

9. TEMPORARY SHOW-HOME VILLAGE – CANTERBURY AGRICULTURAL PARK



General Manager responsible:	General Manager City Environment Group, DDI 941 8608
Officer responsible:	Unit Manager Asset and Network Planning
Author:	Derek Roozen, Parks and Waterways Planner

PURPOSE OF REPORT

1. To enable the Spreydon/Heathcote Community Board to consider this report and to endorse or otherwise the staff recommendation to the Council that approval be given to lease approximately 6,000 square metres of Canterbury Agricultural Park to PrefabNZ Incorporated for a period of up to 26 months on which to construct the development of a temporary show home village.

EXECUTIVE SUMMARY

2. PrefabNZ Incorporated (“PrefabNZ”) is a Wellington based non-profit industry organisation, established in 2010 to promote the benefits of prefabrication in building design and construction. Its stated mission is to double the number of prefabricated buildings in New Zealand by 2020. Membership comprises a number of building companies specialising in prefabricated buildings.
3. A consequence of the Canterbury earthquakes has been the red zoning of parts of the city, which means the residents need to move from these areas, some of these residents wishing to rebuild in new subdivisions, the demand for which is expected to increase over the summer months.
4. Following the success of the CERA ‘My Housing Options Expo’ held at the Addington Events Centre in Christchurch over the weekend of 30 and 31 July 2011, PrefabNZ believes there is an opportunity for some of its member teams (partnerships of architects with building companies) to each showcase their built prefabricated design homes at one visible and accessible location, thereby providing some quality quick-build options for red zoned residents and others to look at, research and consider before choosing to build.
5. PrefabNZ has identified that the chosen site should satisfy the following criteria:
 - (a) Be visible to passing traffic and readily accessible;
 - (b) Have sufficient car parking available for clients;
 - (c) Be located close to existing services, such as electricity;
 - (d) Be secure.
6. PrefabNZ has considered a number of potential sites in Christchurch, including parks after discussions with Council officers. The conclusion of this consideration has resulted in PrefabNZ applying for a site in Canterbury Agricultural Park as its preferred option. **Attachment A** is a plan on which is shown the general location of this site. Paragraphs 12 to 14 of this report below consider a number of site options and the reasons for discounting them in favour of the preferred option.
7. A summary of the details of the application made by PrefabNZ for the use of the Canterbury Agricultural Park site are set out in the table below. A concept site layout is given in **Attachment B**. Photos of the site are given in **Attachment C**.

Site Use	Cluster (‘village’) of a selection of high quality and sustainably designed prefabricated show-homes built by PrefabNZ member teams.
Purpose/Benefit	To showcase permanent, high quality designed and environmentally sustainable prefabricated buildings that can be assembled quickly at building sites to provide replacement housing for those who have lost homes in the earthquakes.

PrefabNZ branding for the proposed facility	"Canterbury Housing Innovation Park".
Site Description	An undeveloped grassed area utilised for car parking during the annual A&P Show and maintained by grazing with sheep.
Site Area	Approximately 6,000 square metres.
Number of Buildings	Up to ten single-storey houses (initially five, then five more before November 2012) with a footprint of 100 to 140 (maximum 200) square metres each, plus a site office and separate portable toilet block.
Commencement and Duration	Site access required from 1 January 2012; opening end February 2012 for a maximum period of 26 months, reviewable after nine months operations.
Hours of Operation	10am to 4pm weekends; weekdays by appointment or public demand.
Services	Portable toilet unit with sewerage catchment tank to be emptied by a service provider on a regular basis; connection required to a water supply for hand-washing only; 190 metre long underground power cable placement to be laid to connect to existing electrical supply to the north-west of the site. No sewerage/wastewater or telecom/data connection required.
Landscaping	Planter boxes with low shrubs and native trees, timber decking platforms, screens and gravel/bark areas in the 'village green' area and around individual display homes.
Signage	A sign reading 'Canterbury Housing Innovation Park', measuring three metres wide by 1.5 metres high and raised 1.5 metres above the ground, is to be located inside the Park boundary and positioned and orientated to be clearly visible to passing vehicle traffic. Other signage representing the groups and partners involved with the show-home village will be placed on the outside of the portable toilet block.

8. Canterbury Agricultural Park comprises three parcels of land held in one fee simple title vested in the Council pursuant to the Local Government Act 2002, totalling 46.0311 hectares in area, the parcels being listed in the table below and shown on the plan in **Attachment A**.

