



RANGITIKEI

DISTRICT COUNCIL

Making this place home.

Santoft Domain Management Committee

Order Paper

**Tuesday, 2 October 2018
7.00pm**

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

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Chair
Heather Thorby

Membership
Paulette Elkins, Martin Elkins, Julie McCormick, Sandy McCuan, Karen Smyth, Murray
Spring, Derrick Storey, Dawn Storey, Gary Bennett

Councillor Jane Dunn, Councillor Graeme Platt

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 Council. Reporters who do not attend the meeting are requested to seek confirmation of the agenda material or proceedings of the meeting from the Chief Executive prior to any media reports being filed.



Rangitikei District Council

Santoft Domain Management Committee Meeting

Agenda – Tuesday 2 October 2018 – 7:00 pm

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The quorum for the Santoft Domain Committee is 6.

Council's Standing Orders (adopted 3 November 2016) 10.2 provide: The quorum for Council committees and sub-committees is as for Council, i.e. half the number of members if the number of members (including vacancies) is even or a majority if the number of members is odd.

1 Welcome

2 Apologies

3 Members' conflict of interest

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

4 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, be dealt with as a late item at this meeting

5 Confirmation of Minutes

The Minutes from the meeting held on 31 July 2018 are attached.

File ref: 3-CT-18-3

Recommendation:

That the Minutes of the Santoft Domain Management Committee meeting held on 31 July 2018 be taken as read and verified as an accurate and correct record of the meeting.

6 Chair's report

A verbal report will be provided at the meeting.

7 Council decisions on recommendations from the Committee

There were no recommendations made to Council at the previous meeting.

8 Questions put at previous meeting for Council advice or action

There were no questions for Council advice or action.

9 Financial report

The opening balance of the Santoft Domain Reserve account on 1 July 2018 was \$91,459.80 (GST exclusive). This includes rent and interest earned during 2017/18.

So far, \$900 has been spent in removing the internal fencing (done by Kevin Blackie).

10 Further consideration of the draft Management Plan

Discussion item. The plan provided to the previous meeting is attached.

11 Further consideration of needs and priorities (Heather Thorby's paper)

Discussion item. The paper tabled at the previous meeting is attached for reference.

12 Clean up

A report will be tabled by Ms Thorby. Matters included in this report will include:

- Forestry fencing
- Burn-up
- Spraying

13 Outcome of Tourism Infrastructure Fund Bid – possible alternative in closed Santoft School

The application to the Tourism Infrastructure Fund for a grant to build new ablution facilities at Santoft Domain was declined. The stumbling block seems to have been the lack of statistical data on visitors passing through the area from Te Araroa.

There may be an alternative, at least in the short term. On the other side, at 10 Beamish Road, is the site of the Santoft School, closed in April 2001, and held in the Treaty settlement landbank (as are a few other properties in the Ngati Apa area). Informal conversation with the Ministry of Education confirms that the school is not occupied, although there is an informal arrangement with an adjoining landowner for storage. The Ministry would consider an application from Council for a licence to occupy, potentially on the same basis as that granted for the former Taihape College buildings on Rauma Road.

An aerial of the school site is attached.

Extract from Chief Executives report 'Administrative Matters submitted to Council's meeting on 27 September:

'As the Santoft Domain Management Committee meets on 2 October 2018, it is recommended that Council give approval in principle to the Chief Executive giving consideration to entering into a licence to occupy from the Ministry of Education for the Santoft School buildings or part of them. This would provide a mandate for two key investigations. First, the buildings need to be inspected to determine their safety and suitability. Secondly, there needs to be interest from designated members of the Santoft Domain Management Committee to enter into a Memorandum of Understanding with the Council for day-to-day responsibility for the facilities (or that part to be covered by the licence) in a similar way as at Rauma Road. If this recommendation is agreed to, a report on progress with the two suggested actions will be provided to the Council's meeting on 25 October 2018.'

Council's decision will be reported to the meeting. If in principle agreement is given to consider a licence to occupy, the Committee is asked to confirm its interest in using the facilities at the closed school and nominate some members to help progress the matter.

