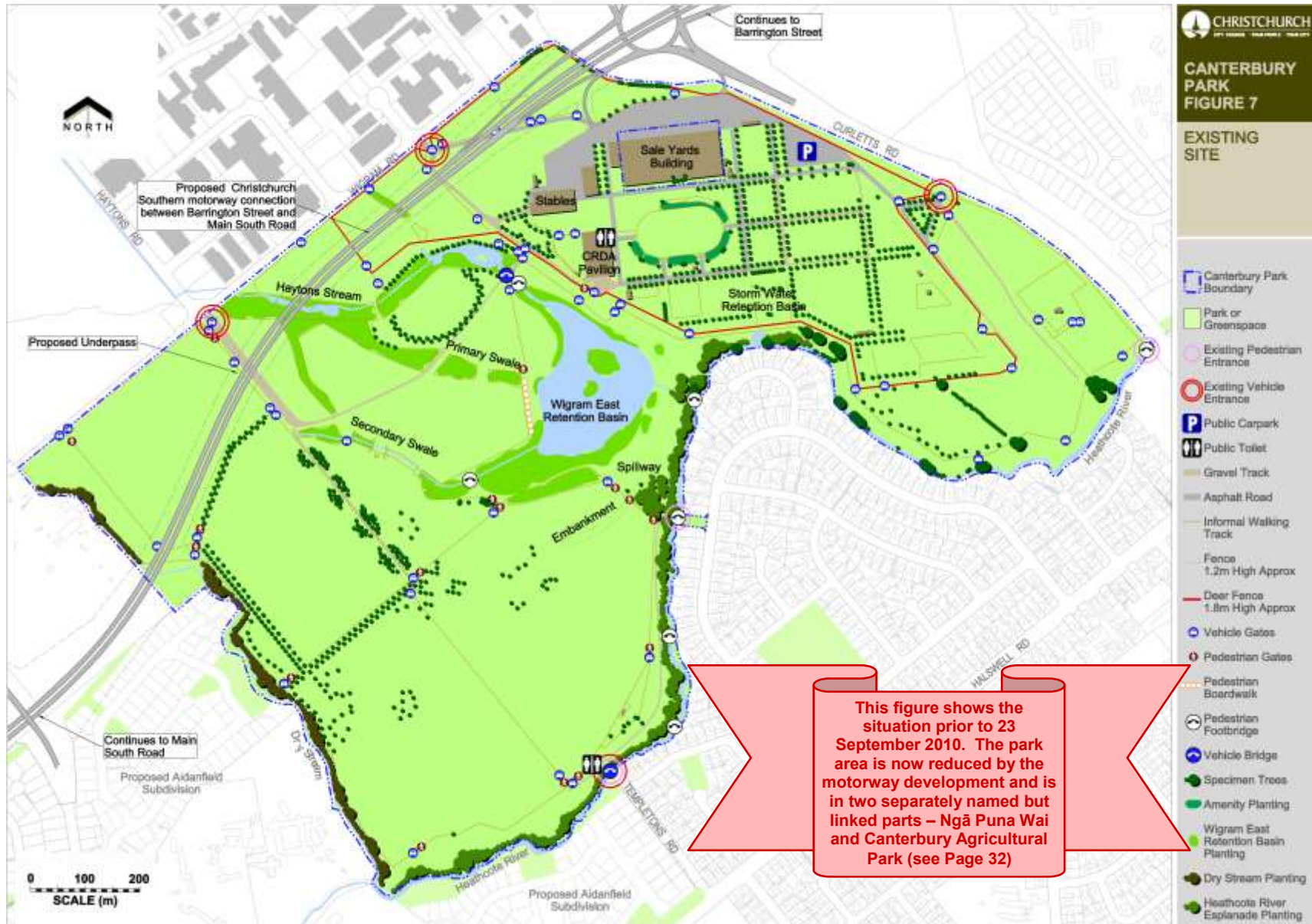
### 9.3 LOCATION AND ACCESS

The combined area of Ngā 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 Ngā 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 Ngā 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 Ngā 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 Ngā 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 Ngā Puna Wai from the west, but this requires walking on private property.





## 9.4 PURPOSES OF NGĀ PUNA WAI AND CANTERBURY AGRICULTURAL PARK

Ngā 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 Ngā 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 Ngā 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.

Area	Legal Description	Certificate of title	Status / When Acquired	Area (ha)
A*	Lot 1 Deposited Plan 302504	9505	Fee simple title purchased (from the A&P Association) by the Christchurch City Council on 2 April 2001.	45.1956 (41.5)
B	Section 2 Survey Office Plan 300665	9505	Fee simple title held by the Christchurch City Council. Previously road, stopped on 14 March 2001 (2001 676 NZGZ).	0.5726
C	Section 1 Survey Office Plan 300665	9505	As for Area B.	0.2629
D*	Lot 2 Deposited Plan 73928	42C/1203	As for Area A.	44.9165 (32.0)
E	Lot 7 Deposited Plan 73928	42C/1208	Fee simple title, part of the area originally purchased by the Christchurch Drainage Board on 31 January 1985.	9.3315

Area	Legal Description	Certificate of title	Status / When Acquired	Area (ha)
F*	Lot 3 Deposited Plan 73928	42C/1204	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.	34.9810 (32.3)
G	Lot 4 Deposited Plan 73928	42C/1205	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.	7.3285
H	Lot 5 Deposited Plan 73928	42C/1206	As for Area G.	2.2360
I	Lot 3 Deposited Plan 54323	32B/829	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.	0.1796

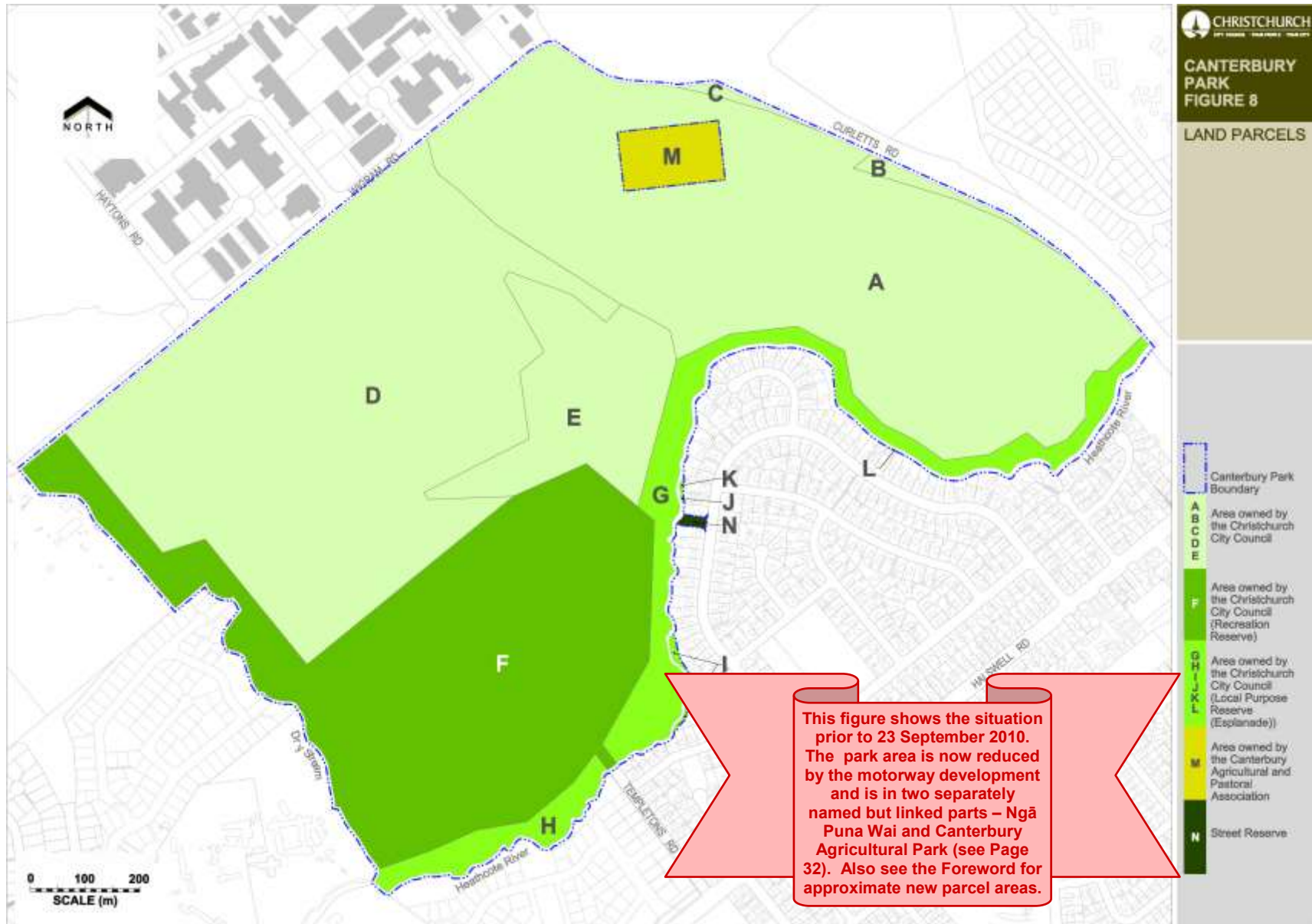
Area	Legal Description	Certificate of title	Status / When Acquired	Area (ha)
J	Lot 3 Deposited Plan 80544	46B/63	Fee simple title, Local Purpose (Esplanade) Reserve, subject to the Reserves Act 1977, classified by Christchurch City Council resolution on 10 December 2009, vested in the Christchurch City Council on 17 November 1999.	0.0087
K	Lot 2 Deposited Plan 73146	42B/440	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 29 November 1996.	0.0110
L	Lot 2 Deposited Plan 60864	—	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 1992.	0.0057
M	Lot 1 Deposited Plan 78991	45B/852	Owned by the A&P Association. Part of the land purchased on the Christchurch City Council on 10 April 1977; actual lot created through subdivision on 14 December 1998.	2.0323

Area	Legal Description	Certificate of title	Status / When Acquired	Area (ha)
N	Lot 37 Deposited Plan 28868	7D/428	Street Reserve. Originally created through subdivision in 1993. Previously Overton Reserve.	0.1012
<b>Total Ngā Puna Wai and Canterbury Agricultural Park Area (excludes A&amp;P Association land):</b>				147.173 (128.5)

\*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 Ngā 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 Ngā Puna Wai and Canterbury Agricultural Park is 18.5 hectares (or thirteen percent of the original area).