Legal Description	Certificate of Title	Area (hectares)
Lot 1 DP 302504	9505	45.1956
Section 2 SO 300665	9505	0.5726
Section 1 SO 300665	9505	0.2629

The proposed temporary show-home village will be located mostly within Lot 1 DP 302504 and may extend into Section 2 SO 300665.

9. There is a management plan covering Canterbury Agricultural Park and the adjoining Nga Puna Wai. This is the Nga Puna Wai and Canterbury Agricultural Park Management Plan ("Management Plan"), which was approved by the Council on 23 September 2010. The proposed site sits within the larger part (two-thirds) of the combined park area covered by the management plan. This part is called the Agricultural Area, which is for facilities, events (including as an ongoing venue for the Agricultural and Pastoral Show ("Show")) and activities servicing and promoting the primary industries of Canterbury, reflecting the City Plan zone that applies to this area. The description of this zone is given in the following paragraph.

10. The proposed site lies in the Open Space 3C (Agribusiness Centre) Zone in the Christchurch City Plan. This is a specialist zone to enable the development of facilities serving the primary industries of Canterbury. This zone corresponds to the area referred to in the paragraph above as the Agricultural Area. The Outline Development Plan (ODP) for the zone specifies activities that can take place in Activity Area 5, which the proposed temporary village will be in, and these are passive recreation, temporary car parking and agro forestry demonstration plots. The Open Space Zone Community Standard 2.3.2 for the use of any site and buildings located generally in accordance with the ODP lists a number of uses that can be made of the area. Although the proposed activity of show-homes is more generally aligned with the listed uses of trade displays, demonstrations and short-term exhibitions, it does not align with most of the uses listed that the area can be used for. Therefore, due to this non-compliance with the City Plan resource consent (land use) is required to be obtained by PrefabNZ.
11. Officers consider the proposed temporary occupation at Canterbury Agricultural Park will have a manageable effect upon the overall park environment and its use, due to the occupation being in an area not generally used by the public nor used for approved events or recreational activity currently. The Council entered into a licence to occupy, dated 30 March 2001, for an area of land including part of what is now known as Nga Puna Wai and all of what is now known as Canterbury Agricultural Park with the Canterbury Agricultural and Pastoral Association for a term of 100 years from 1 April 2001 for an Annual Licence Period of up to one calendar month, commencing during the month of October and expiring in the month of November in each year, for the Business Use of Agricultural and Pastoral show or exhibition and ancillary activities. Other than for use for car parking at the time of the annual A and P Show, the area in which the proposed show-home village will be situated has not been used for exhibits or activities associated with the A and P Show in recent years. An equestrian events organisation, Eventing Canterbury, was granted a five year licence in 2004, with a right of renewal of a further five years, to establish permanent jumps along a cross country equestrian course at Nga Puna Wai and Canterbury Agricultural Park, which when developed would pass close to the proposed show-home village. This grant has not been formalised with a licence document, the course not being established, Eventing Canterbury now being based entirely at its venue at McLeans Island. An assessment of the effects of the proposed show-home village is given in the following table, along with comment on how each of these may be mitigated.

Area of Effect	Effects	Comment on Effects and how they can be mitigated
Public Access	The proposed site is not one usually used by the public, except for during the annual A and P Show when it is used for car parking. The site will be open to the public on weekends and closed during the week except for access by appointment.	No loss of normal public access. During the annual A and P Show priority will be given to the needs of that event, in particular car parking in the area surrounding the site. This may mean the show-home village is closed during the three days of the Show unless the A and P Association is comfortable for it to remain open during this time .