Recommendations:

That the Santoft Domain Management Committee:

- 1 Confirms/does not confirm [delete one] its interest in seeing the facilities of the closed Santoft School available for use associated with the Santoft Domain and;
- 2 (if confirming) nominates..... to work with the Council's Chief Executive and designated staff to progress consideration of a licence to occupy the closed Santoft School.

14 Other matters

Discussion item.

15 Next meeting

To be established.

16 Meeting Closed

Attachment 1



Rangitikei District Council

Santoft Domain Management Committee Meeting

Minutes – Tuesday 31 July 2018 – 7:00 pm

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Present:

Paulette Elkins
Martin Elkins
Dawn Storey
Derrick Storey
Lorina Spring
Murray Spring
Todd Spring
Sandy McCuan
Julie McCormick
Heather Thorby
Cr. Graeme Platt
His Worship the Mayor, Andy Watson

In attendance:

Michael Hodder, Community Services Group Manager
Athol Sanson, Parks and Reserves Team Leader
Tom Martin

1 Welcome

The Chair welcomed everyone to the meeting.

2 Apologies

That the apologies of Cr Jane Dunn, Cath Martin and Karen Smyth be accepted.

Mr Elkins / Mr Storey, Carried.

3 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.

4 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, be dealt with as a late item at this meeting

5 Confirmation of Minutes

Resolved minute number **18/SDMC/012** **File Ref** **3-CT-18-2**

That the Minutes of the Santoft Domain Management Committee meeting held on 30 May 2018 be taken as read and verified as an accurate and correct record of the meeting.

Cr Platt / Mr Spring. Carried

6 Chair's report

The Chair discussed the places we saw on our tiki tour to view facilities at other areas, and showed photos. Ms McCormick also did a report on the different options we saw and what might work for us at Santoft Domain.

Resolved minute number **18/SDMC/013** **File Ref**

That the Chair's report be received by the Santoft Domain Committee.

Ms Thorby / Mr Spring. Carried

7 Draft management plan for the Domain

Mr Sanson gave a detailed report on the draft management plan. The Chair thanked Mr Sanson and asked for it be received.

His Worship the Mayor, Andy Watson spoke about priorities. He suggested that we need to look at needs and wants, the budget available, and to be wary of funding options.

Resolved minute number **18/SDMC/014** **File Ref** **6-RF-1-1**

That the memorandum 'Santoft Domain draft Development Plan' to the Santoft Domain Management Committee's 31 July 2018 meeting be received.

Mr Storey / Mr Spring. Carried

Resolved minute number **18/SDMC/015** **File Ref** **6-RF-1-1**

That the Santoft Domain Committee approve Ms McCormick and Mr Spring to further clear and spray the lupin in the Domain.

Mr Elkins / Ms McCormick

Resolved minute number **18/SDMC/016** **File Ref** **6-RF-1-1**

That the Santoft Domain Committee approve the removal, and sale of the pines along Santoft Road during the felling of the neighbouring woodlots. Mr Sanson is to negotiate the best price.

Mr Elkins / Ms McCormick. Carried

Resolved minute number **18/SDMC/017** **File Ref** **6-RF-1-1**

That the Santoft Domain Committee approve a meeting to be held with Ms Thorby, Mr Sanson and the fencer on site to review options for the internal pine fencing removal and reinstatement.

Ms Thorby / Mr Spring. Carried

Resolved minute number **18/SDMC/018** **File Ref** **6-RF-1-1**

That the Santoft Domain Committee agree that the spraying of the lupin be put on hold until a decision has been made regarding the pine trees.

Ms Thorby / Mr Spring. Carried

8 Financial report

Council is currently preparing its final end-of-year accounts, which means the report may not be available until the next meeting.

9 Application to Tourism Infrastructure Fund

Held over until the next meeting.

10 Other matters

A discussion was held about who we are doing this for. The general consensus was walkers from the Te Araroa Trail, the local community and anyone else who wishes to use the Domain and the facilities.

A standing agenda item, “possible options’ is to be included in future agendas.

