



Rangitikei District Council

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**Rangitikei**  
UNSPOILT...

## **Bulls Community Committee Meeting**

# **Order Paper**

**Tuesday, 9 December, 2014  
5.30pm**

**Supper Room, Bulls Town Hall, High Street, Bulls**

**Website: [www.rangitikei.govt.nz](http://www.rangitikei.govt.nz)**

**Email: [info@rangitikei.govt.nz](mailto:info@rangitikei.govt.nz)**

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**Chair**  
Hew Dalrymple

**Membership**  
Jane Dunn, David Fraser, John Guinan, Braden Hammond, Chris Hart,  
Jodi Jamieson, Carol Lewis, Keith Scott, Heather Thorby, Andy Walker

His Worship the Mayor, Andy Watson, (ex officio)

Councillors Rebecca McNeil and Tim Harris

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**Please Note:** Items in this Agenda may be subject to amendments or withdrawal at the Meeting. It is recommended therefore that items not be reported upon until after adoption by the Committee.



# Rangitikei District Council

## Bulls Community Committee Meeting

Order Paper – Tuesday 9 December 2014 – 5:30 p.m.

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The quorum for the Bulls Community Committee is 6 plus one elected member of Council

At its meeting of 28 October 2010 Council resolved that 'The quorum at any meeting of a standing committee or sub-committee of the Council (including Te Roopu Ahi Kaa, the Community Committees, the Reserve Management Committees and the Rural Water Supply Management Sub-committees) is that required for a meeting of the local authority in SO 2.4.3 and 3.4.3

**1 Welcome**

**2 Apologies**

**3 Confirmation of minutes**

**Recommendation**

That the Minutes of the Bulls Community Committee meeting held on 11 November 2014 be taken as read and verified as an accurate and correct record of the meeting.

**4 Matters arising**

**5 Council decisions on recommendations from the Committee**

There were no recommendations from the Committee presented to Council's 27 November 2014 meeting.

**6 Report from the Sub-Committee addressing the transition issues for Samoan families into the Bulls Community**

A verbal report will be provided at the meeting.

**7 Update on the Bulls Town Centre Plan – December 2014**

A memorandum is attached.

File ref: 1-CP-7-2

**Recommendation**

That the memorandum 'Update on the Bulls Town Centre Plan – December 2014' be received.

**8 Update on the Bulls Wastewater Upgrade Project Focus Group**

No further progress has been made on this project since the last update.

**9 Potential sites for Community Gardens in Bulls**

A report is attached.

This report was presented as an item on the agenda for the 13 November 2014 meeting of the Assets/Infrastructure Committee, and subsequently emailed to members of the Bulls Community Committee on 10 November 2014 for comment. At its meeting on 11 November 2014, the Bulls Community Committee decided to refer this item to its December 2014

meeting. The Committee is asked for its views on the potential sites for community gardens in Bulls.

File ref: 1-AS-1-1

#### **Recommendations**

- 1 That the report 'Potential Sites for Community Gardens in Bulls' be received.
- 2 That the Bulls Community Committee provides the following comment on the report 'Potential Sites for Community Gardens in Bulls'...

### **10 Current infrastructure projects/upgrades and other Council activities in the Bulls Ward**

A memorandum is attached.

File ref: 3-CC-1-5

#### **Recommendation**

That the memorandum 'Current Infrastructure projects/upgrades and other Council activities in the Bulls Ward' be received.

### **11 Small projects grant scheme**

The balance of the Small Projects Grant Scheme for the Bulls Ward is \$1,054.93 (being the allocation of \$1,193 minus the \$138.07 spent).

### **12 General business**

### **13 Notification of business for the next meeting**

### **14 Next meeting**

Tuesday 10 February 2014, 5.30 pm

### **15 Meeting closed**

# Attachment 1

# Rangitikei District Council

## Bulls Community Committee Meeting

Minutes – Tuesday 11 November 2014 – 5:30 p.m.

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**Present:**

- H Dalrymple (Chair)
- J Dunn
- J Guinan
- B Hammond
- C Hart
- J Jamieson
- K Scott
- H Thorby
- Cr T Harris
- Cr R McNeil
- His Worship the Mayor, A Watson

## **1 Welcome**

The Chair welcomed everyone to the meeting.

## **2 Apologies**

That the apologies for absence from D Fraser and C Lewis, and the apology for lateness from Cr Harris, be received.

