

# Council

## Tabled Documents

13 December 2018

- |                |  |
|----------------|--|
| <b>Item 12</b> | Administration Matters – Agreement for the Development of a Residential Subdivision – Bredins Line, Marton   |
| <b>Item 16</b> | Turakina Community Committee, 6 December 2018<br>Hunternville Community Committee, 10 December 2018<br>Bulls Community Committee, 11 December 2018 |

**AGREEMENT<sup>1</sup> FOR THE DEVELOPMENT OF**  
**A Residential Subdivision, Bredins Line, Marton**

**THIS AGREEMENT** made this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

**BETWEEN**      **RANGITIKEI DISTRICT COUNCIL ("RDC")**

**AND**            **Michael and Rachel Maher**            ("Developer")

**PREAMBLE**

This Agreement sets out the assistance/support that RDC will provide to the Developer in exchange for the Developer completing the development as specified herein. This Agreement also sets out the conditions under which RDC will provide the assistance/support specified in this agreement. This Agreement may be amended/modified at RDC's sole discretion, and may be terminated by either party as set out herein.

Note: RDC will only consider entering into a Development Agreement BEFORE any consent is granted or development is undertaken (as the case may be).

**PROPOSED DEVELOPMENT**

Development Description (attach plans/documents as appropriate):

**An eight (8) lot residential subdivision, as stage 1 of a possible 2 stage development**

Address: **62 Bredins Line, Marton**

Legal Description: **Part Lot 7 Deeds Plan 184**

Property/Business Owner: **Michael and Rachel Maher**

Contact Details of Developer/Developer Representative:

Name: \_\_\_\_\_ Ph/Mob: \_\_\_\_\_

Address: \_\_\_\_\_

<sup>1</sup> This Agreement is made in general accordance with Sections 207A – F of the Local Government Act 2002 (which relate to Development Agreements).

**Nature of Support Covered by this Agreement (check X all boxes that apply)**

- ☒ Proposal requires a resource consent or subdivision consent from RDC, and the Developer has sought a waiver or reduction in fees/charges.
- ☐ ~~Proposal requires a building consent from RDC, and the Developer has sought a waiver or reduction in fees/charges.~~
- ☐ ~~Developer has sought rates relief (remission/postponement) from RDC.~~
- ☐ ~~RDC Infrastructure~~
- ☐ ~~Other Considerations~~

**IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:**

**Consent Fees**

1. RDC will waive 100% of the fee payable in respect of the internal processing costs of any application for a resource consent and/or subdivision consent required for the proposed development to a maximum value of \$5,000 (excl GST). Should the application require notification and there are objections, the costs for notification and hearing remain with the applicant. This does not commit RDC to granting a resource consent or a certificate under section 224 of the Resource Management Act.
- ~~2. RDC will waive XX% of the fee payable in respect of processing any application for a building consent required for the proposed development, and includes the cost of any inspections undertaken by RDC staff. Note: RDC will only waive internal consenting costs. External levies, such as EQC, Fire Service, BRANZ, etc will still need to be paid. This does not commit RDC to issue a building consent or code compliance certificate under the Building Act.~~

**Rates Remission/Postponement**

3. RDC agrees to remit and/or postpone rates as follows (delete as required):
  - a) A rates remission of 100% of rates payable per annum for 1 years in respect to Part Lot 7 Deeds Plan 184, from the date of the granting of the resource (subdivision) consent.
  - ~~b) A rates postponement of XX% of rates payable per annum for X years. Note: this condition requires the payment of all rates owed during the period of postponement.~~



- c) Where the development relates to a subdivision, RDC will only levy the rates payable on the parent (original) lot until legal title has been issued for each of the new lots created. Where new lots are sold, RDC will reduce the rates payable by the Developer as a proportion of the area/lots remaining unsold (calculated at the start of each rating year (being 1 July). This remission will be for an initial period of one (1) year. Any decision to extend the remission after that period will be at RDC's sole discretion.
- d) Where the purchaser of each new lot intends to build on that lot, then RDC may enter into a development agreement with the new owner on such terms and conditions as RDC may decide. Separate from and independent of this or any other arrangement with the Developer.