11 Next meeting

2 October 2018, at 7pm in the Supper Room, Bulls Town Hall.

12 Meeting Closed

The Chair thanked everyone for their involvement.

The meeting closed at 8.50pm.

Confirmed/Chair: _____

Date: _____

Attachment 2

SANTOFT DOMAIN

Development Plan

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Objectives

- To create a user friendly reserve that increases public use, by both locals and visitors by providing facilities for recreation and camping.
- To enhance the natural environment through the use of native plantings.
- To continue to secure funding from the leasing of part of the Domain.

Plan Development

The Development Plan has been created following onsite meetings at the Domain and subsequent discussions with the Santoft Domain Management Committee. Generally consensus was reached on most items. The Plan is currently in draft form and will be amended following further discussions with the Santoft Domain Reserve Committee.

Timeframes for work 2018/2019

Item	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Lupin removal	2018												
Broadleaf spraying	2018												
Fencing removal (Pine)	2019												
Pine tree felling	2019												
Burning of slash	2019												
Fencing reinstatement (Pine)	2019												
Fencing site (Repairs and new)	2019												
Planting of shelter line	2019												
Planting of stream/wetland	2019												
Ablution block	TBC												
Ongoing Maintenance	2019												

Pine Tree Removal

The removal of pine trees along Santoft Road is a priority prior to any redevelopment of the site for the following reasons:

- During winter the houses at 971 and 1001 Santoft Road are significantly affected by shading from these trees.
- During late winter/early spring the houses at 971 and 1001 Santoft Road will be adversely affected by pollen shed which will enter their houses and water supply.
- The removal of pine trees can be a messy operation which could adversely impact on future recreational facilities.



Pine trees along the Santoft Road boundary

John Turkington Ltd

John Turkington Ltd has been contacted to assess the removal of both woodlots/shelter plantings. Removal of both lots of plantings along Santoft Road at the same time is more cost-effective. Additionally, the trees are likely to get more costly to remove as they continue to mature

John Turkington Ltd has priced the removal of the trees on the following criteria:

- It is mandatory that traffic management is required for felling any trees beside roads, this could involve road closure during the felling operation.
- To undertake the working during late spring-late summer. This is due to the ground conditions being right for harvest. Minimal disturbance will occur to the drains and wetlands during this time of year.
- To create four piles of slash for controlled burn off when the weather conditions allow.
- A discussion has taken place with rural fire who would be happy to undertake the controlled burning of slash as a training exercise.

John Turkington Ltd has indicated that the removal of the trees would be able to be completed at cost price for the following reasons:

- They are felling trees at a neighbouring property (July/August 2018), so the cost of moving equipment is significantly reduced.
- The trees are of variable quality.
- The inside fence will need to be removed to access the trees and then re-instated.
- The located next to the road, results in traffic management costs.

Firewood Merchant

Another option would be to consider engaging a firewood merchant to remove the trees. At this stage staff have not had the opportunity to discuss this with a local business. However

due to the closeness of the woodlot to the road this may not be a viable option for revenue from the trees.

Lupin Removal

During the first public meeting in 2017 it was requested of Council to start the process of lupin removal on site.



Lupin on the site

Council employed McManaway Contracting to flail mow the Domain, which was undertaken in January 2018.

The first stage of removal has been a success with the majority of the lupin onsite being destroyed. The mown stumps are now rotting and in time the slash will rot away.

The Committee is in consensus that the remaining lupin should also be removed.

McManaway Contracting have quoted an approximate cost of \$1400 plus gst to remove the remaining lupin. A combination of flail mowing and digger work will be required to remove the last of this invasive weed species.

Following the removal the Domain will be sprayed with a broadleaf spray to eradicate any regrowth of this and other weed species. The lessee will be notified and stock removed from this site until the withholding period of the chemical is passed.

Hayes Spraying Services will be contracted to complete the work, and have quoted the costs in the table below. Hayes Spraying are a pre-qualified contractor suited to this work as they have smaller machines. The smaller machines allow for less risk of chemical trespass to neighbouring properties.