Visual	<p>Will be a highly visible built complex in an area that is currently open paddock, which is the purpose of the proposed occupation. A largish sign will be required just inside the Park boundary that needs to be clearly visible to travellers along Curletts Road. Further signage representing the groups and partners involved with the show-home village will be required on the portable toilet block that will be provided near the entrance to the site.</p>	<p>The buildings will be of high quality and aesthetic design, considering the purpose is to sell the design, and the buildings themselves, to the public. They will be modest sized, single-story, and be built in a material and colour palette that is compatible with the Park surroundings. The need to market, therefore, lends itself to having the site well landscaped and attractive to the eye. The visual addition to the park landscape will be limited to no more than 26 months. The main promotional sign will meet NZTA regulations (RTS7) and comply with policy 6.1 set out in the Management Plan, which requires all signs within, and on the boundaries of, Nga Puna Wai and Canterbury Agricultural Park to be installed only with the consent of the Transport and Greenspace Manager, and be consistent with the Council's policies on park signage and with the Council's Greenspace and Waterways Sign Manual. The signage on the toilet block will face into the Park and the village site, and not be visible from the road. The toilet block itself will be partially obscured from the road by existing trees. These trees will soften the visual impact of the village buildings as viewed from Curletts Road.</p>
Vehicle Access	<p>During the weekends there will be an increase in vehicle traffic through the Park's main entrance off Curletts Road. During the week-days especially, but also possibly during the weekend, any vehicles accessing the show-home village may encounter heavy stock-carrying vehicles that are using the entrance to access the saleyards during the period of time the Southern Motorway is being built.</p>	<p>PrefabNZ has discussed the capability of the Park entrance off Curletts Road to cope with the expected increased traffic resulting from the proposed show-home village on the Park with NZTA. The advice received is that the current intersection on Curletts Road is sufficient to cope with the traffic anticipated to be generated by the proposed village. It is expected that there will be minimal extra traffic at peak times due to the village being open on weekends, with week-day viewing by appointment only. Car parking for the public visiting the village will be kept away from the internal Park road used by stock trucks and signage can be installed that warns of this heavy vehicle traffic.</p>

Physical (Ground)	Some ground works will be required, including underground trenching, to connect the village to electricity and water connections.	The installation of the buildings will not require earthworks, other than trenching required for connection to electricity and water. Electricity for lighting for the houses will be sourced from solar panels, and the balance of power required will be from a connection to the existing switch box situated approximately 190 metres away further in the Park, which will require a cable to be laid underground. An underground water pipe to connect to an existing water supply in the Park may also be required. No cost will accrue to the Council. The Council has the option of requiring the retention of these service extensions at the termination of the temporary occupation, at no cost to the Council. Furthermore, because there are no significant sub-surface ground works required, it is not anticipated any sites of archaeological value will be encountered, although if any are during development of the show-home village, the Historic Places Trust and the Council will be notified immediately and ground work will cease.
Physical (Vegetation)	Any vegetation on the immediate site of the proposed show-home village will be affected by the development.	There are no sites of ecological significance in the proposed area of the village. There will be no removal of vegetation, other than pasture grasses, over the duration of the proposed occupation. The pasture will be reinstated at the termination of the occupation. Existing perimeter specimen trees will not be affected by the proposed development.
Level of compliance with the management plan and City Plan	Strictly speaking, the proposed occupation of Canterbury Agricultural Park is not compliant with the City Plan zoning of the land (it is not promoting the primary industries of Canterbury) nor with the intended use of the area as promoted in the operative management plan (that is, it is part of a general area to promote the primary industries, thereby reflecting the City Plan zone, and contained in a specific area to be used for sports field/open park/recreation).	The proposed occupation does, though, provide a facility and event for display for the appreciation of residents and other visitors, arguably a recreational activity, and is generally aligned with the uses of trade displays and demonstrations, and short-term exhibitions, listed in the Open Space Zone Community Standard 2.3.2. It will add to the variety of experience for Canterbury Agricultural Park visitors rather than detract from it.

12. At the request of officers a number of alternative sites were investigated by PrefabNZ for the proposed show-home village, some of which are listed in the following paragraph. These included privately – as well as Council – owned areas. The reasons stated by PrefabNZ why these alternative sites were discounted in favour of its preferred option of Canterbury Agricultural Park include (not necessarily applying to all sites):
- (a) Having to purchase land, this being beyond the budget of PrefabNZ and its members;
 - (b) The land area available not being sufficient to locate up to ten homes on;
 - (c) The site not being available for long enough (needed for at least one year, preferably two years);
 - (d) The site not having access to necessary services, such as electricity supply;