#### **Infrastructure**

- 4. RDC will confirm that its roading, water, wastewater and stormwater infrastructure has sufficient capacity to meet the needs of the proposed 8 lot subdivision development. However, any further development proposals will need to be reviewed against RDC's infrastructure capacity at the time - noting that existing stormwater capacity is unlikely to be sufficient to accommodate further subdivision development. If it does not, RDC agrees to cover XX% of these costs. Any commitment to provide infrastructure and its timing will be at RDC's sole discretion.

RDC will provide, subject to any conditions specified, the following infrastructure in support of the proposed development:

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- 5. The Developer must meet on-site costs for connecting (in accordance with RDC's requirements) to RDC's roading, water, wastewater and stormwater infrastructure and for providing the required range of services within the development.

#### **Other Considerations (if applicable)**

- 6. RDC agrees to provide additional support as specified below:

- a) 

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- b) 

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Terms/Conditions: 

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#### **Other Conditions**



7. The following specific conditions apply to this agreement:

- a. \_\_\_\_\_
- b. \_\_\_\_\_

### General

8. The Developer agrees to undertake the development in accordance with this Agreement. Where the development is not undertaken or completed in accordance with this Agreement, then RDC reserves the right to seek the repayment of any and all fees waived, rates remitted or postponed, or the cost of infrastructure provided/funded by RDC to support the Development, and the Developer agrees to repay, within the time set by RDC, any and all fees waived or rates remitted by RDC. The Developer acknowledges that RDC may register a charge against the Developer's property to recover any costs incurred by RDC should the Developer default on
9. The Developer agrees to progress the development without undue delay, and to undertake the development in accordance with the relevant laws and regulation of New Zealand, and the bylaws, rules and requirements of RDC.
10. Nothing contained in this Agreement shall be construed as creating a partnership, agency, trust or other association of any kind between the parties.
11. RDC may, at its sole discretion, agree to enter any further agreements with the Developer, with the content and scope of any such agreement to be solely determined by RDC.
12. This Agreement terminates when all actions, obligations or undertakings of either party set out herein have been completed, unless a termination date is specified below:
- ~~Unless the parties otherwise agree, this Agreement shall terminate on the XX day of YYYYY 20ZZ.~~
13. This Agreement, the legal relations between the parties, and any claim arising out of or related to this Agreement, the negotiation, terms, validity or performance of this Agreement or the transactions contemplated hereby whether in contract or otherwise shall be given by and construed and enforced in accordance with the laws of New Zealand.

**SIGNED** by  
**RANGITIKEI DISTRICT COUNCIL**

) Rangitikei District Council

)

)

Chief Executive

**SIGNED** ~~on behalf of~~ by

**Michael and Rachel Maher**

~~By its authorised signatories in~~ In the

Presence of:

)

)

)

)

Print Name(s)

Position(s)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# Rangitikei District Council

## Turakina Community Committee Meeting

Minutes – Thursday 6 December 2018 – 7:30 pm

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**TABLED DOCUMENT**

Tabled at Council

on 13 December 2018



**Present:** Ms Laurel Mauchline Campbell (Chair)  
Mr James Bryant  
Mr Alastair Campbell  
Ms Carol Neilson  
Cr Soraya Peke-Mason  
His Worship the Mayor, Andy Watson

**In attendance:** Mr Blair Jamieson, Strategy & Community Planning Manager  
Mr Kirk Major, Turakina Tennis Club

Unconfirmed

MEMBERS' DOCUMENT

Table 1.1

Table 1.2

## 1 Welcome

The Chair welcomed everyone to the meeting

## 2 Public Forum

Mr Kirk Major from the Turakina Tennis Club spoke on the historic and regular flooding events that happen in Turakina; all of which negatively affect the Tennis Club.

Mr Major has met with Mr Pokiha, Roading Operations Manager from the Rangitikei District Council (RDC), as the flooding that affects the Tennis Club comes via the road. After discussions with Mr Pokiha, Mr Major noted that he has met with Horizons and NZTA staff on this issue. The outcome of which is that the three parties (RDC, Horizons, and NZTA) will contribute \$2000 each, and is to go towards fixing the issue.