Curletts Road entrance/exit – Canterbury Agricultural Park



## 9.4.2 City Plan Zones

Ngā 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*

### **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.*

*Volume 3 : Part 5 Conservation Zones : 1.6 Conservation 3 (Waterway conservation) 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.*



*Volume 3 : Part 6 Open Space Zones : 1.7 Open Space 3C (Agribusiness Centre) 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 Saleyards 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/Ōpawaho 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.*

*Volume 3 : Part 6 Open Space Zones : 4.9 Development plans*

**4.9 Development plans**

**Updated 21 September 2007**

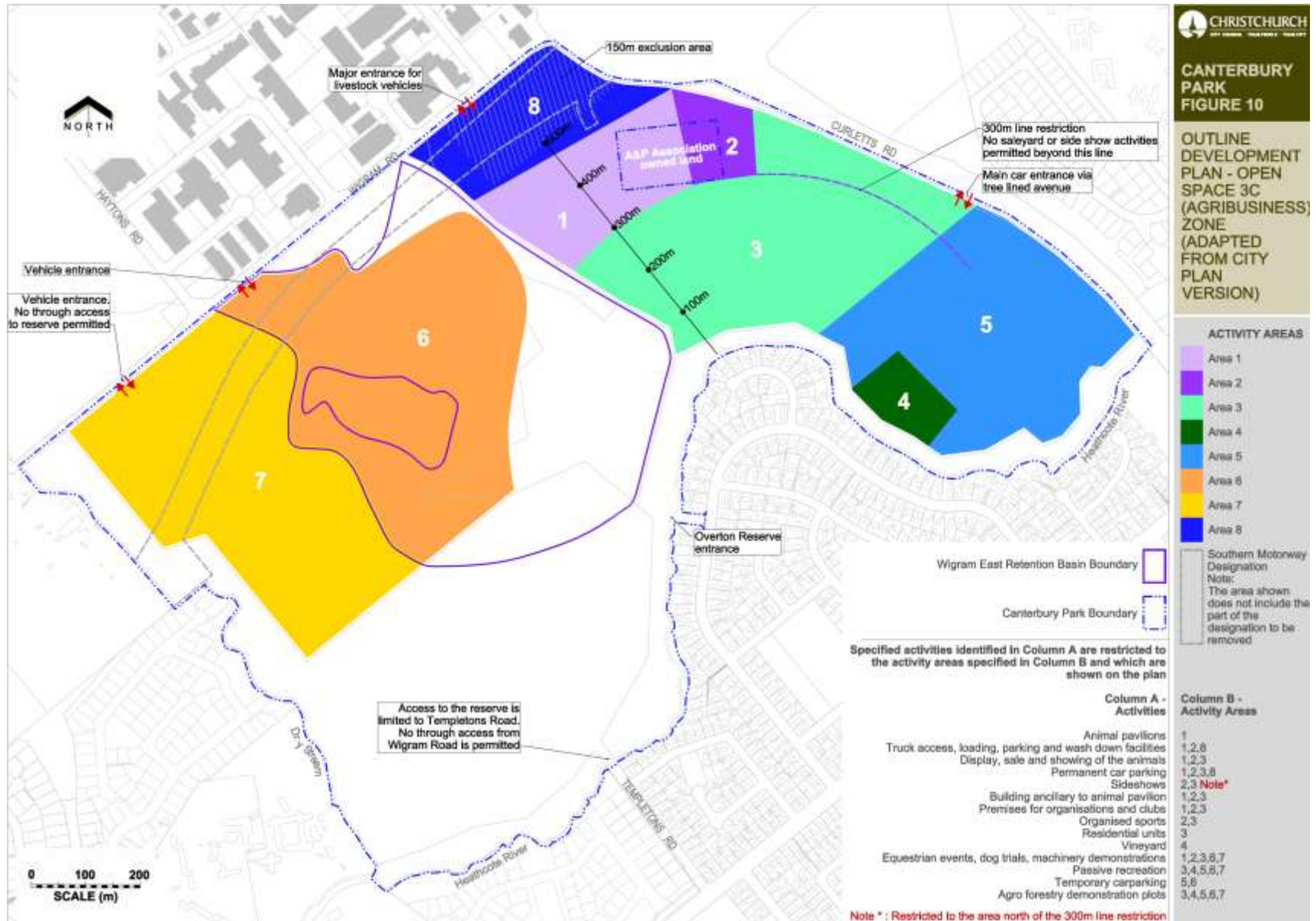
(a) *Open Space 3C Zone*

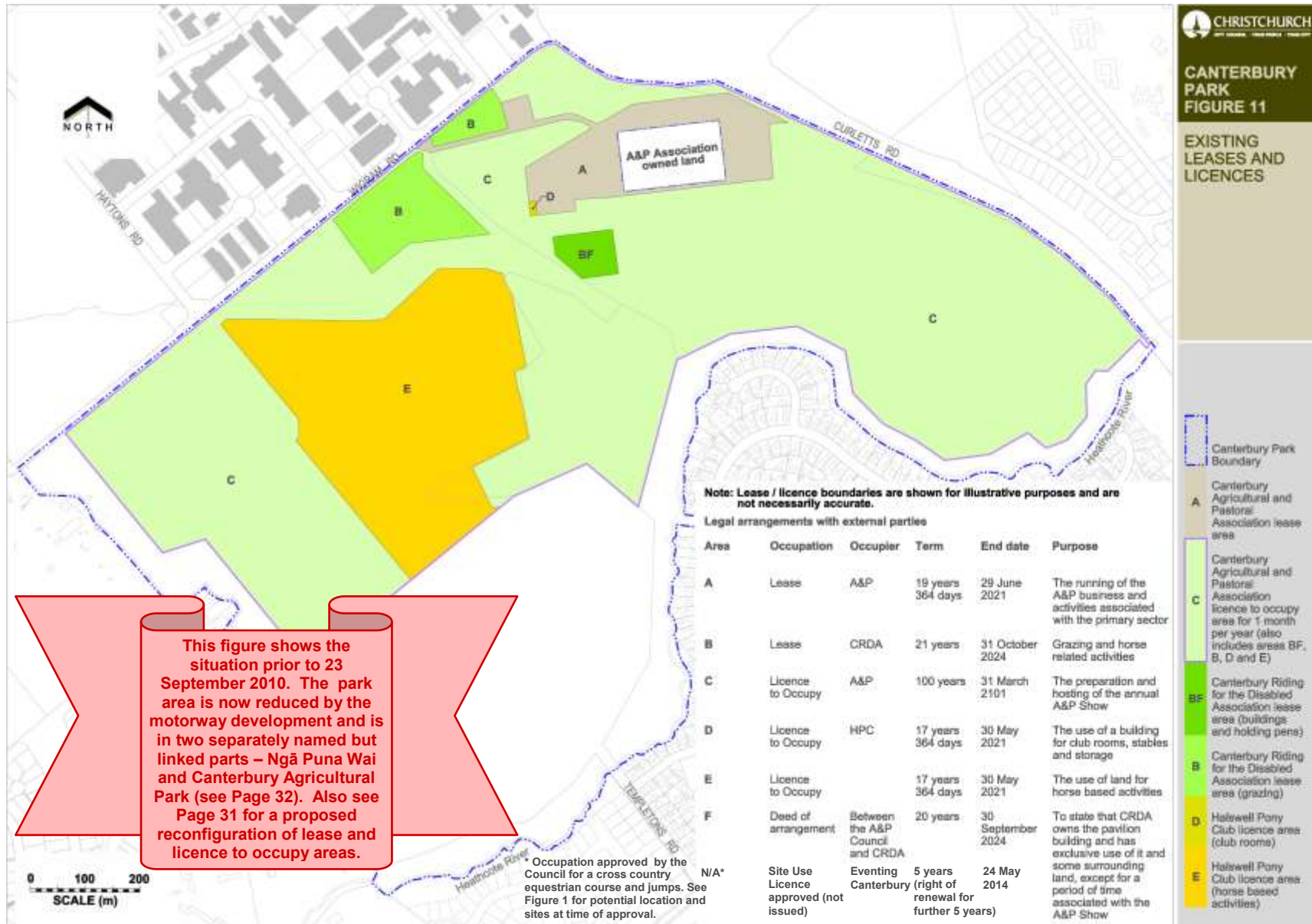
*This large zone contains 120 hectares of land, some of which is intended for uses associated with displays, fairs, business and particularly the sale of livestock. Such activities have the potential to generate significant potential adverse effects in terms of noise, traffic, visual detracting and odour. 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.







### 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 Ngā Puna Wai and Canterbury Agricultural Park. Further information on these, and other occupations and uses of Ngā Puna Wai and Canterbury Agricultural Park, is given in Sub-section 9.9 (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<sup>4</sup>, 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).

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<sup>4</sup> 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 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 Ngā 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 Ngā 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 Ngā 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/Ōpawaho corridor with a significant continuous band of appropriate native plants.

The Upper Heathcote River/Ōpawaho 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 Ngā 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 Ngā 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/Ōpawaho 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/Ōpawaho and the retention basin. There are several weirs and drop culverts in Ngā 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 Ngā Puna Wai contains many springs, which form part of the headwater of the river. The name Ngā Puna Wai means “many spring waters”.

The upper Heathcote River/Ōpawaho, including where it passes Ngā Puna Wai, is considered to be a significant habitat corridor and waterway for Ngāi Tahu<sup>5</sup>, 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 Templetons 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 Ngā Puna Wai and Canterbury Agricultural Park. The Area Plan recognises that opportunities exist

<sup>5</sup> 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 Runanga 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 manawhenua within Christchurch and the area of Ngā 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.

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 Ngā 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 Ngā 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.

To achieve this, there are goals in the management plan for:

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

These serve, for the Ngā 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/Ōpawaho 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/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.

The Heathcote River/Ōpawaho 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/Ōpawaho, 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 Ngā 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 Ngā Puna Wai and Canterbury Agricultural Park today.

## 9.9 PRESENT USE

There are many different uses that occur on Ngā 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 Ngā Puna Wai and Canterbury Agricultural Park.

Christchurch Riding for the Disabled provides therapeutic horse riding sessions for people with disabilities at its facility on Ngā 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 Ngā 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 Ngā 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 Ngā 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 Ngā 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 Ngā 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 Ngā 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 Ngā 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 Ngā Puna Wai. The club also books Area 13 on a regular basis. There is no other formal arrangement.