H Dalrymple / K Scott. Carried

## **3 Confirmation of minutes**

<b>Resolved minute number</b>	<b>14/BCC/069</b>	<b>File Ref</b>
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That the Minutes of the Bulls Community Committee meeting held on 14 October 2014 be taken as read and verified as an accurate and correct record of the meeting.

A Walker / J Dunn. Carried

## **4 Matters arising**

None

## **5 Council decisions on recommendations from the Committee**

The Committee acknowledge the decision to defer a review of the Waste Management and Minimisation Plan until the 2018 Long-Term Plan is being prepared.

## **6 Report from the Sub-Committee addressing the transition issues of Samoan families into the Bulls Community**

Cr McNeil gave an oral report to the Committee. The Following points were raised:

- The information pack about Bulls is complete.
- Seven individuals/family groups will be coming into Bulls.

His Worship the Mayor informed the Committee that 38 new employees will be arriving in the District (unsure of the exact timing of arrival) and that a Samoan consultation group has been established within the Rangitikei District Council.



## **7 Update on the Bulls Town Centre Plan – November 2014**

J Dunn provided an oral update to the Committee. The following points were raised:

- On 30 October 2014, a workshop group met as part of the feasibility study from the proposed community centre (multi-purpose facility). They will meet again in November.
- A community flyer has been delivered.
- An application has been made to the Creative Communities Scheme for the arts projects.
- The new planter pots will arrive on Friday 14 November (thanks to 10 sponsors). Council will provide potting mix and flower plants.
- The maintenance of the plants (watering) will be done by volunteers.
- Approval has been given to French & Sons to plant a Bay tree.
- Cr Harris will organise payment of this account.
- The bench seats are progressing well. They have been painted with a special 'cool colour technology paint'. They will be able to be moved around town. Hope to have five coloured and five black seats in use by 6 December 2014 (Bulls Christmas Parade). Council have offered to cover the cost if one or two disappear from the street. Extra paint for maintenance purposes may need to be purchased; the Committee approved this additional purchase.
- Negotiations with the owners of the Criterion site are continuing.
- A question was raised about the re-sealing of the road in December, and the pedestrian crossing.
- The Bulls Medical Centre is happy to have their seats painted on the lawn area.

**Resolved minute number**      **14/BCC/070**      **File Ref**      **1-CP-7-2**

That the memorandum 'Update on the Bulls Town Centre Plan – November 2014' be received.

J Dunn / J Guinan. Carried

## **8 Update on the Bulls Wastewater Project Focus Group**

Cr Harris commented on the information presented in the agenda. This project is a 'work-in-progress'.

## **9 Signage reports**

H Thorby gave a verbal report. The following points were raised:

- A more professional approach is needed.
- More effective use of the old Lions Club signs, at the entrances to Bulls, need to be made.
- Further details and costings need to be obtained, and further research conducted.



## **10 Consultation – Draft Policy on the Disposal of Surplus Lands and Buildings**

A brief discussion was held. The question of whether this Policy applied to land/buildings gifted to Council by communities or individuals was raised. His Worship the Mayor informed the Committee that the Policy only applied to those lands/buildings with clear ownership by Council (e.g. the Bulls Town Hall).

**Resolved minute number**                      **14/BCC/071**                      **File Ref**                      **3-PY-1-13**

That the memorandum '10 Consultation – Draft Policy on the Disposal of Surplus Lands and Buildings' be received.

K Scott / J Dunn. Carried

## **11 Current Infrastructure projects/upgrades and other Council activities in the Bulls Ward**

The Committee objects to the term 'Caravan Dump Site' and would prefer that this project be referred to as 'effluent disposal' or 'brown water'.

**Resolved minute number**                      **14/BCC/072**                      **File Ref**                      **3-CC-1-5**

That the memorandum 'Current Infrastructure projects / upgrades and other Council activities in the Bulls Ward' be received.

A Walker / B Hammond. Carried

## **12 Small projects grant scheme**

The Committee approved the purchase of fairy lights to be placed in the Pohutakawa Trees in the planter boxes.

**Resolved minute number**                      **14/BCC/073**                      **File Ref**

That the Bulls Community Committee approves the purchase of fairy lights to be placed in the Pohutakawa Trees in the planter boxes.