Mr Major noted that whilst the flooding was an issue, it is actually the symptom of a clogged and debris filled stream. Mr Major believes that with this \$6000, a programme to clean the waterway could effectively be undertaken if access by the relevant landowners could be acquired. Acquiring approval from all required landowners was noted as being unlikely. However, before landowners were to be approached, Mr Major requested assistance from the Committee and indeed Council on pricing up the job.

**Resolved minute number** 18/TCC/045

That the Turakina Community Committee requests Council staff investigate both the feasibility and costs associated with the drainage work required between SH3 and the Turakina Tennis Club.

Ms Campbell / Mr Campbell. Carried

## 3 Apologies

That the apologies for Mr Duran Benton, Ms Tina Duxfield, Ms Hayley Grant and Ms Anita Oliver be received.

Ms Neilson / Cr Peke-Mason. Carried

## 4 Members' conflict of interest

Members were reminded of their obligation to declare any conflicts of interest they might have in respect of items on this agenda.

## 5 Confirmation of Order of Business and Late Items

The order of business was confirmed.

## **6 Confirmation of Minutes**

**Resolved minute number**                      **18/TCC/046**

That the Minutes of the Turakina Community Committee meeting held on 4 October 2018 be taken as read and verified as an accurate and correct record of the meeting.

Mr Campbell / Mr Bryant. Carried

## **7 Chair's Report**

The Chair commented on recent activities affecting the Turakina area:

- The township signage meeting in Marton was attended, this was to understand the signage concepts and how it would apply to the Turakina signage.
- The Rangitikei Youth Council. Request was made to the committee to encourage any youths that they know to apply.
- The Turakina Cemetery. It was noted that the cemetery was closed by Gazette notice in 1988. Mr Athol Sanson of RDC will be looking at getting this cancelled.

## **8 Council Decisions on Recommendations from the Committee**

The Committee noted the commentary in the agenda.

## **9 Council Response to Queries Raised at Previous Meetings**

No queries were raised.

## **10 Representation review**

The Committee noted the commentary in the agenda, with His Worship the Mayor explaining the process and how Council came to the decision to seek a three ward structure.

The Chair passed Mr Jamieson the Committee's submission opposing the three ward structure.

## **11 Small Projects Grant Scheme Update – December 2018**

**Resolved minute number**                      **18/TCC/047**

That the memorandum 'Small Projects Grant Scheme Update – December 2018' be received.

Mr Campbell / Cr Peke-Mason. Carried



## **12 Update on Place-Making Initiatives**

Nil.

## **13 Current Infrastructure Projects/Updates and Other Council Activities within the Ward**

**Resolved minute number**                      **18/TCC/048**

That the report 'Extract from activity report to Assets and Infrastructure, September-October 2018' be received.

Ms Campbell / Ms Neilson. Carried

## **14 Late Items**

Nil

## **15 Next Meeting**

~~31 January 2019 at 7:30 pm~~ 7 February 2019 at 7:30pm

## **16 Meeting Closed**

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

**Date:**



# Rangitikei District Council

## Hunterville Community Committee Meeting

Minutes – Monday 10 December 2018 – 6:30 pm

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| 15 | Small Projects Fund – December update.....   | 5 |
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**TABLED DOCUMENT**

Tabled at Council

on 13 December 2018

**Present:** Ms Karen Kennedy  
Ms Sandra Carroll  
Ms Maureen Fenton  
Ms Erina True  
Mr Richard Gower  
Ms Jean Signal  
Ms Jane Watson  
Ms Lynette Thompson  
Cr Nigel Belsham

**In attendance:** Ms Nardia Gower, Governance Administrator

**Tabled Document:** Item 19 Late Item

Unconfirmed

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## 1 Welcome

The Chair welcomed everyone to the meeting. It was noted that Mr Trevor O'Connor had verbally told committee members that he has resigned from the Committee.