***Casual use (informal, passive and active)***

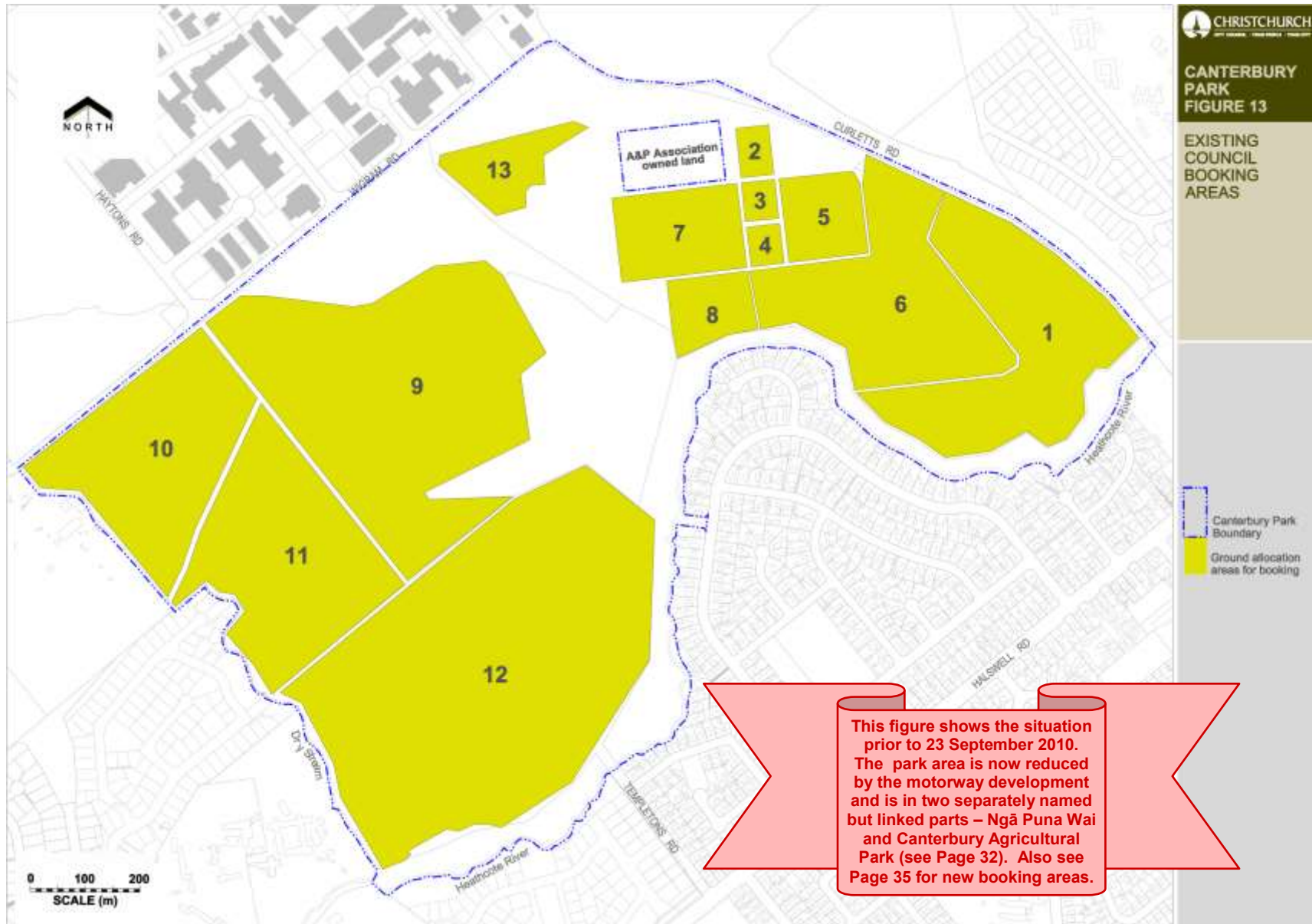
There are numerous walkers, people with disabilities, joggers, family groups, dog owners and dogs, children playing, people feeding ducks, bird-watchers, photographers and others who visit and use the Park on a casual basis. The numbers of these users will undoubtedly increase as residential development increases in the area surrounding Ngā Puna Wai and Canterbury Agricultural Park. These users are in effect the daily guardians of Ngā Puna Wai and Canterbury Agricultural Park.



Reserves Area – Ngā Puna Wai

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 – Ngā Puna Wai and Canterbury Agricultural Park (see Page 32). Also see Page 33 for a new layout of user group activity areas.





***Casual Users (through the Council's booking system)***

The Scout Association of New Zealand held a jamboree event in Ngā 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 Ngā Puna Wai and Canterbury Agricultural Park. It is a yearly event that attracts 9000 people, with 400 to 500 camping on site.

Criterion cycle races were held around the perimeter of Ngā 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 Ngā 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 Ngā 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 Ngā 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 Ngā 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 eastern-most corner of the Ngā 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 Ngā 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 Ngā 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 Ngā 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 Ngā Puna Wai, arising from the hosing down of the stock holding yards and over night 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**

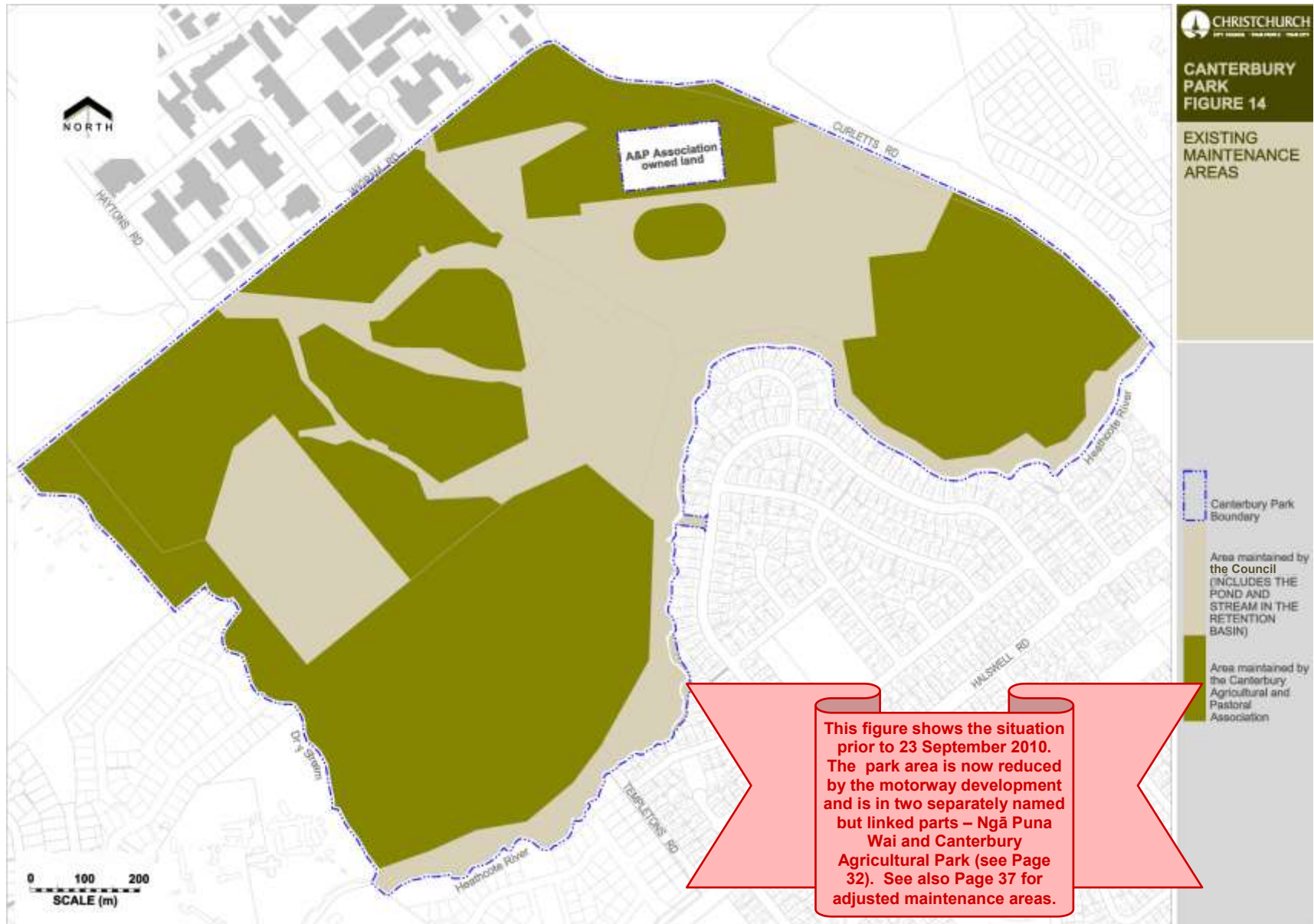
#### **9.11.1 Capital Expenditure**

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

\$10,000 is specified for 2009/2010, \$166,879 for 2010/2011 and \$100,000 for 2011/2012 for development of a new toilet/changing facility on Canterbury Agricultural Park.

#### **9.11.2 Operational Expenditure**

The operational cost for Ngā 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.



# PART F

## REFERENCES

10.0 PLANNING FRAMEWORK

11.0 REFERENCES

## 10 PLANNING FRAMEWORK

This management plan has been prepared with reference to a number of key policy documents, including those listed below, and seeks to address the different parts/uses of Ngā Puna Wai and Canterbury Agricultural Park in an integrated manner. The plan addresses key issues and highlights the obligations and rights of all parties with a stake and interest in Ngā Puna Wai and Canterbury Agricultural Park. In moving forward, the management policies and proposed actions will guide the future development and use of Ngā Puna Wai and Canterbury Agricultural Park.

### 10.1 RELEVANT STRATEGIES, POLICIES AND BYLAWS

- Christchurch City Plan
- Reserves Act 1977
- Resource Management Act 1991
- South-West Christchurch Area Plan
- Christchurch City Council Public Open Space Strategy
- Christchurch Biodiversity Strategy
- Christchurch City Council Tree Policy (draft)
- Surface Water Strategy
- Parks and Waterways Access Policy
- Climate Smart Policy
- Christchurch City Council Sustainability Policy
- Safer Christchurch Strategy
- Canterbury Park Access & Events Management Strategy
- Wigram East Retention Basin Operation and Maintenance Manual
- Christchurch City Council Dog Control Policy
- Christchurch City Council Dog Bylaw

- Christchurch City Council Parks and Reserves Bylaw
- Christchurch City Council Public Places Bylaw
- Christchurch City Urban Fire Safety Bylaw



Retention basin pond – Ngā Puna Wai

## 11 REFERENCES

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- Otautahi/Christchurch Agenda 21 Forum Inc. *Canterbury Park, Christchurch: Integrated Management Project*. Draft Final Report. Submission to Christchurch City Council. November 2004.
- Pattle Delamore Partners Ltd. (2007). *Avon/Otakaro and Heathcote/Opawaho rivers: analysis of water quality data from 1992-2006*. Unpublished report prepared for Environment Canterbury. June 2007.
- Preston, D and Couling, K. (2001). *Wigram Retention Basin*. Unpublished report prepared by the Christchurch City Council.

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Ware, A and Jones, A. (2005). *Heathcote River/Ōpawaho/Opowaho Mainstem: natural asset condition report*. Christchurch City Council.

Wilson, D. (1989). *Heathcote River/Ōpawaho flood scheme, scheme vb, environmental impact assessment, groundwater technical report*. Unpublished report.

#### **Extra Reading**

Crossland, A. (2004). *South-west Christchurch urban growth area-an assessment of existing and potential avifauna and wildlife habitats*.

Christchurch City Council, (2008). *Canterbury Park Access and Event Management Plan, Preliminary Workshop*.

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Millar, D. (2007). *Christchurch Southern Motorway Consultation Report*. Prepared by Transit NZ.

Muerk, C. (2008). *Assessment of Environmental Effects for the Christchurch Southern Motorway Project: Terrestrial Ecology*. Landcare Research, Lincoln.

Sheerin, N. (2008). *State Highway 73, Proposed Southern Motorway Project – notices of requirement and Outline Plan – Assessment of Environmental Effects*. Prepared by Opus Consultants on behalf of Transit New Zealand.

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# PART G

## APPENDICES

### 12.0 APPENDICES

## 12 APPENDICES

### 12.1 INDICATIVE ACTION COSTINGS

The following table outlines proposed actions listed in Section 6 raised for consideration for inclusion in the LTCCP. The action numbers and descriptions correspond to those in Section 7. The proposed actions shown here are represented in the Indicative Landscape Development Concept and have been separated into two groups – Proposed Planning Actions (Table 2) and Proposed Capital Work Actions (Table 3). For each group, the actions are listed in an order of priority, from highest to lowest.

