

# FILE NOTE

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**FROM:** ALISON ELLERY, SENIOR PARKS PLANNING OFFICER

**SUBJECT: NOTES FROM MEETING WITH NWTL 4 JULY 2006 RE EXTENSION TO CEMETERY**

Meeting time: 3.30pm Tuesday 4 July

Venue: Charles Roberts office

Present: Charles Roberts, Alison Ellery, Rick Vallance, Hamuera Mitchell

The purpose of the meeting was to discuss the possibility of Council obtaining land from Ngati Whakaue Tribal Lands Inc. to extend the Kauae Cemetery. Both parties have had valuations of the land completed, and were in a position to identify suitable land and enter into negotiations given that NWTL has already indicated that they would consider a commercial transaction based on potential value of the land.

Messers Vallance and Mitchell were not prepared to identify whether any of the three site options presented were acceptable, but instead indicated that certain principles would need to be established before getting down to details.

- That NWTL have valued the land on the basis of its future potential for subdivision and development. They do not want to sell Ngati Whakaue short by accepting a price for land now based on its current zoning when in another 50 years it may be zoned for residential purposes. They also accept that the future is unknown and there is a certain degree of risk that will have to be factored in to any calculation of value. A figure of \$500,000 per hectare was mentioned by Rick Vallance as an estimate of future residential value at today's prices.
- NWTL are prepared to look at alternatives to a cash transaction, such as land exchange, or a concession over Council land, or the rezoning of Ngati Whakaue land to allow activities not currently provided for. In this way they consider the exact value of the land is of less importance provided NWTL consider they are getting an equivalent value in return.
- The nature of the concession over Council land was not specified, but may be in the form of a long term lease for development. It was pointed out that this would need to be subject to any resource consents required for development. This may put Council in the difficult position of having granted a lease for a purpose not consistent with either the status of the land or its zoning. It also implies a non-contestable process whereby Ngati Whakaue are granted concessions not available to anyone else.

NWTL expect a response from Council to these principles within 3 to 4 weeks.

Alison Ellery  
Senior Parks Planning Officer