### **Undertaking**

### **Subject**

Staff to investigate formal resignation of Mr Trevor O'Connor from the Hunterville Community Committee.

## 2 Public Forum

Nil

## 3 Apologies

That the apology for absence of Cr McManaway and His Worship the Mayor be received.

## 4 Members' conflict of interest

Members were reminded of their obligation to declare any conflicts of interest they might have in respect of items on this agenda.

There were no declared conflicts of interest.

## 5 Confirmation of order of business

That, taking into account the explanation provided why the item is not on the meeting agenda and why the discussion of the item cannot be delayed until a subsequent meeting,

### **Town Signage**

be dealt with as a late item at this meeting.

## 6 Confirmation of Minutes

### Amendments:

Replace Ms Fenton with Ms Carroll from resolution numbers 18/HCC/039 and 18/HCC/049

### **Resolved minute number**

**18/HCC/051**

### **File Ref**

**3-CC-1-2**

That the amended Minutes of the Hunterville Community Committee meeting held on 15 October 2018 be taken as read and verified as an accurate and correct record of the meeting.

L. Thompson / E. True. Carried

## **7 Chair's Report**

The Chair had nothing to report.

### **Undertaking**

### **Subject**

The Committee requested that christian names or initials are used to replace the title of Ms and Mr in resolutions.

R. Gower arrived at 6.41pm

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

The Committee noted the commentary in the agenda.

Cr Belsham made comment on Council's denial of signage and donation for facility and site use of Queens Park due to the park being a public facility. Ongoing work continues with the Department of Conservation and funders to provide toilet facilities at Simpsons Park. The Committee were pleased with the new facilities at Queens Park.

It was noted by members of the committee that Ongo Road is occasionally misspelt as Onga Road, such as the items agenda note.

## **9 Council responses to queries raised at previous meetings**

The Committee noted the commentary in the agenda.

The Committee discussed the unsafe state of the demolished Fire Station site, and the damage caused to the pre-existing seal of neighbouring properties from the demolition equipment. Cr Belsham suggested the Committee lodge a fix-it-form and that he would raise the issue with the Chief Executive. The Chair, K. Kennedy, agreed to undertake completing the fix-it form for this issue along with one addressing potholes in the surrounding streets.

The Hunterville Community Committee will work with the community to paint the seating identified as a Placemaking project. M. Fenton will inform the committee of volunteers, S. Carroll will secure the donated paint.

## **10 Community Initiatives and Event Sponsorship**

The Committee noted the commentary in the agenda.

Cr Belsham reiterated the issues that arose from the last round of Community Initiatives and councils desire to have a user friendly system for both administrators, assessors and applicants, which SmartyGrants™ will provide.

**Resolved minute number**                      **18/HCC/052**                      **File Ref**

That the Hunterville Community Committee nominate Richard Gower as an assessor for future Community Initiatives and Event Sponsorship grant applications.

K. Kennedy / L. Thompson. Carried

## **11 Representation review**

The committee noted the commentary in the agenda.

It was further noted that one objection to the proposed representation review has been lodged which will be referred to the Local Government Commission.

## **12 Youth Council**

The Committee noted the commentary in the agenda.

**Resolved minute number**                      **18/HCC/053**                      **File Ref**                      **4-EN-19**

That the 'Youth Council Application Form' be received.

S. Carroll / L. Thompson Carried

## **13 Update on place-making initiatives**

This item was discussed in item 9.

## **14 Extension of Rangatira Cemetery**

The Committee noted the commentary in the agenda.

Cr Belsham noted that funding was sought forward to complete the layout proposal.

## **15 Small Projects Fund – December update**

The committee discussed potential projects that the fund could support.

**Undertaking**

**Subject**



Staff to provide information on the previous Small Project Fund grants to the Hunterville Bulletin.

**Resolved minute number**                      **18/HCC/054**                      **File Ref**                      **3-CC-1-1**

That the memorandum 'Small Projects Grant Scheme Update – December 2018' be received.