- (e) The site not being in a prominent visible location or too far from the Christchurch CBD;
 - (f) No off-street car parking available;
 - (g) Access roads needing to be formed to the site;
 - (h) The site being insufficiently level or dry, or earthquake damaged;
 - (i) The entrance not being wide enough for building-carrying heavy vehicles;
 - (j) The site not being a secure site after hours.
13. Sites investigated by PrefabNZ include in the former Canterbury Park land alongside Wigram Road, Pegasus Town, Belfast Village, Peterborough Village (Peterborough and Manchester Streets sites owned by individual residents), corner of Main North Road and Johns Road, Council/NZTA land at 35 Groynes Road and Council land at 173 Johns Road. The Council officers' suggestion that commercial sites also be considered was not pursued by PrefabNZ on the grounds that, being a non-profit entity, they cannot afford a commercial lease, and because commercial site owners are reluctant to commit their site to a non-profit group for a period up to two years, and that in their view activities on such sites are seen by the public as being profit-making, which is inconsistent with PrefabNZ' s focus on providing an impartial and balanced view of housing alternatives to Cantabrians.
14. PrefabNZ promotes its preferred site at Canterbury Agricultural Park on the grounds that:
- (a) There is sufficient area available to contain up to ten houses onsite;
 - (b) It is a prominent city location, visible to passing vehicle and foot traffic, and easily accessible for residents;
 - (c) There is no need to purchase a section;
 - (d) Vehicle parking is available off-road;
 - (e) Connection to services, such as electricity and water supply, are nearby;
 - (f) It can be available for the maximum time (two years) it may be required;
 - (g) It is an aesthetically attractive site – that is, a green setting free of excessive noise, dust and disruption.
15. Officers note, notwithstanding PrefabNZ's stated non-profit status as an industry organisation promoting prefabricated building design and construction, and its view that its proposal now before the Council will be of benefit to Christchurch property owners impacted upon by the earthquakes, that PrefabNZ's members (comprising a number of architect firms and building companies specialising in prefabricated building design and construction) who will be physically occupying the proposed site at Canterbury Agricultural Park are most definitely commercial entities and stand to gain financially from their occupation and activities at the site (that is, the display and on-selling of show-homes). Furthermore, the proposed village will show-case only one form of building design (that is, prefabricated building design). Other companies, in the business of selling homes of different design, are not involved, purely because they are not members of PrefabNZ and therefore not party to PrefabNZ's proposal. Staff advise that the proposal has been publicly notified, as explained in paragraph 39 of this report below, which will allow any other interested party to express their views.
16. Officers are further of the view that a precedence for favourable consideration of applications from any other building companies to similarly locate their show-homes on a Council park site is not set because the application in this instance is not one by a building company or companies but a one-off application by a non-profit industry organisation that is able to justify its application by presenting the value of an affordable, quicker and sustainable building option that can potentially benefit those Christchurch property owners impacted upon by the earthquakes. Councillors will need to decide if these benefits are sufficient to justify approval of a use of the proposed Canterbury Agricultural Park site that departs from the usual intended use of this part of the Park.

17. In addition, officers advise that, ordinarily, a commercial occupation on a Council park that is to be formalised by the granting of a lease, would need to be advertised for competitive tender. Paragraph 32 of this report below sets out the exceptions to this that may apply in this case.

FINANCIAL IMPLICATIONS

18. There are no financial implications for the Council arising from granting permission for PrefabNZ to temporarily occupy the proposed site in Canterbury Agricultural Park. PrefabNZ will meet all costs associated with the establishment and operation of the facility, including all resource and building consents, and costs to reinstate the site, to the satisfaction of the Greenspace Manager or her designate, at the end of the occupation.
19. Officers propose that the temporary occupation of the site is formalised with a lease, with a rental or charge determined by the Corporate Support Manager in consultation with the Property Consultancy Team.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