**PLEASE NOTE:** The proposed actions are not a commitment on the Christchurch City Council to implement, with the Council's approval of the management plan. Instead, approval of the plan will indicate the Council's willingness to progress further investigation. Any costs stated are an indication of the potential level of costs of proposed development, additional to any already budgeted for and included in an existing works programme, and constitute a rough order of capital (capex) and annual operational (opex) costs that can be raised for consideration for inclusion in a future Christchurch City Council Long-Term Council Community Plan (LTCCP). There is no certainty, though, that they will be approved for inclusion in the LTCCP. If not, they will not be funded.



Toilet facility near Templetons Road entrance – Ngā Puna Wai



Shelter by polo field – western side of Ngā Puna Wai

Table 2 – Proposed Planning Actions

DESCRIPTION	POSSIBLE ANNUAL CAPITAL COST (POSSIBLE TIMEFRAME)	POSSIBLE ANNUAL OPERATIONAL COST
<p><b><i>NOTE: Dollar amounts indicated represent a rough order of capital/operational costs additional, except where identified, to funding in the LTCCP 2009-19. Date ranges indicate possible durations of time within which the proposed actions could be implemented (each year in the range represents a financial year from July of the indicated year to June of the following year). These costs have been raised for consideration for inclusion in a future LTCCP, but there is no certainty that they will be approved for inclusion in the plan. If not, they will not be funded. They are included here to give an indication of the potential level of costs of proposed actions. Consent, design, contract, contingency costs not included.</i></b></p>		
<p><u>PROPOSED ACTION 1:</u> Formalise existing occupations and activities on Ngā Puna Wai and Canterbury Agricultural Park that are not formalised, as identified in Figure 1 (Leases and Licences Plan), through a lease or licence to occupy.</p>	–	Internalised (2009-10)
<p><u>PROPOSED ACTION 11:</u> Review the placement and design of permanent and temporary fencing on Ngā Puna Wai and Canterbury Agricultural Park.</p>	–	Internalised (Ongoing)
<p><u>PROPOSED ACTION 4:</u> Develop a palette of suitable materials, forms and styles that are suitable for future buildings, signs, paths, play equipment and furniture<sup>6</sup> within Ngā Puna Wai and Canterbury Agricultural Park.</p>	–	Internalised (2010)
<p><u>PROPOSED ACTION 2:</u> Develop a hierarchy of park signs, interpretation and information boards, consistent with Council signage policy, with the formalised names of Ngā Puna Wai and/or Canterbury Agricultural Park being clearly identified at all entrances, and the identifier of all occupiers being secondary to this. Include this in a sign manual.</p>	–	Internalised (2010)
<p><u>PROPOSED ACTION 3:</u> Advocate and submit to the relevant authorities that road directional signs exclusively refer to the Council confirmed name of the parks.</p>	–	Internalised (2010)

<sup>6</sup> Defined for the purposes of this management plan as the relatively small, individual and functional asset items on parks that provide a specific and useful utility service, such as seats, or serve to enhance the amenity of a park, such as artwork. It potentially, but not necessarily, includes such items as cycle stands.

Table 3 – Proposed Capital Work Actions

DESCRIPTION	POSSIBLE ANNUAL CAPITAL COST (POSSIBLE TIMEFRAME)	POSSIBLE ANNUAL OPERATIONAL COST
<p><b><i>NOTE: Dollar amounts indicated represent a rough order of capital/operational costs additional, except where identified, to funding in the LTCCP 2009-19. Date ranges indicate possible durations of time within which the proposed actions could be implemented (each year in the range represents a financial year from July of the indicated year to June of the following year). These costs have been raised for consideration for inclusion in a future LTCCP, but there is no certainty that they will be approved for inclusion in the plan. If not, they will not be funded. They are included here to give an indication of the potential level of costs of proposed actions. Consent, design, contract, contingency costs not included.</i></b></p>		
<p><u>FROM PROPOSED ACTION 2:</u> Produce park signs, interpretation and information boards for Ngā Puna Wai and Canterbury Agricultural Park, consistent with Council signage policy.</p>	<p>\$100,000 (2012)</p>	<p>\$9,333</p>
<p><u>PROPOSED ACTION 10:</u> Construct a pedestrian/cycle link between Templetons Road/Halswell Road and Wigram Road (via the proposed motorway underpass). (Comprises a one kilometre long, 2.5 metre wide, grit path).</p>	<p>\$20,000 (2012 - 2016)</p>	<p>\$1,578</p>
<p><u>PROPOSED ACTION 9:</u> Lay a ring path around Ngā Puna Wai and Canterbury Agricultural Park linking to the proposed cycleway associated with the motorway. (Comprises a 5.7 kilometre long, 2.5 metre wide, grit path).</p>	<p>\$114,000 (2012 - 2016)</p>	<p>\$8,922</p>
<p><u>PROPOSED ACTION 13:</u> Enhance existing pedestrian entrances to Ngā Puna Wai and Canterbury Agricultural Park from Curletts Road, Warren Crescent and Templetons Road. (Includes site clearance, existing asphalt surface repairs, paving, existing bridge improvements, cycle and pedestrian gates at main entrance with cattle stop, signage, lighting and planting).</p>	<p>\$22,500 (2012 - 2016)</p>	<p>\$1,174</p>
<p><u>PROPOSED ACTION 14:</u> Remove 3,090 m<sup>2</sup> of existing informal gravel and 1,380 m<sup>2</sup> of existing asphalt roads within Ngā Puna Wai and Canterbury Agricultural Park that are not required.</p>	<p>\$34,000 (2012 - 2016)</p>	<p>minus \$486</p>

DESCRIPTION	POSSIBLE ANNUAL CAPITAL COST (POSSIBLE TIMEFRAME)	POSSIBLE ANNUAL OPERATIONAL COST
<p><b>NOTE:</b> Dollar amounts indicated represent a rough order of capital/operational costs additional, except where identified, to funding in the LTCCP 2009-19. Date ranges indicate possible durations of time within which the proposed actions could be implemented (each year in the range represents a financial year from July of the indicated year to June of the following year). These costs have been raised for consideration for inclusion in a future LTCCP, but there is no certainty that they will be approved for inclusion in the plan. If not, they will not be funded. They are included here to give an indication of the potential level of costs of proposed actions. Consent, design, contract, contingency costs not included.</p>		
<p><u>PROPOSED ACTION 6(a):</u> Upgrade the existing Curletts Road entrance/exit – for use primarily for buses (both private and public), stock trucks, horse floats and taxis during the A&amp;P Show, and for private cars for the remainder of the year. <i>(Includes site clearance/preparation, road construction (40 metres long, 14 metres wide), paving, vehicle, cycle and pedestrian gates at main entrance with cattle stop, paving, entrance signage, lighting and plantings).</i></p>	<p>\$44,500 (2012 - 2013)</p>	<p>\$2,023</p>
<p><u>PROPOSED ACTION 6(b):</u> Construct Curletts Road separate entrance from, and exit to, the motorway interchange – for use primarily for livestock carrying vehicles to access and exit the O3C zoned area throughout the year. <i>(Includes site clearance/preparation, road construction (150 metres), vehicle gates at main entrance with cattle stop, paving, signage, lighting and plantings).</i></p>	<p>\$45,500 (2012 - 2013) <b>Note:</b> this cost is partially associated with the motorway developm.</p>	<p>\$2,264</p>
<p><u>FROM PROPOSED ACTION 6(c):</u> Construct and develop entrance from, and exit to, Wigram Road via a motorway underpass (with development both sides of the motorway) – for use primarily for private motor vehicles only throughout the year, and for priority access by pedestrians and cyclists. <i>(Includes site clearance/preparation, 110 metres of road (asphalt surfaced) and 110 metres of cycleway, paving, vehicle/cycle/pedestrian gates at main entrance with cattle stop on north side of the motorway (repeated for secondary entrance on south side, but no cattle stop), post and cable fence, paving, entrance signage, lighting, plantings (with significant wetland plantings on the north side) and furniture. Except for paving, and differences already indicated, these developments occur on both sides of the motorway).</i></p>	<p>\$124,000 (2012 - 2013) <b>(Note:</b> this cost is partially associated with the motorway development and does not include waterway costs)</p>	<p>\$8,974</p>

DESCRIPTION	POSSIBLE ANNUAL CAPITAL COST (POSSIBLE TIMEFRAME)	POSSIBLE ANNUAL OPERATIONAL COST
<p><b><i>NOTE: Dollar amounts indicated represent a rough order of capital/operational costs additional, except where identified, to funding in the LTCCP 2009-19. Date ranges indicate possible durations of time within which the proposed actions could be implemented (each year in the range represents a financial year from July of the indicated year to June of the following year). These costs have been raised for consideration for inclusion in a future LTCCP, but there is no certainty that they will be approved for inclusion in the plan. If not, they will not be funded. They are included here to give an indication of the potential level of costs of proposed actions. Consent, design, contract, contingency costs not included.</i></b></p>		
<p><u>FROM PROPOSED ACTION 6(c)</u>: Build an informal car park at the underpass entrance on the southern side of the motorway. <i>(Includes site clearance/preparation, gravel surfaced car park, vehicle and pedestrian gates at secondary entrance, signage, plantings and furniture).</i></p>	<p>\$96,500 (2012 - 2013)</p>	<p>\$5,029</p>
<p><u>FROM PROPOSED ACTION 6(d)</u>: Develop a new Halswell Road/Templetons Road entrance/exit – for use primarily for private motor vehicles only (no buses or heavy vehicles) to access a new car park located just inside Ngā Puna Wai (covered in the next line item) and as a shared access with pedestrians and cyclists. <i>(Includes site clearance/preparation, 120 metres asphalt surfaced road, vehicle/cycle/ pedestrian gates at main entrance with cattle stop, vehicle/cycle/pedestrian gates at secondary entrance, post and cable fence, paving, entrance signage, lighting, plantings and furniture).</i></p>	<p>\$48,500 (2012 - 2013)</p>	<p>\$2,981</p>
<p><u>FROM PROPOSED ACTION 6(d)</u>: Build an informal car park on the Ngā Puna Wai side (just inside Ngā Puna Wai/north of the Heathcote River/Ōpawaho) of the proposed Halswell Road/Templetons Road entrance/exit (see previous line item) – for use primarily for private motor vehicles only (no buses or heavy vehicles). <i>(Includes site clearance/preparation, gravel surfaced road and car park, vehicle and pedestrian gates at secondary entrance, post and cable fence, signage, plantings and furniture).</i></p>	<p>\$63,000 (2012 - 2013)</p>	<p>\$2,012</p>