Conquest will be the chemical used, which is a fast acting selective herbicide that once applied makes plants more palatable to stock. The withholding period of 10 days will be followed before stock are reintroduced onto the site.



Lupin germinating on the site

It should be noted that a significant amount of lupin is currently germinating on site (July 2018) and will require spraying in early spring to ensure control of this plant. Lupin seed will lay dormant for three years in the ground, spraying for this invasive weed may have to be undertaken annually.

Item: Weed Control	Contactor	Cost
Lupin Clearance	McManaway Contracting	\$1400.00
Spraying of regenerating lupin P/A	Hayes Spraying Services	\$ 2982.00
Total Cost		\$4382.00 ex gst

Vehicle Crossings

Existing vehicle crossing

The entrance to the Domain is required to be chip sealed. The Roding department has indicated that Santoft Road is due to be resealed in 3-5 years and they will complete the entrance to the Domain as part of the sealing contract. This will be at no cost to the Domain funds.

Additional vehicle crossing

Consideration will need to be given to the creation of a new vehicle crossing so that future stock movements will not enter and exit the domain through the camp/picnic site.

Allowance has been made to create a new entrance to the north of the existing Domain by Topline fencing contractors.



Existing vehicle crossing

Fencing

Topline Fencing Contractors have been engaged to discuss the repair of existing fencing and creation of the new fences as outlined of the attached plan. Topline fencing contractors are a pre-approved contractor with the Rangitikei District Council and regularly undertake similar work (e.g. Dudding Lake wastewater bed).

The fencing has been split into a number of areas as the redevelopment of this reserve may be undertaken in different stages.

Site: Pine	Length L/M	Unit Rate	Total Cost
Removal of fences pre-harvesting pine	470	L/S	\$ 2243.25
Reinstatement of fences post-harvest	470	L/S	\$ 5903.00
Provisional sum for the repair of roadside fences	L/S	L/S	\$ 2000.00
(If required post felling)			
Stream/Wetland			
To fence stream margins and wetland	770	L/S	\$ 25206.00
Misc			
Repair of existing boundary fences	800	L/S	\$ 6133.00
Repair of new entrance (Provisional sum)	Rate	L/S	\$ 4423.25
Fencing the new campsite/recreational area	330	L/S	\$ 10166.25
Creation of future stock entrance			\$ 3168.25
Total Cost			\$ 59,243.00 ex gst

Camping and Recreation Area

A smaller area within the Domain will be developed into a camping and recreation facility. This area will include an ablution block and a mown area of approximately 8000m². This space is suitable to provide for camping and recreation, while limiting future maintenance to a minimum.

As this area is uneven, an agricultural contractor will be engaged to level the site. Once the specified area is confirmed by the Committee quotes will be sought.

Currently the only structure on site is an old disused long drop, which is in a very poor condition and could be a significant health and safety risk to small children. The existing long drop will be demolished. A new toilet facility will be established in the new camping/recreation area near the site of the existing long drop. This has been done for visibility and security and to position it away from neighbouring properties and possible noise issues.



Existing long drop

The details new toilet facility will be decided alongside the Santoft Domain Management Committee.

Request for funding to the Government Tourism Infrastructure Fund for a shower/toilet complex at the Santoft Domain has been made. This request also includes water tanks, gas heating, a compacting rubbish bin and power to site.

Planting

The following section includes the plan for all plantings associated with maintenance of the shelter, wetland, stream, screen and amenity plantings in the Domain.

The planting has been split into zones based on varying ground and climatic conditions.

- Shelter belt replanting
- Wetland and stream
- Screen plantings
- Feature tree planting
- Bird attracting plants

Plant species have been chosen to withstand the climatic and ground conditions experienced in each area. When mature, these species will give the desired effect of screening and environmental enhancement from surrounding locations.

Each area has a full species selection, the number of plants required for each area and any other item that will be required for successful establishment of new plantings. Plants chosen are not poisonous to stock.

The planting is also designed to attract native birds to this area at different times of the year. Please refer to table four for flower and fruiting times of the plants included in these plantings.