J Dunn / K Scott. Carried

## **13 General business**

### **J Anderson**

- Report included:
  - Meetings attended and projects underway.
  - The Town Map is well underway.
  - The Christmas Parade is on 6 December 2014.
  - Late night shopping will be on 27 November 2014 and 12 December 2014 (4pm – 8pm).
  - Planning is underway for a concert on 28 February 2015.
  - The local Youth Forum will be held on 21 November 2014.

### **H Thorby**

- Reminder that the Rose Show is coming up.

### **C Hart**

- Informed the Committee of the Ohakea Christmas Party on 7 December 2014.
- A tour of the base for Committee members will be organised in early 2015.

### **Cr Harris**

- Has been in talks with the Bulls Tennis Club regarding their facilities.

### **B Hammond**

- Currently a 'quiet' period for the Fire Brigade.

### **J Guinan**

- Has undertaken some repairs to the Skate Park ramp.

### **His Worship the Mayor**

- A positive change from Central Government on the FAR has been received.
- A study of the Three Waters has been undertaken; a range of responses from across the region have been received.
- The Regional Growth Study is underway, along with a conference.
- The draft 2015-25 Long Term Plan will be presented in 2015.
- Gave an update on the progress of the Local Approved Products Policy.
- The Bulls Gaol project is going ahead.

## **14 Notification of business for the next meeting**

Potential Sites for Community Gardens in Bulls

**15 Next meeting**

Tuesday 9 December 2014, 5.30 pm

**16 Meeting closed – 7.30 pm**

Confirmed/Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Unconfirmed

# Attachment 2



# MEMORANDUM

TO: Bulls Community Committee

FROM: Denise Servante

DATE: 3 December 2014

SUBJECT: **Update On The Town Centre Plan – December 2014**

FILE: 1-CP-7-2

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## **1 Background**

- 1.1 This memorandum provides an update on the implementation of the Bulls Town Centre Plan.
- 1.2 The Steering Group, established by the Committee to oversee the development of the Town Centre Plan and then re-established to implement the Plan, has been meeting monthly. The last meeting was on 1 December.
- 1.3 At that meeting the Group received an update on the multi-purpose centre project. Several members of the Group are involved in the separate Advisory Group that has been established to support the team from Creative Communities and Architecture Workshop. Those present reported satisfaction with progress and the outcomes to date.
- 1.4 The Steering Group has been progressing one of the five proto-typing projects that it has identified as priorities. This is to establish “linger nodes” along High Street comprising brightly painted seats and associated planter boxes. These have been put in place and look great. The Steering Group recorded its appreciation of those members who had made this happen, particularly Jane Dunn and John Guinan.
- 1.5 A second project will be implemented over the summer by a youth group being facilitated by Jayme Anderson through the Bulls and District Community Trust.
- 1.6 The Group also sought funding from Creative Communities New Zealand (a funding agency) for a further project and have been requested to apply again in March 2015 when more precise details about the project are known.

## **2 Recommendations**

- 2.1 That the memorandum ‘Update on the Bulls Town Centre Plan – December 2014’ be received.

Denise Servante  
Strategy and Community Planning Manager

# Attachment 3



# REPORT

SUBJECT: **Potential Sites for Community Gardens in Bulls**

TO: Strategic Planning And Policy Committee

BY: Denise Servante, Senior Policy Analyst

DATE: 10 October 2014

FILE: 1-AS-1-1

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## **1 Executive Summary**

- 1.1 Council has a policy on community gardens (attached as Appendix 1). The policy allows Council to identify sites within its community and leisure assets portfolio that would be suitable for a community garden and to make this list publically available.
- 1.2 If there is any interest from the community in establishing a community garden, then the policy contains criteria that would need to be met in order for the Chief Executive to develop a lease-type arrangement with the group to establish a community garden.
- 1.3 Council has been notified that there is interest from an individual in Bulls to establish a community garden. Council staff have identified two potential sites within the town which are suitable. The Committee is asked to confirm these two sites as suitable for a community garden. They can then be added to the list of suitable sites.

## **2 Haylock Park, Johnson Street**

- 2.1 Haylock Park comprises two titles; one of 1.88 hectares and one of 411m<sup>2</sup>. A large part of the park is fenced off and rented out for grazing. The remainder comprises a walkway access through from Walker Street to Johnson Street. This is the area considered suitable for a community garden project.
- 2.2 The site has a water account and a toby at the perimeter on both access points (Walker and Johnson Streets). It is residential zoned and gardening is a residential activity. There are some sheep pens in one corner of this area which may cause concern in terms of HAIL contamination under the appropriate NES. However, it is not in close proximity to the area proposed for a community garden project.
- 2.3 Apart from this, there are no other considerations to be taken into account in terms of land contamination.