K. Kennedy / L. Thompson. Carried

## **16 Fitness Track update**

R. Gower gave a verbal update to the Committee, noting Council's contribution of \$7,882 from the Parks Upgrade Partnership Fund. The Fitness Track Committee recently walked the 1.2km of existing and new track which included discussions on fitness station placement. The Hunterville Vet Club has offered a large percentage of the funding. The Fitness Track Committee expect work to commence early in 2019 replacing soil with limestone. If weather permits the fitness stations construction will take place at the same time. The track will be available for the public to use.

## **17 Queens Park**

The Committee noted the commentary in the agenda.

The Committee thanked Council for the new toilet, rubbish bin and drinking water fountain in Queens Park.

## **18 Current infrastructure projects/upgrades and other Council activities within the ward**

Cr Belsham noted that Council is proceeding with expressions of interest on costings from potential contractors before confirming what level of rubbish and recycling services Council may offer.

**Resolved minute number**                      **18/HCC/055**                      **File Ref**                      **3-CC-1-4**

That the extract 'Current infrastructure projects/upgrades and other Council activities within the ward' dated September-October 2018 be received.

K. Kennedy / S. Carroll. Carried

## 19 Late Items

### Sheep grass

The high native grass around the sheep statues in town is inhibiting photo opportunities. S. Carroll undertook to complete a fix-it form to address the issue.

Further on town gardens it was noted that the flaxes outside the Argyle were overgrown. J. Watson undertook to complete a fix-it form to address the issue.

A discussion was held over a Hunterville resident refusing to mow his lawns due to uneven berm.

### Town Signage

A tabled document accompanied the late item. The Committee noted they were pleased with the proposed signage and look forward to its public display.

**Resolved minute number**

**18/HCC/056**

**File Ref**

That the memorandum 'Hunterville Township Signage – Stakeholder Update' be received

That the Hunterville Community Committee endorse the installation of a small sign that includes the 'Hunterville' and 'Huntaway Capital of the World' underneath the huntaway statue

K. Kennedy / L. Thompson. Carried

## 20 Next meeting

18 February 2019 at 6:30 pm

## 21 Meeting Closed

7.44pm

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

**Date:**



# Rangitikei District Council

## Bulls Community Committee Meeting

Minutes – Tuesday 11 December 2018 – 5:30 pm

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| 13 | Advice of review of MoU organisations work plans to come to February meetings .....       | Error! Bookmark not defined. |
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| 15 | Update from Bulls and District Community Development Manager.....                         | 5                            |
| 16 | Update on Community Centre Development.....   | 5                            |
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**TABLED DOCUMENT**

Tabled at Council

on 13 December 18.



**Present:** Mr Tyrone Barker (Chair)  
Mr Nigel Bowen  
Ms Lynette Andrews  
Ms Sandra Boxall  
Ms Tricia Falkner  
Mr Matthew Holden  
Ms Julie Toomey  
Mr Russel Ward  
Cr Jane Dunn  
Cr Graeme Platt

**In attendance:** Mr Blair Jamieson, Rangitikei District Council  
Ms Jan Harris, Bulls and District Community Trust

Unconfirmed

TABLED DOCUMENT

Tabled at

on

## 1 Welcome

The Chair welcomed everyone to the meeting.

## 2 Public Forum

Nil

## 3 Apologies

**Resolved minute number** 18/BCC/045 **File Ref**

That the apologies of His Worship the Mayor, Andy Watson, and Perrin Turner, be accepted.

Mr Barker / Mr Holden. Carried

## 4 Members' Conflict of Interest

Members were reminded of their obligation to declare any conflicts of interest they might have in respect of items on this agenda.

## 5 Confirmation of Order of Business and Late Items

The Order Of Business was unchanged.

The Chair determined that the tabled item memorandum 'Bulls Township Signage – Stakeholder Update', and two discussion items, being the securing of planter boxes and a discussion on the green-space/Bulls library would be dealt with in item 19.

## 6 Confirmation of Minutes

**Resolved minute number** 18/BCC/046 **File Ref** 3-CC-1-1

That the Minutes of the Bulls Community Committee meeting held on 9 October 2018 be taken as read and verified as an accurate and correct record of the meeting.