Table One: Shelter belt replanting

These two sites cover an area of approximately 3512 m² (420 long x 7-9m wide) and runs almost the length of the Domain. This area is marked yellow on the attached map.

Planting will only occur in a 6-7m strip in the centre of the fenced off area to allow for the future growth of this planting and possible stock grazing.

All plants chosen for this area will be able to withstand both the prevailing weather conditions and the compacted soil following the removal of the pines.

Species	Common Name	Grade	Area one	Area two	Total Cost
			Pruned Pines	Unpruned Pine	
Area of planting M2			1526	1986	
Number of plants			583	753	
<u><i>Coprosma robusta</i></u>	Karamu	Pb3	23		\$ 72.45
<u><i>Cordyline australis</i></u>	Cabbage Tree, Ti	Pb3	30	50	\$ 316.00
<u><i>Kunzea ericoides</i></u>	Karnuka	Pb3	100	100	\$ 790.00

<u>Leptospermum scoparium</u>	Manuka	Pb3	50	100	\$ 592.50
<u>Olearia solandri</u>	Coastal Tree Daisy	Pb3	70	100	\$ 671.50
<u>Phormium cookianum</u>	Harekeke	Pb3	150	200	\$1382.50
<u>Pittosporum tenuifolium</u>	Kohuhu	Pb3	50	53	\$ 499.55
<u>Pseudopanax arboreus</u>	Fiver finger	Pb3	60	100	\$ 880.00
<u>Sophora godleyi</u>	Rangitikei form	Pb3	50	50	\$ 485.00
Number of plants each area			583	753	\$ 5690.50 ex gst

Table Two: Wetland and Stream



These two sites covers an area of approximately 3292 m² and includes both the wetland and drain margins marked green on the attached map.

Allowance has been made to plant wetland species at 1m centres and stream edge plants at 2m centres. All plants will be set back 1m from fencing to allow for possible damage from stock.

Area to become a wetland

Species	Common Name	Grade	Area one	Area two	Total Cost
			Wetland	Drain edge	
Area of planting M2			1167	3355	
Number of plants			744	1200	
<u>Carex secta</u>	Native sedge	Pb3	80		\$ 316.00
<u>Coprosma robusta</u>	Karamu	Pb3		100	\$ 315.00
<u>Coprosma propinqua</u>	Mingimingi	Pb3	94	100	\$ 873.00
<u>Cortaderia toetoe</u>	Toetoe	Pb3	70	50	\$ 378.00
<u>Cyperus ustulatus</u>	Giant umbrella sedge	Pb3	300		\$1185.00
<u>Cordyline australis</u>	Cabbage Tree, Ti	Pb3	50	50	\$ 395.00
<u>Hebe stricta</u>	Koromiko	Pb3		100	\$ 395.00
<u>Kunzea ericoides</u>	Karnuka	Pb3		100	\$ 395.00
<u>Leptospermum scoparium</u>	Manuka	Pb3		200	\$ 790.00

<u>Olearia solandri</u>	Coastal Tree Daisy	Pb3		150	\$ 592.00
<u>Phormium tenax</u>	Harekeke	Pb3	150	150	\$1185.00
<u>Pittosporum tenuifolium</u>	Kohuhu	Pb3		100	\$ 485.00
<u>Pseudopanax arboreus</u>	Fiver finger	Pb3		50	\$ 275.00
<u>Sophora godleyi</u>	Rangitikei form	Pb3		50	\$ 242.50
Number of plants each area			744	1200	\$ 7823.50 ex

Table Three: Screen Plantings

This area represents a small planting that will screen the house at 1001 Santoft Road from the developed area within the Domain. This area is marked fuchsia on the attached map.

This planting is designed that when mature will not block sun from this property and screen the house from activities within the Domain.