DESCRIPTION	POSSIBLE ANNUAL CAPITAL COST (POSSIBLE TIMEFRAME)	POSSIBLE ANNUAL OPERATIONAL COST
<p><b><i>NOTE: Dollar amounts indicated represent a rough order of capital/operational costs additional, except where identified, to funding in the LTCCP 2009-19. Date ranges indicate possible durations of time within which the proposed actions could be implemented (each year in the range represents a financial year from July of the indicated year to June of the following year). These costs have been raised for consideration for inclusion in a future LTCCP, but there is no certainty that they will be approved for inclusion in the plan. If not, they will not be funded. They are included here to give an indication of the potential level of costs of proposed actions. Consent, design, contract, contingency costs not included.</i></b></p>		
<p><b>PROPOSED ACTION 6(e):</b> Develop a new entrance/exit off McMahan Drive through the future residential subdivision to the west of Ngā Puna Wai – primarily for but not limited to emergency vehicle, and pedestrian and cycle, access during the year. Possible entry and exit for livestock vehicles only during major equestrian events in the Park during the year, and a vehicle exit during the A&amp;P Show. <i>(Includes site clearance/preparation, 80 metres road, bridge suitable for overweight vehicles, vehicle/cycle/pedestrian gates at main entrance with cattle stop, post and cable fence, paving, signage, lighting, plantings and furniture).</i></p>	<p>\$193,750 (2012 - 2013)</p>	<p>\$11,908</p>
<p><b>FROM PROPOSED ACTION 8:</b> Develop vehicle access road from the existing Curletts Road entrance/exit (see Proposed Action 6(a)) – for heavy, and other, vehicles during the A&amp;P Show and private cars for the remainder of the year. <i>(Includes 145 metres length of gravel surfaced road, plantings and furniture).</i></p>	<p>\$18,750 (2012 - 2013)</p>	<p>\$744</p>
<p>Build internal Ngā Puna Wai and Canterbury Agricultural Park roads. <i>(Includes 2,780 metres length of three metre wide gravel surfaced road and 140 metres length of seven metre wide gravel surface for motorway underpass).</i></p>	<p>\$64,250 (2013 - 2016)</p>	<p>\$945</p>
<p><b>FROM PROPOSED ACTION 7:</b> Construct a public transport interchange at the existing Curletts Road entrance. <i>(Includes site clearance/preparation, 10,700 square metres asphalt carpark (\$1,444,500), 390 metres of pedestrian path, paving, pedestrian and vehicle gates at secondary entrance, paving and entrance detail, post and cable fence, signage, lighting, furniture (bollards and seats) and plantings).</i></p>	<p>\$1,695,930 (2013)</p>	<p>\$99,985</p>
<p><b>PROPOSED ACTION 15:</b> Enhance existing parking area off the existing Curletts Road entrance. <i>(Includes planting, asphalt surface and marking, signage and lighting).</i></p>	<p>\$16,132 (2012 - 2016)</p>	<p>\$1,198</p>

DESCRIPTION	POSSIBLE ANNUAL CAPITAL COST (POSSIBLE TIMEFRAME)	POSSIBLE ANNUAL OPERATIONAL COST
<p><b>NOTE: Dollar amounts indicated represent a rough order of capital/operational costs additional, except where identified, to funding in the LTCCP 2009-19. Date ranges indicate possible durations of time within which the proposed actions could be implemented (each year in the range represents a financial year from July of the indicated year to June of the following year). These costs have been raised for consideration for inclusion in a future LTCCP, but there is no certainty that they will be approved for inclusion in the plan. If not, they will not be funded. They are included here to give an indication of the potential level of costs of proposed actions. Consent, design, contract, contingency costs not included.</b></p>		
<p><u>PROPOSED ACTION 16:</u> Replace and upgrade existing gates and fences around Ngā Puna Wai and Canterbury Agricultural Park. <i>(Includes fences and gates identified to be removed, and fences and gates proposed to be added).</i></p>	<p>\$44,400 (2012 - 2016)</p>	<p>\$1,332</p>
<p><u>PROPOSED ACTION 17:</u> Remove buildings/structures from Ngā Puna Wai and Canterbury Agricultural Park. <i>(Involves buildings that are not used and are not required).</i></p>	<p>\$11,375 (2013 - 2016)</p>	<p>minus \$1,718</p>
<p><u>PROPOSED ACTION 18:</u> Install new structures within Ngā Puna Wai and Canterbury Agricultural Park. <i>(Includes two vehicle bridges (totalling \$200,000), a footbridge (\$90,000), 300 metres of boardwalk (\$150,000), park benches, picnic tables, rubbish bins and drinking fountains).</i></p>	<p>\$130,000 (2013 - 2016)</p>	<p>\$9,522</p>
<p><u>PROPOSED ACTION 19:</u> Construct a swale/channel for Haytons Stream beside the motorway underpass entrance off Wigram Road. <i>(Includes earthworks and associated costs only (not planting)).</i></p>	<p>\$78,000 (2011)</p>	<p>\$1,560</p>
<p><u>PROPOSED ACTION 12:</u> Raise the height of the embankment around the northern, eastern and southern sides of the retention basin, and install a low flow bypass. <i>(Includes earthworks and associated costs only (not planting)).</i></p>	<p>\$188,500 (2013)</p>	<p>\$3,751</p>
<p><u>FROM PROPOSED ACTION 5:</u> Naturalise, through establishment of native plantings, the waterway riparian and pond margin areas in Ngā Puna Wai. <i>(Includes plants, bed formation, planting, mulching and maintenance for twelve months, for area – 70,000m<sup>2</sup>).</i></p>	<p>\$80,888 (2013 - 2021)</p>	<p>\$8,086</p>



DESCRIPTION	POSSIBLE ANNUAL CAPITAL COST (POSSIBLE TIMEFRAME)	POSSIBLE ANNUAL OPERATIONAL COST
<p><b><i>NOTE: Dollar amounts indicated represent a rough order of capital/operational costs additional, except where identified, to funding in the LTCCP 2009-19. Date ranges indicate possible durations of time within which the proposed actions could be implemented (each year in the range represents a financial year from July of the indicated year to June of the following year). These costs have been raised for consideration for inclusion in a future LTCCP, but there is no certainty that they will be approved for inclusion in the plan. If not, they will not be funded. They are included here to give an indication of the potential level of costs of proposed actions. Consent, design, contract, contingency costs not included.</i></b></p>		
<p><u>FROM PROPOSED ACTION 20:</u> Amenity planting in Ngā Puna Wai and Canterbury Agricultural Park (other than at entrances and car parks). <i>(Includes plants, bed formation, planting, mulching and maintenance for twelve months, for area – 29,000m<sup>2</sup>).</i></p>	<p>\$33,551 (2013 - 2021)</p>	<p>\$3,371</p>
<p><u>PROPOSED ACTION 21:</u> Tree management on Ngā Puna Wai and Canterbury Agricultural Park. <i>(Includes tree removal and maintenance).</i></p>	<p>\$37,125 (2013 - 2016)</p>	<p>\$1,685</p>
<p><u>PROPOSED ACTION 22:</u> Tree planting on Ngā Puna Wai and Canterbury Agricultural Park. <i>(Includes approximately 669 trees, digging tree pits, planting, staking and maintenance for twelve months).</i></p>	<p>\$28,667 (2013 - 2021)</p>	<p>\$2,554</p>
<p><u>FROM PROPOSED ACTION 23:</u> Enhance existing lawn and sports field grass areas on Canterbury Agricultural Park. <i>(Covers the Common).</i></p>	<p>\$13,800 (2013 - 2016)</p>	<p>–</p>
<p><u>PROPOSED ACTION 24:</u> Develop playing fields Canterbury Agricultural Park. <i>(Covers ground improvements (including soil) and irrigation for six fields for rugby, cricket and league, plus flood lighting).</i></p>	<p>\$318,000 (2013 - 2016)</p>	<p>\$9,696</p>

## 12.2 NGĀ PUNA WAI AND CANTERBURY AGRICULTURAL PARK PLANTINGS

The following account was adapted from a report prepared in July 2009 by Trevor Partridge, Christchurch City Council botanist:

### *Assessment of Planting Plans for Ngā Puna Wai and Canterbury Agricultural Park, Past and Present*

#### **Introduction**

The proposed planting list (List 2, Page 108) complements and is based on a plant list that describes the existing situation at Ngā Puna Wai and Canterbury Agricultural Park. That list is based on planting lists produced for planting programmes undertaken around Ngā Puna Wai and Canterbury Agricultural Park.

The lists comprise plants for different situations. The Specimen Tree and Amenity Planting Lists have not been assessed here, except for a few minor comments regarding names and some species considered to be unsuitable due to their ability to spread and become pests. This report therefore assesses only the Wigram East Retention Basin (including Haytons Stream) and Heathcote River/Ōpawaho esplanade reserve plantings.

The purpose of this report is to provide advice on those lists so that planting regimes can be improved for the future.

#### **Site Inspection**

Site inspections were carried out on three occasions in June and July 2009 to assess the performance of the species listed for the three habitats in the existing situation list. Winter is not the best time for making such assessments, but a sufficiently complete assessment was possible.

One problem with the planting lists is that there is often a poor correspondence with the lists and what was actually planted at the site. This results in a difficult interpretation of whether an absence is due to the plants not being available or whether the plants have all died. Either way, the absence of a plant from the list does indicate that there has been a problem in the past, and that such a problem is likely to occur again. As part of this inspection, the Christchurch City Council nursery was contacted with the list of failures to determine whether they grew plants at the time these plantings were made, and whether they grew them now. The list helped with the assessments.

Their records go back only the last five to six years and some of the Ngā Puna Wai and Canterbury Agricultural Park plantings are older than that. It was also stated that the two large ferns, *Hystiopteris incisa* and *Hypolepis ambigua* were seldom ordered and, once planted, were often sprayed as they were mistaken for bracken.

### The Assessments

From the proposed and replacement specimen trees and amenity plantings:

<i>Acer pseudoplatanus</i>	- becomes weedy, so do not use
<i>Quercus robur</i>	- if used excessively, can self establish
<i>Buddleja davidii</i> 'Empire Blus'	- this buddleia will spread
<i>Carex festuca</i>	- no such plant
<i>Coprosma repens</i> 'Variegata'	- this <i>Coprosma</i> will spread
<i>Festuca actae</i> 'Banks Peninsula'	- there is no cultivar with this name

The Existing Plantings Assessments for the different areas is in List 1 (Page 101).

For the Wigram East Retention Basin planting, both emergent aquatic species have established and one, raupo (*Typha orientalis*), has become such a nuisance that it has to be kept confined, otherwise it is likely to fill the entire basin. Of the other habitats, only about half the species planted have become successful. The patterns for the individual successes and failures are similar to that seen elsewhere in Christchurch. The list of planted species was, however, not large, and this has probably reduced the proportion of species failures. Note that the island was not visited but no additions were noted from the banks.

The plantings along Haytons Stream have not been at all successful in terms of species or numbers. The riparian species have done fairly well in places, but the woodland species have performed very poorly. Generally, performance is poorest towards Wigram Road. In one of the overflow plantings however, large numbers of manuka (*Leptospermum scoparium*) have been planted in one section and have performed surprisingly well. This species was not on the planting list.

The Heathcote River/Ōpawaho plantings have, in contrast, been especially successful and in most places comprise a complete closed or almost closed canopy. Once that occurs, the forest has structure and understory plantings of herb and shrub layers can take place. Also, this allows for more sensitive tall trees such as hinau (*Elaeocarpus dentatus*) to be added. Such species perform poorly when planted in the open. Thus, species that have not been successful in the earlier plantings can be added.