### **3 Walker Park, Bridge Street**

- 3.1 Walker Park is a single title of 4196 m<sup>2</sup>. The park has various children's play equipment and a rain shelter/picnic area. This may make the site attractive for a group with young children but care would need to be taken that a community garden project did not detract from the existing considerable amenity value of the park.
- 3.2 The site has a water account and a toby at the perimeter on Taumaihi Street. It is residential zoned and gardening is a residential activity. There are no other considerations to be taken into account in terms of land contamination.

### **4 Other sites**

- 4.1 Council staff also considered whether there is potential to investigate a community garden project at Bulls Domain. However, the park is away from main residential areas with the attendant potential issues over access and security. This site has therefore been considered as unsuitable for a community garden.

### **5 Next Steps**

- 5.1 If the Committee approves making these sites available for a community garden project, then the details will be loaded to the website at <http://www.rangitikei.govt.nz/index.php/community-services/73-community-development/217-community-gardens>.
- 5.2 The format for this information is included as Appendix 2.

### **6 Recommendations**

- 6.1 That the report on "Potential Sites for Community Gardens in Bulls" be received.
- 6.2 That the Assets/Infrastructure Committee approves the inclusion of Walker Park, Bridge Street and Haylock Park, Taumaihi Street as available sites for establishing a community garden, subject to the application process outlined in the Policy, Community Gardens in the Rangitikei.

# *Appendix 1*

## **Community Gardens in the Rangitikei**

During the consultation process for the 2010 / 2011 Draft Annual Plan, council received a submission requesting the use of land at Marton Campground<sup>1</sup>. Council explored the concept of community gardens further and resolved to develop a list of sites that would be made available to groups wishing to establish community gardens in Marton<sup>2</sup>. The overarching aim is to develop a set of criteria that would be relevant to any group wishing to establish a community garden in any town within the district.

The following information outlines Rangitikei District Council's role in supporting community gardens, definition of a community garden and criteria of use of Council land for a group wishing to establish a community garden.

### **Rangitikei District Council's role in community gardens**

Rangitikei District Council's role in regards to community gardens is seen more as an enabler and supporter of community garden initiatives, than a provider or funding source. As part of the role as an enabler, Council has made a list of Council owned sites available for public use as community garden which are subject to some criteria.

### **Community garden definition**

Community garden is identified as:

*a small scale low- investment neighbourhood communal gardening venture, growing vegetables, fruit and/or flowers. It uses vacant or unspecified open space – either in the public domain, or owned by another organisation or business (for example by a church or through a public housing body). Community gardens may have an explicit gardening philosophy such as organic growing, permaculture or biodynamic gardening, or they may allow participants with individual plots to manage them as they see fit. They may also establish nurseries to propagate and raise seedlings for their gardeners.<sup>3</sup>*

### **Application for use of an identified site as a community garden**

If your group has spotted a site on the list of available sites that you would like to develop as a community garden, you will need to apply in writing to Council's Property Manager for use of the site. So Council can

- Apply in writing to the Chief Executive
- Include name of group or organisation responsible, contact person, phone, email and address details.

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<sup>1</sup> Property ID 245

<sup>2</sup> 10/RDC/158 – That the Council instructs the Chief Executive to develop:

A list of sites available for community gardens in Marton and characterises them according to location and accessibility, land area, land quality (where possible), facilities, water, security and possible disruption to other residents.

A set of criteria and conditions for groups wishing to establish a community garden on Council-owned land.