20. Not applicable.

LEGAL CONSIDERATIONS

21. The area that is proposed to be leased for the temporary show-home village is part of land held in fee simple by the Council and managed as Canterbury Agricultural Park. Whilst the land is not reserve subject to the Reserves Act 1977, it is used as "park" as defined in section 138(2) of the Local Government Act 2002 and therefore the proposed use of the land by PrefabNZ is subject to that provision.
22. As a consequence of the 22 February 2011 earthquake the Government made the Canterbury Earthquake (Reserves Legislation) Order 2011 ("Reserves Legislation Order") which permits the Council to authorise the use of reserves and parks (whether held under the Reserves Act 1977 or not) for works or activities directly related to earthquake recovery. Clause 5(c) of the Reserves Legislation Order permits the Council to use a reserve or park if the use is necessary in the opinion of the Council to respond in a timely manner to any circumstances resulting from the Canterbury earthquakes. However, the view of the Council's Legal Services Unit is that the show-home activity proposed by PrefabNZ is primarily a commercial activity which, whilst it may have some peripheral relevance to earthquake recovery in that the red zoning of land by CERA may increase demand for the products and services it promotes, it could not be said to be an activity necessary to respond in a timely manner to the Canterbury earthquakes. The Legal Services Unit is therefore of the view that the powers available to the Council under the Reserves Legislation Order do not apply to the proposed use of the land by PrefabNZ.
23. Accordingly, the Legal Services Unit is of the view that the application by PrefabNZ must be dealt with by the Council under 'business-as-usual' processes.
24. The proposed use by PrefabNZ will be documented by way of a lease on usual commercial terms, including the requirement to reinstate the land at the end of PrefabNZ's tenure to its former grazing standard. As Canterbury Agricultural Park is a 'metropolitan park', the decision-making authority whether to grant such lease or not rests with the Council, rather than the relevant Community Board, although, as is usual, the Community Board (in this case, the Spreydon/Heathcote Community Board) has been asked to make a recommendation.
25. As indicated in paragraph 9 of this report above, the land proposed to be leased to PrefabNZ is subject to the Nga Puna Wai and Canterbury Agricultural Park Management Plan ("Management Plan"). The area proposed to be leased to PrefabNZ falls within what the Management Plan terms at a high level to be the 'Agricultural Area', which is to be used for facilities, events (including as an ongoing venue for the A and P Show) and activities servicing and promoting the primary industries of Canterbury. At a more detailed level, the Management Plan contemplates that the area proposed to be leased to PrefabNZ is in an open park/recreation activity area (Figure 2 Activities Plan in the Management Plan) and is in Booking Area 8 (Sports fields/Recreation), as shown in Figure 3 Booking System Plan in the Management Plan. It therefore appears that the proposed use of this area by PrefabNZ would be inconsistent with the Management Plan.

26. The Management Plan covers land that is reserve under the Reserves Act 1977 and land that is not formally reserve. Whilst the Management Plan was prepared and adopted using Reserves Act 1977 processes, the land proposed to be leased to PrefabNZ is not held under the Reserves Act 1977. The Management Plan is therefore, in respect of the land proposed to be leased to PrefabNZ, not a Reserves Act 1977 plan.
27. Section 80 of the Local Government Act 2002 provides that if a decision by the Council is significantly inconsistent with a Council policy or plan, the Council must when making the decision clearly identify:
 - (a) the inconsistency;
 - (b) the reasons for the inconsistency; and
 - (c) any intention to amend the policy or plan to accommodate the decision.
28. The form of the staff recommendation has been drafted to comply with section 80 of the Local Government Act.
29. As indicated in paragraph 10 of this report above, it will be necessary for PrefabNZ to obtain land use consent, and any other required consents, under the Resource Management Act 1991 for its proposed activity. Building consents under the Building Act 2004 will also be required.
30. As discussed in paragraph 11 of this report above, the area proposed to be leased to PrefabNZ is the subject of a licence in favour of the A&P Association and possibly also to Eventing Canterbury. Any agreement on the part of the Council to grant a lease to PrefabNZ will therefore need to be subject to the agreement of those two parties to relinquish their rights for the term of the proposed PrefabNZ lease.
31. It will be necessary for PrefabNZ to agree to the conditions of, and sign, a Temporary Access Licence before moving onto the site, the purpose of this agreement is to protect the interests of Council while construction activities are being undertaken on the site.
32. The Office of the Auditor General 'Procurement Guidance for Public Entities' ("Procurement Guidelines") sets out a statement of good practice (not rules) for public entities (including local authorities) when procuring goods and services, including granting leases. Ordinarily, the Procurement Guidelines state that "in principle advertising an open request for tender or proposal should be the preferred method for higher value and/or higher risk procurement". However, the Procurement Guidelines do provide exceptions to this, such as where a contract may not fit the conventional market model because there is not an effective market to provide the services or due to the strategic importance of the services or the relationship with the provider is such that the objectives of the procurement may not be achieved through the market. Given the current circumstances arising from the recent earthquakes of large numbers of people being displaced and urgently requiring affordable and convenient housing solutions, and PrefabNZ being the industry wide organisation formed to promote the use of prefabricated housing solutions, it is arguable that the conventional tender model of procuring these services is inappropriate and that a competitive tender is not required.

Have you considered the legal implications of the issue under consideration?