The Heathcote River/Ōpawaho plantings have been complicated by plantings that appear to have been undertaken by landowners from the opposite side of the river (as evidenced by the many small bridges across the river). Some of these plantings have been appropriate to the site and have added considerably, such as the use of riparian ferns and even tree ferns. Others are however of exotic species and this is undesirable. Also, non-local natives such as North Island lacebark (*Hoheria populnea*) have been planted and have become very successful. That tree has the ability to spread throughout much of the forest plantings at Ngā Puna Wai, and

needs to be removed as was the case at Riccarton Bush. Unfortunately this will leave forest gaps which will need to be re-planted.

The species listed for the proposed and replacement plantings for the various plantings are assessed for suitability in List 2 (Page 108).

This choice of species for future plantings becomes a balancing act between a number of issues:

- the desire to increase species diversity
- the desire to have good forest structure
- the need to reduce the use of over-successful species
- the need to halt the use of troublesome species
- the desire to not waste effort on plants that are likely to fail.

Some species have been considered completely inappropriate and should not be used again:

<i>Typha orientalis</i>	- too aggressive
<i>Baumea rubiginosa</i>	- wrong habitat
<i>Juncus pallidus</i>	- wrong habitat and too aggressive
<i>Solanum laciniatum</i>	- takes care of itself
<i>Carmichaelia kirkii</i>	- doesn't establish
<i>Juncus caespiticus</i>	- a coastal species that shouldn't be used here.

For the Heathcote River/Ōpawaho plantings, the potential list has been assessed separately for open areas of new plantings, and infill and

understory plantings where the forest has formed a closed or semi-closed canopy. The lists for each differ considerably.

A large number of species have proven of limited success. While it would have been easy to use once again the limited number of species that have been successful, this would produce an undesirable outcome in terms of forest composition and structure. Therefore, such species have been re-assessed with some advice as how to improve the potential for success. It is hoped that such advice, if followed, would result in a much improved forest functioning. These assessments of marginal species are presented in List 3 (Page 114).

Wigram East Retention Basin



### 12.2.1 List 1 - Existing Planting Assessments

#### Existing Wigram East Retention Basin Planting

##### Emergent plants

<i>Schoenoplectus tabernaemontanii</i> *	two well-established patches in main pond
<i>Typha orientalis</i>	well-established large patch where Haytons Stream flows into main pond

##### Amphibious sward

<i>Baumea rubiginosa</i>	none seen
<i>Blechnum minus</i>	none seen
<i>Carex geminata</i>	some has established as swards around the pond margin
<i>Carex secta</i>	well established around ponds
<i>Carex virgata</i>	well established around ponds
<i>Cortaderia richardii</i>	has established well in this habitat
<i>Juncus pallidus</i>	established in clumps
<i>Juncus edgariae</i> *	lots of plantings that are well-established
<i>Phormium tenax</i>	plenty of plantings that have well established

##### Swamp shrub land community

<i>Coprosma tayloriae</i> *	only a few scattered plants but in good condition
<i>Coprosma propinqua</i>	well established
<i>Coprosma robusta</i>	well established
<i>Cordyline australis</i>	one of the most successful species planted
<i>Cortaderia richardii</i>	well established plantings
<i>Leptospermum scoparium</i>	only a few seen in this habitat. There is one hollow where it has done very well though

<i>Lophomyrtus obcordata</i>	only a single plant seen
<b><i>Phormium tenax</i></b>	well established
<b><i>Pittosporum tenuifolium</i></b>	well established and abundant
<b><i>Griselinia littoralis</i></b>	well established in some locations but has not grown much yet

**Woodland community**

<b><i>Ozothamnus leptophyllus</i></b> *	well established in open areas
<b><i>Coprosma robusta</i></b>	very well established with seedlings seen
<b><i>Cordyline australis</i></b>	well established and growing rapidly
<i>Dodonaea viscosa</i>	not a lot seen, which is surprising as it would be expected to do well
<i>Olearia paniculata</i>	only a few plants seen
<i>Olearia avicenniifolia</i>	none seen
<b><i>Pittosporum tenuifolium</i></b>	well established and abundant

**Planting along Haytons Stream**

**Swamp forest**

<i>Aristotelia serrata</i>	none seen
<i>Astelia fragrans</i>	none seen
<i>Coprosma areolata</i>	none seen
<i>Coprosma propinqua</i>	only a few plants
<i>Coprosma robusta</i>	only a few plants
<b><i>Cordyline australis</i></b>	relatively well established but patchy
<i>Dacrycarpus dacrydioides</i>	a single plant seen
<i>Dodonaea viscosa</i>	none seen
<i>Griselinia littoralis</i>	none seen
<b><i>Hebe salicifolia</i></b>	patchy but those that established are performing well

<i>Kunzea ericoides</i>	none seen (but there is <b><i>Leptospermum scoparium</i></b> , which is not on the list)
<i>Lophomyrtus obcordata</i>	none seen
<i>Melicytus ramiflorus</i>	none seen
<i>Pittosporum eugenioides</i>	only a few plants seen
<b><i>Pittosporum tenuifolium</i></b>	well established and relatively abundant
<b><i>Plagianthus regius</i></b>	successfully established and growing well
<i>Podocarpus totara</i>	only one seen
<i>Pseudopanax crassifolius</i>	none seen
<i>Sophora microphylla</i>	a group of four in poor condition
<i>Solanum laciniatum</i>	none seen

**Shrubland**

<i>Carmichaelia kirkii</i>	none seen
<i>Coprosma propinqua</i>	only a few plants
<b><i>Cordyline australis</i></b>	relatively well established but patchy
<b><i>Cortaderia richardii</i></b>	scattered but well established. Actually planted in lower zones
<i>Elaeocarpus hookerianus</i>	none seen
<i>Lophomyrtus obcordata</i>	none seen
<b><i>Phormium tenax</i></b>	has established extremely well and forms large stands
<b><i>Pittosporum tenuifolium</i></b>	well established
<b><i>Plagianthus regius</i></b>	well established

**Tall tussock wetland**

<i>Carex maorica</i>	none seen
<b><i>Carex secta</i></b>	well established in some sites, scattered in others
<i>Coprosma propinqua</i>	poor establishment
<i>Juncus pallidus</i>	only a few clumps

<b><i>Phormium tenax</i></b>	has formed some big clumps where it has established but can be very patchy
<b>Emergent</b>	
<i>Juncus caespiticius</i>	not seen
<b><i>Juncus edgariae</i> *</b>	abundant and very successfully established
<i>Juncus pallidus</i>	a few clumps only
<i>Schoenoplectus tabernaemontanii</i> *	none seen here
<i>Typha orientalis</i>	none seen here

### Heathcote River/Ōpawaho Esplanade Planting

#### Lower Terrace

<i>Carpodetus serratus</i>	very few seen
<b><i>Cordyline australis</i></b>	well established
<b><i>Coprosma robusta</i></b>	very well established and spreading
<i>Dacrycarpus dacrydioides</i>	not a lot of plants but those present are doing well. Slow growing
<i>Elaeocarpus dentatus</i>	not seen
<i>Eleocarpus hookerianus</i>	not seen
<i>Fuchsia excorticata</i>	not seen
<b><i>Griselinia littoralis</i></b>	has established, but the plants are still small
<i>Leptospermum scoparium</i>	few have established on the lower terrace
<i>Neomyrtus pedunculata</i>	none seen
<i>Pennantia corymbosa</i>	only a few seen, but they appear well established
<b><i>Phormium tenax</i></b>	well established, but some are being shaded out as trees grow
<b><i>Pittosporum eugenioides</i></b>	well established
<b><i>Pittosporum tenuifolium</i></b>	well established and abundant
<b><i>Plagianthus regius</i></b>	well established and starting to form tall trees



<b><i>Pseudopanax arboreus</i></b>	well established and forming large trees as fast growing
<i>Pseudopanax crassifolius</i>	only seen in one location but doing well there
<i>Pseudowintera colorata</i>	not seen
<i>Schefflera digitata</i>	not seen
<b><i>Solanum laciniatum</i></b>	well established and spreading but older trees are likely to decline soon
<b><i>Sophora microphylla</i></b>	not a lot on the lower terrace but those seen are doing well
<i>Streblus heterophyllus</i>	not seen
<b>Terrace riser</b>	
<i>Aristolelia serrata</i>	just a few patches but those trees are doing well, especially on the forest margin
<i>Carmichaelia australis</i> *	not seen
<i>Carpodetus serratus</i>	not seen
<b><i>Cordyline australis</i></b>	well established with some tall specimens
<b><i>Coprosma robusta</i></b>	plentiful and spreading but likely to thrive only on the margins
<i>Elaeocarpus hookerianus</i>	not seen
<i>Fuchsia excorticata</i>	not seen
<b><i>Griselinia littoralis</i></b>	slow growing, but plants are well established
<b><i>Hoheria angustifolia</i></b>	well established and some very big plants already
<b><i>Kunzea ericoides</i></b>	patches of this, but some plants are doing very well.
<i>Leptospermum scoparium</i>	not a lot and some death due to blight, but there are plants along the margins that are doing well
<i>Melicytus ramiflorus</i>	only a few plants seen in one area, but they have grown surprisingly well
<i>Myrsine australis</i>	few plants seen and not doing well
<b><i>Pittosporum eugenioides</i></b>	plentiful and performing well
<b><i>Pittosporum tenuifolium</i></b>	very successful. Seems to be a number of different forms
<b><i>Podocarpus totara</i></b>	comparatively slow, but established in a few locations
<b><i>Pseudopanax arboreus</i></b>	successfully established with some large plants
<i>Pseudopanax crassifolius</i>	hardly any

***Sophora microphylla*** well established and growing well. There is also some *S. tetraptera* though

**Upper Riser**

*Aristolelia serrata* not seen  
***Cordyline australis*** well established with some tall specimens  
***Coprosma robusta*** plentiful and spreading, but likely to thrive only on the margins  
***Griselinia littoralis*** slow growing, but plants are well established  
*Hedycarya arborea* very few seen  
***Hoheria angustifolia*** well established and some very big plants already  
***Kunzea ericoides*** forming a closed canopy in dense plantings. Performing very well  
***Leptospermum scoparium*** doing well in the open, but becoming over-topped by taller vegetation  
*Pennantia corymbosa* not seen  
***Pittosporum eugenioides*** plentiful and performing well  
***Pittosporum tenuifolium*** very successful  
***Plagianthus regius*** well established and starting to form tall trees  
***Podocarpus totara*** comparatively slow, but established in a few locations  
*Prumnopitys taxifolia* a few plants seen, still in juvenile stage  
***Pseudopanax arboreus*** successfully established with some large plants  
*Pseudopanax crassifolius* hardly any  
***Sophora microphylla*** well established and growing well.