<sup>3</sup> <http://www.aucklandcity.govt.nz/council/documents/gardenpolicy/introduction.asp>

- Objectives of the group's intended community garden (these are the outcome or values that the group will be operating by, for example; to run a community garden based on the principals of permaculture)
- Details of group structure (positions in group and who is in each position)
- Please detail which site you are interested in using also (site descriptions available on [www.rangitikei.govt.nz](http://www.rangitikei.govt.nz))

#### **Criteria for use of Council land for the purpose of establishing a community garden**

- Community garden must operate on open and inclusive principals.
- Council must have a clear contact person from the group. This person will be the liaison for Council. The group is responsible for updating council on any changes in contact person. Council will not lease any land to a group without a contact person.
- Any community garden established must operate on a not-for-profit basis and not for commercial gain or operate for private benefit.
- The community garden must be maintained to a neat and tidy standard<sup>4</sup>. All rubbish is to be removed from the site and not dumped onto neighbouring properties.
- Must be kept free from unwanted, noxious and invasive weeds. Please refer to Department of Conservation and Biosecurity New Zealand for information regarding pest weeds<sup>5</sup>
- Council will inspect the site (2 times a year). Council will notify the contact person in writing of any concerns or if the garden is not being maintained to a neat and tidy standard.
- Plots will be allocated on a first-in first-served basis. Council will keep the list of available sites updated and on the website. If a group wishes to give up their plot they must notify Council's property manager in writing with confirmation of a final date of use.

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<sup>4</sup> This means not be overgrown or left untended, and should be kept free from weeds and pests. Rubbish should not be left at the community garden site and all tools should be tidied away. Council reserves the right to return any untended community garden area to its original state.

<sup>5</sup> <http://www.doc.govt.nz/conservation/threats-and-impacts/weeds/docs-weed-work/> and <http://www.biosecurity.govt.nz/pests-diseases/plants/accord.htm>

## *Appendix 2*

<b>Bulls</b>	<b>Size</b>	<b>Location</b>	<b>Accessibility</b>	<b>Facilities</b>	<b>Security</b>	<b>Neighbour disruption</b>	<b>Officer comment</b>
<b>Walker Park (Bridge Street)</b>	Sufficient space to create a community garden.	A site could be selected that does not interfere with other park users.	Street parking. Close to residential area, children's play equipment on site. Covered shelter.	Water toby at site boundary	No lockable shed, but one could be installed within District Plan rules (setback from boundary)	Well-used by the community as a children's play area, visible from the road, impact on neighbours would be minimal.	A List: No issues with site suitability.
<b>Haylock Park (Johnson Street)</b>	Sufficient space for a community garden	Any area of the park not currently rented out for grazing and fenced off.	Access to the site through 2 driveways, or from Council car park. Off-street car parking is available.	Water toby at site boundary	No lockable shed, but one could be installed within District Plan rules (setback from boundary)	Well-used by the community as a walk through access way between Walker Road and Johnson Street, visible from the road, impact on neighbours would be minimal.	A List: No issues with site suitability.

# Attachment 4





**Rangitikei**  
UNESPILT...

## MEMORANDUM

TO: Bulls Community Committee

FROM: Samantha Whitcombe

DATE: 2 December 2014

SUBJECT: **Current Infrastructure Projects/Upgrades and other Council Activities in the Bulls Ward**

### **Water Supply in the Bulls Ward**

- 1 Install new water supply filling station: Preliminary design underway, in consultation with Roading and Operations teams.
- 2 Work planned for the next three months:
  - Install new water supply filling station: Complete design, prepare tender/contract docs/ award tender and commence construction works (NB this is a joint water supply and caravan wastewater dump site project)

### **Sewerage and the Treatment and Disposal of Sewage in the Bulls Ward**

- 1 Waste water Treatment plant upgrade (improvement of Bulls treatment plant to meet water quality standards), Caravan dump site: The resource consent application is currently being prepared and is completed. Staff have met with Iwi on site to discuss land passage and outfall structure options. Caravan dump site investigation being scoped, existing service connection options investigated
- 2 Work planned for the next three months:
  - Waste water Treatment plant upgrade (improvement of Bulls treatment plant to meet water quality standards), Caravan dump site: Receive resource consent from horizons. Ongoing consultation with Iwi and the community and other interested parties. Complete design, prepare tender/contract docs/ award tender and commence construction works. Caravan dump site complete design and tender docs. (NB this is a joint water supply and caravan wastewater dump site project).

### **Stormwater in the Bulls Ward**

- 1 Community apportionment \$14,510; High St/ Wilson St: Project identified preliminary design undertaken
- 2 Work planned for the next three months:
  - Community apportionment \$14,510; High St/ Wilson St: Complete design and tender/contract docs award tender and commence construction

### **Recommendation**

That the memorandum 'Current Infrastructure Projects/Upgrades and Other Council Activities in the Bulls Ward' be received.

Samantha Whitcombe  
Governance Administrator