Ms Andrews / Ms Turner. Carried

## 7 Chair's Report

The Chair commented on recent activities within the Bulls area:

- The house to be used for fundraising/contribution to the Bulls Community Centre is progressing well. Additionally, Ohakea Air Force Base have contributed a lot in the way of staff time to help in its renovations.
- The sod-turning ceremony for the Bulls Community Centre

- The Community Awards night

## **8 Council Decisions on Recommendations from the Committee**

The Committee noted the commentary in the agenda.

## **9 Council Response to Queries Raised at Previous Meetings**

Nil

## **10 Community Initiatives and Event Sponsorship**

The Committee noted the commentary in the agenda. Mr Jamieson provided an update from staff in the benefits and desired outcomes the SmartyGrants platform will bring.

**Resolved minute number**

**18/BCC/047**

**File Ref**

That the Bulls Community Committee nominate Ms Raewyn Turner as an assessor for future Community Initiatives and Event Sponsorship grant applications.

Mr Barker / Mr Holden. Carried

## **11 Representation review**

The Committee noted the commentary in the agenda.

## **12 Youth Council**

The Committee requested Ms Gower, Strategic Advisor – Youth / Rangatahi extend the date of the Youth Council submissions until the 15 February 2019.

**Resolved minute number**

**18/BCC/048**

**File Ref**

That the 'Youth Council Application Form' be received.

Cr Dunne / Mr Holden. Carried

## **13 Update on Place-Making Activities**

Cr Dunn requested \$100 from the small grants fund to be used to repair the township's outdoor bean bags that have suffered from vandalism.

**Resolved minute number 18/BCC/049**

That \$100 from the small grants fund to be allocated towards the reparation of the townships outdoor bean bags.

Ms Turner / Ms Toomey. Carried

**14 Update from Bulls and District Community Development Manager**

Ms Harris commented on recent activities the Bulls and District Community Trust has led within the Bulls area, notably the success of the Bulls Santa Parade. A request for attendance at the Community Awards Night was also sought by Ms Harris.

**15 Update on Community Centre Development**

The Committee noted the commentary in the agenda.

**16 Small Projects Grant Scheme Update****Resolved minute number 18/BCC/050**

That the memorandum 'Small Projects Grant Scheme Update – December 2018' be received.

Ms Turner / Cr Dunne. Carried

**17 Current Infrastructure Projects/Updates and Other Council Activities within the Ward****Resolved minute number 18/BCC/051**

That the extract 'Current Infrastructure Projects/Updates and other Council Activities with the Bulls Ward' dated September-October 2018 be received.

Ms Boxall / Ms Toomey. Carried

**18 Late Items**

In relation to the green space/Bulls library request for discussion. The Committee noted that they would like to have a representative on the steering committee that is being formed,



ensuring that a diverse range of people from the community can provide a voice and recommendation to Council for this space.

**Resolved minute number**                      **18/BCC/052**

That the Bulls Community Committee nominate Mr Tyrone Barker to represent them on the yet to be formed steering committee for the green-space/Bulls library area.

Ms Turner / Mr Holden. Carried

The tabled item memorandum 'Bulls Township Signage – Stakeholder Update' was discussed with Mr Jamieson giving the committee an understanding the desired way forward.

**Resolved minute number**                      **18/BCC/053**

That the memorandum 'Bulls Township Signage – Stakeholder Update' be received.

Ms Turner / Mr Holden. Carried

**Resolved minute number**                      **18/ BCC/054**                      **File Ref**

That the Bulls Community Committee endorse the use of the preferred township bull/sign as evidenced in the memorandum 'Bulls Township Signage – Stakeholder Update'.

Ms Toomey / Cr Dunne. Carried

**Resolved minute number**                      **18/BCC/055**

That the Bulls Community Committee grant Mr Holden an amount, not exceeding \$150 from the small grants fund towards securing the townships buxus plants.

Ms Turner / Mr Holden. Carried

## **19    Next Meeting**

12 February 2019, 5.30 pm

## **20    Meeting Closed**

6:59 pm

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

**Date:**