Species	Common Name	Grade	Number	Total Cost
Area of planting M2			629	
Number of plants			215	
<u>Coprosma propinqua</u>	Mingimingi	Pb3	10	\$ 49.50
<u>Leptospermum scoparium</u>	Manuka	Pb3	40	\$ 158.00
<u>Olearia solandri</u>	Coastal Tree Daisy	Pb3	40	\$ 158.00
<u>Phormium tenax</u>	Harekeke	Pb3	25	\$ 98.75
<u>Myrsine australis</u>	Kohuhu	Pb3	50	\$ 375.00
<u>Pseudopanax arboreus</u>	Fiver finger	Pb3	34	\$ 187.00
<u>Sophora godleyi</u>	Rangitikei form	Pb3	10	\$ 48.50
Number of plants each area			215	\$ 1074.75 ex gst

Feature Tree Planting

A number of trees will be planted within the camping/picnic site for long term shade for visitors. The tree at the entrance that marks David Coulter memorial will be replaced. A more coastal hardy species will be used.

Feature trees:

- Metrosideros "Mistral" This species is a cross between a Rata and Pohutukawa, it grows to a height of 5m when mature and is coastal hardy.
- Quercus robur "English Oak" This species would make an ideal shade tree within the domain. Although it may get "Shaped" in the spring gales it will in time grow into a significant tree.

Table Four: Bird Attracting Plants

The following table indicated when the native plants chosen will flower and fruit.

The *Phormium tenax*, *Phormium cookianum* and *Sophora godleyi* will flower early spring though to late November, these will be a major source of nectar for Tui and Bellbirds.

Species	Part of plant	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<i>Cordaderia toetoe</i>	Seed												
<i>Coprosma propinqua</i>	Fruits and seeds												
<i>Cordyline australis</i>	Nectar and seeds												
<i>Olearia solandri</i>	Seeds												
<i>Phormium tenax</i>	Nectar, seeds, fruit												
<i>Phormium cookianum</i>	Mountain Flax												
<i>Leptospermum scoparium</i>	Nectar, bees												
<i>Pittosporum tenuifolium</i>	Nectar, seeds, fruit												
<i>Sophora godleyi</i>	Nectar												

External funding opportunities

Tourism Infrastructure Fund

Request for funding to the Government Tourism Infrastructure Fund for a shower/toilet complex at the Santoft Domain has been made. This request also includes water tanks, gas heating, a compacting rubbish bin and power to site.

Horizons Regional Council

Horizons Regional Council are a possible source of possible funding opportunities though environmental grants for the fencing of the stream/drain and wetland.

Horizons can contribute up to 50% of the fence and plant costs (including the fencing and planting). Generally they will only pay for the planting up to 20 metres away from the stream/drain so not all of the wetland area will be covered by this funding source.

Horizons also has another option for a community fund, however it is now closed for this year and it will be another 10 months before applications can be made to secure funding from this source.

If successful with a Horizons grant, HRC will contribute \$1.50 per/plant for planting for streams and wetlands. This would cover the cost for planting of these areas.

Community Planting Days

As planting can be a significant cost to undertake community planting days will be organised by the Committee during the winter to help with this item. While some funds will be available to employ planters along the stream/creek through Horizons grants, the planting of the pine areas and screen planting will need to be undertaken through community open days.

The RDC Parks and Reserves Team will help with the set-out of the planting on community planting days for all areas.

Pre-Planting requirements

Weed Control

The areas where the pines have been removed will be sprayed with Roundup or similar three months prior to planting. Any regrowth of weeds will be sprayed directly prior to planting.

Stream/wetland areas will be spot sprayed with Roundup three months prior to planting. Spraying will occur at 1m centres for wetland species and 2m centres for riparian species.

Animal Repellent: Animal repellent will be applied to the plants prior to planting. Plantings of this kind can be severely affected by the browsing of possums and rabbits/hares during the early stages of development. An organic repellent such as treepel® should be used.

Fertiliser: All plants within these areas should be planted with an 18 month controlled slow release fertiliser.

Staking: All trees if tall should be staked when planted, using a 0.9m bamboo stake.

Maintenance of plantings

The short term care of new plantings is the most important aspect to good plant establishment. The Committee will organise regular community “working days” to care for the newly planted trees and shrubs. The RDC Parks and Reserves Team have no capacity to help with the long term care on any future plantings.