**Riverbanks and springs**

*Blechnum minus* not much, but those that have established are doing well  
*Carex geminata* just a few small patches in openings  
*Carex lessoniana* not seen  
*Carex solandri* not seen  
***Carex secta*** well established in some areas in the absence of trees. Scattered where wooded

<i>Carex virgata</i>	not much seen
<b><i>Ozothamnus leptophyllus</i></b> *	only doing well in the open
<i>Coprosma tayloriae</i> *	not a lot but plants are doing well
<b><i>Coprosma propinqua</i></b>	plants are performing well but there is not a lot of this
<b><i>Cortaderia richardii</i></b>	established in the open, but struggling under forest canopy
<i>Eleocharis acuta</i>	not seen but it is around the ponds
<b><i>Hebe salicifolia</i></b>	doing very well in places, not so well in others
<i>Histiopteris incisa</i>	not seen
<i>Hypolepis ambigua</i>	not seen
<b><i>Juncus edgariae</i></b> *	successful in open
<i>Juncus pallidus</i>	very little seen
<i>Juncus saraphorus</i>	not seen
<b><i>Phormium tenax</i></b>	has done well in open but declines under forest canopy
<i>Polystichum vestitum</i>	not much seen but is successful there

**\* Name Changes**

<i>Carmichaelia australis</i>	= <i>Carmichaelia robusta</i>
<i>Coprosma tayloriae</i>	= <i>Coprosma parviflora</i>
<i>Juncus edgariae</i>	= <i>Juncus gregiflorus</i>
<i>Ozothamnus leptophyllus</i>	= <i>Cassinia leptophylla</i>
<i>Schoenoplectus tabernaemontanii</i>	= <i>Schoenoplectus validus</i>

## 12.2.2 List 2 - Proposed and Replacement Plantings

### Emergent plants

*Typha orientalis* **NOT** to be planted – too aggressive in spread  
*Schoenoplectus tabernaemontanii* \* use sparingly as it spreads laterally

### Amphibious sward

*Baumea rubiginosa* This is the wrong habitat so **NOT** to be planted. Difficult to source anyway  
*Blechnum minus* Plant as much as possible. Not easy to source in large numbers. It needs to be ordered well in advance  
*Carex geminata* Use sparingly and do not mix with other plants. Make it a pure sward. Will spread so needs space  
*Carex secta* There is a lot of this already but there is still plenty of space for this plant  
*Carex virgata* Plenty of opportunities to plant this  
*Cortaderia richardii* Best to remove this from the amphibious sward and plant it further back  
*Juncus pallidus* This has caused problems elsewhere and should **NOT** be planted again  
*Juncus planifolius* A species not in the previous lists but well worth using  
*Juncus edgariae* \* There has been an awful lot of this planted and successfully established. Ease off on the quantities  
*Phormium tenax* There has been an awful lot of this planted and successfully established. Ease off on the quantities

### Swamp shrubland

*Carpodetus serratus* Try this again on the drier parts and not out in the open  
*Coprosma tayloriae* \* Plant out in the open round margins where it won't get shaded  
*Coprosma propinqua* Plant this  
*Coprosma robusta* Could we substitute *Coprosma lucida*? Better behaved and won't form the aggressive hybrids with *C. propinqua* as *C. robusta* does  
*Cordyline australis* Use sparingly as there is an awful lot of it already there and we don't want it to dominate  
*Cortaderia richardii* Plant only around the margins otherwise it will succumb to trees

<i>Dacrycarpus dacrydioides</i>	Use as much as possible. It would be good to have this as the eventual forest dominant
<i>Elaeocarpus hookerianus</i>	Too difficult, so leave until the canopy has formed. <b>NOT</b> to be planted now
<i>Fuchsia excorticata</i>	Until we know how to get this established it should <b>NOT</b> be planted
<i>Griselinia littoralis</i>	Plant in decent amounts. It will establish albeit slow to grow
<i>Hebe salicifolia</i>	Plant but remember that it doesn't live very long in this habitat
<i>Hoheria angustifolia</i>	Plant this
<i>Leptospermum scoparium</i>	Plant in the wettest sites. It won't live forever but it will help the other species to establish
<i>Lophomyrtus obcordata</i>	Considering how many have dies we are probably better <b>NOT</b> planting this
<i>Myrsine australis</i>	Worth trying again
<i>Phormium tenax</i>	Plant sparingly and round the margins where it won't be overwhelmed by trees as they grow
<i>Pittosporum eugenioides</i>	Plant this
<i>Pittosporum tenuifolium</i>	Plant sparingly
<i>Plagianthus regius</i>	Deciduous plants have their own problems with excessive light on the forest floor so mix this up with others
<i>Podocarpus totara</i>	Probably best to drop this from the habitat. Belongs with the kanuka woodland
<i>Prumnopitys taxifolia</i>	Plant on drier parts of this habitat
<b>Kanuka woodland</b>	
<i>Carmichaelia kirkii</i>	<b>NOT</b> to be planted as it is highly unlikely to succeed
<i>Carmichaelia australis</i> *	Only around the margins as it will succumb to taller species
<i>Ozothamnus leptophyllus</i> *	Only around the margins as it will succumb to taller species
<i>Coprosma crassifolia</i>	Only around the margins as it will succumb to taller species This was not in previous list but has been used
<i>Coprosma propinqua</i>	Use mostly around the margin, but this will survive beneath the canopy as well
<i>Coprosma robusta</i>	Could we substitute <i>Coprosma lucida</i> . Better behaved and won't form the aggressive hybrids with <i>C. propinqua</i> as <i>C. robusta</i> does
<i>Cordyline australis</i>	Use sparingly as there is an awful lot of it already there and we don't want it to dominate
<i>Corokia cotoneaster</i>	This should establish (not on previous list) but as it's a small shrub plant it only around the margins
<i>Discaria toumatou</i>	This isn't the right place or habitat. Do <b>NOT</b> plant

<i>Hoheria angustifolia</i>	Plant this
<i>Kunzea ericoides</i>	Should be the dominant vegetation so use in abundance
<i>Leptospermum scoparium</i>	Use sparingly around the margins. Manuka and kanuka don't mix well as a vegetation
<i>Olearia odorata</i>	Not on previous lists but well worth using
<i>Olearia paniculata</i>	Only as scattered plants amongst the kanuka
<i>Pittosporum tenuifolium</i>	Plant sparingly
<i>Poa cita</i>	<b>NOT</b> in this habitat as it will be overwhelmed by taller plants
<i>Pseudopanax crassifolius</i>	This should do well in this habitat, despite apparent past failures
<i>Sophora microphylla</i>	Plant this

#### Riparian planting Haytons Drain

<i>Blechnum minus</i>	Plant as much as possible. Not easy to source in large numbers. It needs to be ordered well in advance
<i>Carex geminata</i>	Use sparingly and do not mix with other plants. Make it a pure sward. Will spread so needs space
<i>Carex maorica</i>	Plant only along the banks with the <i>Blechnum minus</i>
<i>Carex secta</i>	There is a lot of this already in some parts but there is still plenty of space for this plant
<i>Carex virgata</i>	Plenty of opportunities to plant this
<i>Coprosma tayloriae</i> *	This should do well here
<i>Coprosma propinqua</i>	Will do really well here
<i>Cortaderia richardii</i>	Ideal plant but mix up well with others
<i>Hebe salicifolia</i>	This has done really well in this habitat but the plants are short-lived
<i>Juncus edgariae</i> *	There is an awful lot of this in the plantings already there and it might be a good idea to ease back on the amounts
<i>Juncus pallidus</i>	Probably best to NOT plant this as it becomes aggressive
<i>Juncus sarophorus</i>	Not used before but is worthwhile trying
<i>Phormium tenax</i>	A very successful plant that should continue to be used

### Additional species for riparian plantings

Lists derived from a variety of habitats have been tentatively identified for riparian plantings. This comprises species of forest, shrubland, tall tussock wetlands and amphibious swards. So far the riparian plantings have been of lower-growing species and should be kept that way. The riparian band is too narrow for tall forest plantings, but ideally suited for some more shrubland. The following have been chosen from those lists to fit in with the riparian situation and can be planted in addition to the list above.

<i>Cordyline australis</i>	scattered and as small groves
<i>Kunzea ericoides</i>	as small groups of trees
<i>Pseudopanax crassifolius</i>	plant in groups
<i>Sophora microphylla</i>	as single trees that will rise above the lower-growing plants without shading them
<i>Leptospermum scoparium</i>	there is one area where this has succeeded very well and it should be used again

### Heathcote River/Ōpawaho Esplanade Planting

This falls into two very separate situations. The first comprises the open or semi-open areas where planting has not occurred before, and the second where the plantings have already established. In the first the planting will be to establish the vegetation structure and pioneer species, and in the second it will be to fill in gaps and understory planting. Two columns have been used to indicate these.

	new areas	established areas
<b>Terrace Planting</b>		
<i>Aristolelia serrata</i>	yes	no
<i>Carmichaelia australis</i> *	around edges	no
<i>Carpodetus serratus</i>	no	yes
<i>Cordyline australis</i>	yes	no
<i>Coprosma robusta</i>	yes	no
<i>Dacrycarpus dacrydioides</i>	sparingly	yes
<i>Elaeocarpus dentatus</i>	no	yes
<i>Elaeocarpus hookerianus</i>	no	yes

	<b>new areas</b>	<b>established areas</b>
<i>Fuchsia excorticata</i>	no	yes
<i>Griselinia littoralis</i>	yes	yes
<i>Hedycarya arborea</i>	no	yes
<i>Hoheria angustifolia</i>	yes	no
<i>Kunzea ericoides</i>	yes	no
<i>Leptospermum scoparium</i>	yes	no
<i>Meliccytus ramiflorus</i>	no	yes
<i>Myrsine australis</i>	yes	yes
<i>Myrsine divaricata</i>	around edges	no
<i>Neomyrtus pedunculata</i>	no	yes
<i>Pennantia corymbosa</i>	no	yes
<i>Phormium tenax</i>	around edge	no
<i>Pittosporum eugenioides</i>	yes	yes
<i>Pittosporum tenuifolium</i>	yes	no
<i>Plagianthus regius</i>	yes	no
<i>Podocarpus totara</i>	yes	yes
<i>Prumnopitys taxifolia</i>	yes	yes
<i>Pseudopanax arboreus</i>	yes	yes
<i>Pseudopanax crassifolius</i>	yes	yes
<i>Pseudowintera colorata</i>	around edge	no
<i>Schefflera digitata</i>	no	yes
<i>Solanum laciniatum</i>	no	no
<i>Sophora microphylla</i>	yes	no
<i>Streblus heterophyllus</i>	no	yes



**Riverbank Planting**

<i>Blechnum minus</i>	yes	yes
<i>Carex geminata</i>	sparingly	no
<i>Carex lessoniana</i>	yes	?
<i>Carex solandri</i>	yes	?
<i>Carex secta</i>	yes	yes
<i>Carex virgata</i>	yes	yes
<i>Ozothamnus leptophyllus</i> *	no	no
<i>Coprosma tayloriae</i> *	yes	no
<i>Cortaderia richardii</i>	yes	no
<i>Eleocharis acuta</i>	yes	no
<i>Hebe salicifolia</i>	yes	no
<i>Histiopteris incisa</i>	no	no
<i>Hypolepis ambigua</i>	no	no
<i>Juncus edgariae</i> *	yes	no
<i>Juncus pallidus</i>	no	no
<i>Juncus sarophorus</i>	yes	?
<i>Phormium tenax</i>	yes	no
<i>Polystichum vestitum</i>	yes	yes

**\* Name Changes**

<i>Carmichaelia australis</i>	= <i>Carmichaelia robusta</i>
<i>Coprosma tayloriae</i>	= <i>Coprosma parviflora</i>
<i>Juncus edgariae</i>	= <i>Juncus gregiflorus</i>
<i>Ozothamnus leptophyllus</i>	= <i>Cassinia leptophylla</i>
<i>Schoenoplectus tabernaemontanii</i>	= <i>Schoenoplectus validus</i>