33. Yes, see above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

34. Not applicable.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

35. No.

ALIGNMENT WITH STRATEGIES

36. Not applicable.

Do the recommendations align with the Council's strategies?

37. No.

CONSULTATION FULFILMENT

38. Section 138 of the Local Government Act 2002 requires the Council to consult on any disposal of land used as a "park". For these purposes "park" means land acquired or used for community, recreational, environmental, cultural or spiritual purposes. "Disposal" includes the grant of a lease with a term of more than six months, which has the effect of excluding or substantially interfering with the public's access to the park.
39. Public notice of the proposal was made in The Press on Saturday 15 October 2011, inviting public comment, to be received no later than 5pm, Friday 4 November 2011. Copies of the submissions received, and a summary and analysis of these, will be tabled at the meeting.
40. PrefabNZ has advised Council officers it has consulted with a number of agencies and affected parties over its proposal to lease the identified site on Canterbury Agricultural Park, including operational staff and members of the Board of the Canterbury Agricultural and Pastoral Association (A and P). The A and P Board has indicated its support, which was ratified at its meeting on 17 October 2011 and then confirmed by the A and P Committee at its meeting on 19 October 2011. Council officers have met onsite with PrefabNZ's project management representative and A and P operational staff to discuss measures needing to be taken to ensure that the proposed occupation is compatible with A and P's future operations to run the Show. A letter of support of PrefabNZ's proposal from A and P is provided in **Attachment D**.
41. Officers have contacted Eventing Canterbury, who have advised they will not be seeking to renew their licence to establish a cross country equestrian course at Nga Puna Wai and Canterbury Agricultural Park.
42. The proposed site for the show-home village lies within in the Spreydon Ward and is therefore a matter for the Spreydon/Heathcote Community Board to consider and make recommendations to the Council on. As the Riccarton/Wigram Community Board was engaged in the processes of classification of the Nga Puna Wai reserves in 2009 and the hearing of submitters on the Canterbury Park Draft Management Plan in 2010, this report has been forwarded to the Riccarton/Wigram Community Board at its meeting on 15 November 2011 in the form of an information memo.

STAFF RECOMMENDATION

It is recommended that the Spreydon/Heathcote Community Board, having considered the views of any submitters on this proposal, recommend that the Council resolve as follows:

- (a) Pursuant to section 80 of the Local Government Act 2002 the Council notes:
- (i) The proposal to lease part of Canterbury Agricultural Park to PrefabNZ Incorporated for the purposes of developing a temporary show-home village is inconsistent with the Nga Puna Wai and Canterbury Agricultural Park Management Plan;
 - (ii) The reason for the inconsistency is due to the Nga Puna Wai and Canterbury Agricultural Park Management Plan providing for the use of Canterbury Agricultural Park for facilities, events (including as an ongoing venue for the A and P Show) and activities servicing and promoting the primary industries of Canterbury; and
 - (iii) Given the temporary nature of the proposed activity, there is no intention to amend the Nga Puna Wai and Canterbury Agricultural Park Management Plan to accommodate the decision to lease part of Canterbury Agricultural Park to PrefabNZ Incorporated.

- (b) Subject to PrefabNZ Incorporated obtaining all necessary regulatory consents and all parties with existing rights of tenure consenting to such use, and with due consideration of the implications of approving a one-off departure from the normal use of Canterbury Agricultural Park greenspace as described in paragraphs 15, 16 and 17 of this report, that the Council grants a lease pursuant to section 12 of the Local Government Act 2002 to PrefabNZ Incorporated over an area of approximately 6,000 square metres of Lot 1 DP 302504 and some of Section 2 SO 300665 contained in certificate of title 9505 shown as the hatched area labelled "Canterbury Housing Innovation Park" on the concept site plan attached to this report as **Attachment B** for the development of a temporary prefabricated design show-home village for a period of up to 26 months, the lease period to begin on 1 January 2012.
- (c) That the Corporate Support Manager and his staff be delegated the power to negotiate the lease on behalf of the Council on such terms and conditions as he shall consider necessary, including the obligation on the lessee to remove the developments and to reinstate the land on the expiry of the lease.
- (d) That the lessee be required to sign a temporary access licence before accessing the site, the purpose of which is to clearly delineate the Council's and lessee's responsibilities during any construction phase of the developments on the leased site.

CHAIRPERSON'S RECOMMENDATION

For Discussion.