

9. BOTTLE LAKE - LEASE APPLICATION BY NELSON/MARLBOROUGH INSTITUTE OF TECHNOLOGY

The Policy and Leasing Administrator reported on an application by the Nelson/Marlborough Institute of Technology to lease approximately 1,225 square metres of Bottle Lake Forest Park upon which to establish a Forestry Training School, which is to be considered by the Parks and Recreation Committee. The Board **decided**:

1. That the Community Board support the application by the Nelson/Marlborough Institute of Technology to lease approximately 1,225 square metres of Bottle Lake Forest Park behind the present garages on which to establish a training school for a period of ten years in accordance with the commercial lease provisions of section 572(3) of the Local Government Act 1974, subject to the following conditions:
 - (a) The Nelson/Marlborough Institute of Technology is to obtain Resource and Building Consents before any development commences upon the site.
 - (b) The applicant is to submit a landscape plan to the Parks and Waterways Manager for approval before commencing work upon the site. The applicant is to complete the work required to implement the plan at its cost.
 - (c) The applicant is to submit a colour scheme for the buildings for the Parks and Waterways Manager's approval, prior to commencing work upon the site.
 - (d) The commercial lease terms being negotiated by the Property Manager in consultation with the Parks and Waterways Policy and Leasing Administrator, taking into account the commercial nature of the applicants' proposal and the education benefits to the community.
 - (e) The lease/construction area is to be maintained by the Nelson/Marlborough Institute of Technology in a safe and tidy condition at all times.
 - (f) All costs associated with the development and subsequent maintenance of the associated buildings and structures upon the site are to be paid for by the Nelson/Marlborough Institute of Technology.
 - (g) The Nelson/Marlborough Institute of Technology is to show proof of having an Occupational Safety and Health Hazard Plan in place, before commencing operations upon the site, to the Parks and Waterways Policy and Leasing Administrator.
 - (h) Before any tenders are let or work commences upon the site, discussions are to be held with the Parks and Waterways Manager's designate, the Bottle Lake Forest Park Ranger, to ascertain the Council's requirements through the development phase of the construction of the facility.
 - (i) A bond of \$2,000 is to be paid by the Nelson/Marlborough Institute of Technology or successful principal contractor to the Bottle Lake Forest Park Ranger, Christchurch City Council, before work commences upon the site. The bond less any expenses incurred by the Council are to be refunded to the payee upon completion of the work.
 - (j) The lease is to be for a period of ten years with an initial term of five years.
 - (k) At the end of the lease period or if the lease should be terminated for any reason whatsoever, the lessee is responsible for removing all structures from the site and restoring the site to grass. If any structures are left upon the site, they are to become the property of the Council, with no compensation payable to the Nelson/Marlborough Institute of Technology.
2. That it be confirmed that the Property Unit is aware of potential community uses for the vacant church at Parklands other than as a proposed interim site for the Forestry Training School.