### 12.2.3 List 3 - Notes On Species So Far Unsuccessful

<i>Aristolelia serrata</i>	should be able to get this established on forest margins
<i>Astelia fragrans</i>	best used as a secondary forest understory planting
<i>Blechnum minus</i>	we should be able to establish this along the stream margins
<i>Carex lesssoniana</i>	not used much
<i>Carex solandri</i>	best used as a secondary forest understory planting
<i>Carmichaelia australis</i> *	shrub margin plantings only, not in forest
<i>Carpodetus serratus</i>	we have not had much success with this
<i>Coprosma areolata</i>	should be used as a secondary forest understory species, not planted in the open
<i>Dacrycarpus dacrydioides</i>	we have success with this elsewhere, why is there so little here?
<i>Elaeocarpus dentatus</i>	very hard to get established – restrict to secondary forest plantings
<i>Elaeocarpus hookerianus</i>	very hard to get established – restrict to secondary forest plantings
<i>Fuchsia excorticata</i>	almost impossible to get established in primary plantings, best left to later
<i>Hedycarya arborea</i>	very hard to get established – restrict to secondary forest plantings
<i>Histiopteris incisa</i>	should be able to get this established but this fern is often mistaken for bracken and removed
<i>Hypolepis ambigua</i>	should be able to get this established but this fern is often mistaken for bracken and removed
<i>Juncus saraphorus</i>	not known why this has not been successful
<i>Lophomyrtus obcordata</i>	we have planted a lot of these and very few have survived
<i>Melicytus ramiflorus</i>	there is a little group of these along the Heathcote that have established really well. This is a rare event
<i>Myrsine australis</i>	this is a difficult species to get going yet it seems ideal
<i>Neomyrtus pedunculata</i>	hardly ever used and never successful
<i>Olearia avicenniifolia</i>	this shouldn't be that difficult to get established
<i>Polystichum vestitum</i>	we should be able to get this established as a forest understory planting
<i>Prumnopitys taxifolia</i>	this is successful elsewhere, so why so little here
<i>Pseudopanax crassifolius</i>	this is successful elsewhere, so why so little here

*Pennantia corymbosa*  
*Pseudowintera colorata*  
*Schefflera digitata*  
*Streblus heterophyllus*

should be able to get this established under the forest canopy  
this should establish in the shrubland plantings  
never plant this in the open. It should be left for much later once forest structure has established  
not often used and seldom successful

**Additional suggestions**

*Coprosma lucida*  
*Coprosma crassifolia*

as a replacement for *C. robusta*  
in shrub margin plantings. There are some already there but it isn't on the list



Heathcote River/Ōpawaho corridor

## 12.3 CHECKLIST to the BIRD SPECIES RECORDED on PONDS in SOUTH-WEST CHRISTCHURCH

The following list was compiled by Andrew Crossland, Christchurch City Council Regional Parks Team, and updated to July 2004

### Key

#### Area-wide status

R	= resident – present all year round
Rb	= resident and breeding
Rb?	= resident and suspected breeding
S	= seasonal or regular visitor
V	= vagrant or irregular visitor
Sb	= seasonal and breeding

#### Sites where recorded

M	= Musgroves
L	= Lifestyle blocks
O	= Owaka
HJ	= Halswell Jct
HQ	= Halswell Quarry
WE	= Wigram East
WL	= Westlake

#### Wetland birds

^ = denotes a native sp. or migrant  
x = except

• Australasian Little Grebe <sup>^</sup>	<i>Tachybaptus novaehollandiae</i>	V	M
• Black Cormorant <sup>^</sup>	<i>Phalacrocorax carbo</i>	S	all
• Little Cormorant <sup>^</sup>	<i>Phalacrocorax melanoleucos brevirostris</i>	Rb	all
• White-faced Heron <sup>^</sup>	<i>Ardea novaehollandiae novaehollandiae</i>	Rb?	all
• Cattle Egret <sup>^</sup>	<i>Bubulcus ibis</i>	V	WE
• Black Swan <sup>^</sup>	<i>Cygnus atratus</i>	Rb	all
• Canada Goose	<i>Branta canadensis maxima</i>	V	all x L

• Feral (Greylag) Goose <i>Anser anser</i>	Rb	M, O, WL
• Paradise Shelduck^ <i>Tadorna variegata</i>	Rb	all
• Mallard <i>Anas platyrhynchos platyrhynchos</i>	Rb	all
• Grey Duck^ <i>Anas superciliosa superciliosa</i>	S	all
• Grey Teal^ <i>Anas gracilis</i>	Rb	all
• New Zealand Shoveler^ <i>Anas rhynchos</i>	Rb	all
• New Zealand Scaup^ <i>Aythya novaeseelandiae</i>	Rb	all
• Harrier^ <i>Circus approximans</i>	R	all
• Pukeko^ <i>Porphyrio porphyrio melanotus</i>	Rb	all x WL
• Australasian Coot^ <i>Fulica atra</i>	Rb	all x L, HQ, Hj
• Marsh Crake^ <i>Porzana pusilla</i>	V/S/R?	WE
• South Island Pied Oystercatcher^ <i>Haematopus finschi</i>	Sb	WE, WL
• Pied Stilt^ <i>Himantopus himantopus leucocephalus</i>	Sb	all x L, WL
• Spur-winged Plover^ <i>Vanellus miles novaehollandiae</i>	Rb	all
• Black-backed Gull^ <i>Larus dominicanus dominicanus</i>	S	all
• Red-billed Gull^ <i>Larus novaehollandiae scopulinus</i>	S	WL,
• Black-billed Gull^ <i>Larus bulleri</i>	S	WL
• Caspian Tern^ <i>Sterna caspia</i>	V	WE
• New Zealand Kingfisher^ <i>Halcyon sancta vagans</i>	Rb	all
• Welcome Swallow^ <i>Hirundo tahitica neoxena</i>	Rb	all

**Non-wetland birds**

• California Quail <i>Callipepla californica brunnescens</i>	Rb	all x WL, HJ
• Ring-necked Pheasant <i>Phasianus colchicus</i>	Rb	all x WL, HJ, WE
• Rock Pigeon <i>Columba livia</i>	Rb	all
• Shining Cuckoo <sup>^</sup> <i>Chrysococcyx lucidus lucidus</i>	Sb	HQ, WE?,
• Little Owl <i>Athene noctua</i>	Rb	HQ, others?
• Skylark <i>Alauda arvensis</i>	Rb	all
• New Zealand Pipit <sup>^</sup> <i>Anthus novaeseelandiae</i>	S	HQ, O, WE
• Dunnock <i>Prunella modularis</i>	Rb	all
• Blackbird <i>Turdus merula</i>	Rb	all
• Song Thrush <i>Turdus philomelos</i>	Rb	all
• Bellbird <sup>^</sup> <i>Anthornis melanura</i>	S	HQ, others?
• Tui <sup>^</sup> <i>Prothemadera novaeseelandiae</i>	V	HQ
• Grey Warbler <sup>^</sup> <i>Gerygone igata</i>	Rb	all
• South Island Fantail <sup>^</sup> <i>Rhipidura fuliginosa fuliginosa</i>	Rb	all
• Silvereye <sup>^</sup> <i>Zosterops lateralis lateralis</i>	Rb	all
• Yellowhammer <i>Emberiza citrinella</i>	Rb	all
• Cirl Bunting <i>Emberiza cirulus</i>	Rb?	HQ
• Chaffinch <i>Fringilla coelebs</i>	Rb	all
• Greenfinch <i>Carduelis chloris</i>	Rb	all
• Goldfinch <i>Carduelis carduelis</i>	Rb	all
• Redpoll <i>Carduelis flammea</i>	Rb	all
• House Sparrow <i>Passer domesticus</i>	Rb	all
• Starling <i>Sturnus vulgaris</i>	Rb	all
• White-backed Magpie <i>Gymnorhina tibican hypoleuca</i>	Rb	all

## 12.4 PROPOSED RECREATIONAL AND SPORTING HUB CONCEPT AT NGĀ PUNA WAI

### **Background**

The Council set aside \$6.7 million in its 2012/13 Annual Plan for an athletics track to replace the facilities lost at QEII in the earthquakes. Council officers were asked to report back on a suitable location following an assessment of potential site options. With strong support from the recreational and sporting community for this location, the Ngā Puna Wai recreation reserve was selected for further investigation for recreational and sporting hub development, with the athletics track to be a key component of this.

### **Assessment**

As a recreation reserve subject to the Reserves Act, the general purposes for this land is for “providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside”. Currently, the development and use of the reserve does not meet that purpose, it being largely used for informal stock grazing. This management plan emphasises (with reference to policies 5.1 and 5.2) the availability of the reserve for development and use for future sports fields and associated facilities. The recreational and sporting hub concept will provide such development and use. Council therefore determined that because of the potential scale and cost of the development this should be expressly and explicitly included in the management plan as part of a non-comprehensive review of the plan. The change has been consulted on under section 41 of the Reserves Act in conjunction with the public consultation undertaken through a Local Government Act special consultative procedure.

A concept masterplanning exercise was undertaken in 2013 to test if the area was suitable and large enough to accommodate new athletics, hockey and tennis facilities lost in the 2010/11 earthquakes, as well as ten grass sports fields for general use. Figure 15 shows the indicative concept for development of the Ngā Puna Wai recreation reserve as a recreational and sporting hub. As part of developing the masterplan a number of identified stakeholder groups were consulted. The outcome of this work is that the area that is the Ngā Puna Wai recreation reserve has been confirmed as a viable location for the proposed recreational and sporting hub. The master planning report is accessible in the public arena on the Council’s web pages: (<http://resources.ccc.govt.nz/files/CityLeisure/recreationsport/NgaPunaWaiSportsHubMasterplanStatementofProposal.pdf>).

### Occupations

The majority investment in the proposed sports hub development will be by external parties and this will largely be in the form of built infrastructure, for example a stadium, with those structures likely to be owned by the contributing organisations. With such an interest in the land these organisations will require leases to be granted to formalise their occupation of the land with these facilities. In some case, occupation of land for fields may be formalised through a licence to occupy.

The leases and/or licences contemplated for the recreation reserve, comprising Part Lot 3 Deposited Plan 73928 of approximately 32.3346 hectares and contained in certificate of title 42C/1204, are listed in Table 4.

**Table 4 – Anticipated leases and/or licences**

<b>Sporting code</b>	<b>Potential occupier</b>	<b>Potential leased premises</b>	<b>Possible approximate leased area (hectares)</b>	<b>Reference to possible leased area in Figure 15</b>
Athletics	Athletics Canterbury	Grandstand, two athletics tracks (one indoor), changing rooms and storage	4.3300	GS, A1 and A2
Hockey	Canterbury Hockey Association and Canterbury Artificial Surfaces Trust (CAST)	Hockey fields	2.0800	H1, H2 and H3
Tennis	Tennis Canterbury Region Inc.	Outdoor and indoor tennis courts	1.7300	T

Note: One or more of these occupations may involve shared facilities; for example, administration building, grandstand, changing rooms and storage. Also, some infrastructure may be Council owned.







Ngā Puna Wai