General Items Maintenance:

Plant Replacement: Ongoing replacement of plants for the first two years of this planting will occur. Any plant deaths will be replaced in May/June of any year.

Weeding: Plants will be maintained to a weed free standard at all times. This is the most important aspect to good plant establishment and sustained growth. As many of these plants will grow quickly they have the ability to compete with weeds after two years of growth.

Pruning: Any damaged plants will be pruned to an acceptable horticultural standard during any maintenance visit.

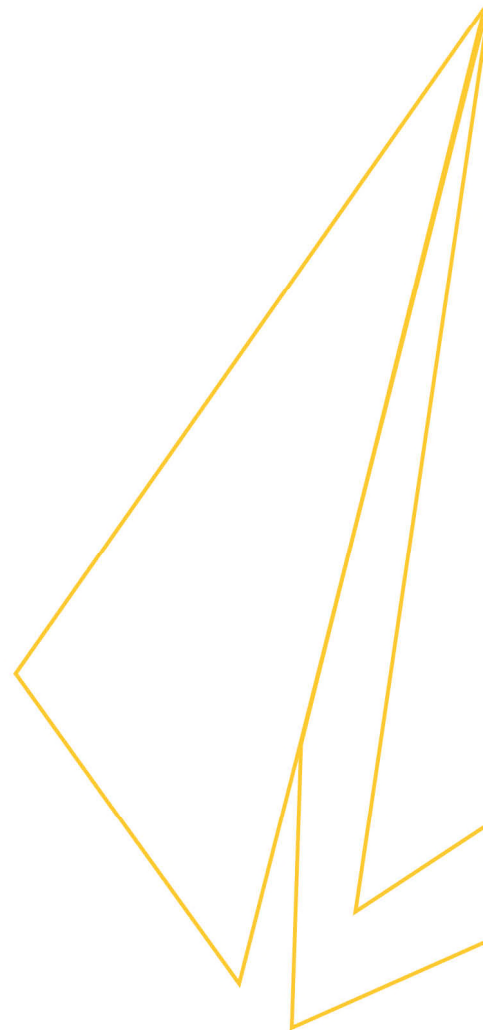
Staking: All tree stakes will be checked at the time of the maintenance visit. Any breakage or damaged tree ties will be replaced.

Timing of Plantings: Planting of these areas is to be undertaken between the months of late May – Mid August of any year.

Fencing: All fences will be checked at the time of maintenance visits and any repairs made so that they are in a top condition at all times.

Length of Maintenance: All planted areas will be maintained for two years following planting.

DRAFT



Attachment 3

The Community have been consistent in two points

- ① clean up the Domain Grounds
- ② Establish campsite and facilities for users & locals.

This is a remote location. Coastal conditions, wind, storms off the coast. The site must reflect the conditions.

- ① All buildings insulated, lined and lockable.
- ② Large stable concrete Tanks.
- ③ shelter & shade

Facilities to be costed

- ① Power on site
- ② Septic tank & wastewater system
- ③ Resource Consents & compliance provisions
- ④ Ablutions Block — 2 unisex toilets & 2 unisex showers.
— outdoor tub for clothes wash & clothesline

Investigate Permacults & costs

- ⑤ Pavillion — kitchenette, storage, tables/chairs
— Floor area marine style mattress if needed.
Building to accommodate under 50 people.

- ⑥ Water system — 2 large concrete tanks & rain water (eg Dudding kls)

- ⑦ Key pad locking system

- ⑧ Free standing BBQ under cover.

- ⑨ No coin operated facilities. People don't carry coins. no bank/Business nearby.

- ⑩ Planting & beautification of grounds come after the Above is in operation.

Attachment 4

10 Beamish Road, Bulls - site of closed Santoft School

Print Date: 27/08/2018
Print Time: 9:19 AM



Scale: 1:3854
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1789714.69363584,5553590.94481207
1790427.49636416,5554474.04518793

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It is made available in good faith but its accuracy or completeness is not guaranteed.
All excavations near council assets to be undertaken with due care. Contractors will be liable for damages.
If the information is relied on in support of Resource Consent it should be verified by independent survey.