

MEMORANDUM

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TO: GARRY PAGE, MANAGER PARKS AND RECREATION

FROM: ERIC HAYCOCK, PARKS ASSET & PLANNING MANAGER

SUBJECT: CEMETERY LAND FOR ROTORUA

The Burial and Cremation Act 1964 stipulates that "it is the duty of every local authority, where sufficient provision is not otherwise made for the burials of the bodies of persons dying within its district, to establish and maintain a suitable cemetery".

Council currently owns and operates four cemeteries (Rotorua, Ngakura, Reporoa, and Mamakau). The majority of burials are carried out at Kauae Cemetery which is vested in and managed by the Kauae Cemetery Trust Board. Over the recent 5 years the number of burials at RDC managed cemeteries varied between 100 and 120 annually. Analysing statistical data clearly indicate that there is a move away from burials towards cremations, regardless of religion or culture in the district. Currently the ratio is 25% burials and 75% cremations.

Should the current tendencies in terms of deaths in the district prevail and the ratio of 25/75 burial/cremations continue – the existing facilities will be sufficient for just over five years. The Rotorua Sala Cemetery has now reached capacity with only burials in reserved plots and RSA area taking place.

Considering the above mentioned statistics and looking at the Rotorua District Quarterly Review in March 2008 as done by Statistics New Zealand on population growth and the Rotorua ageing population, it is clear that burial demand will/should continue to be between 100-120 annually for the next decade.

Cultural changes over the past 50 years – e.g. from a situation where communities over a number of years showed resistance against cremations to a situation where we have the 25/75 ratio, as at present, is a clear indication that it is risky to invest too much capital in providing for the very long term (For longer than 150 years). The tendencies currently are moving toward chemical disposal of bodies and/or natural park like cemeteries.

Parks and Recreation staff members over the years have investigated the potential purchasing of a number of sites that might suit Councils requirements that led to the purchase of the Horohoro site that now has become politically not acceptable to the development of a cemetery. The last site that Council attempted to purchase was the State Highway 5 site at Tarukenga where we were unsuccessful in our attempt at the mortgage sale on the 21st October 2010

The current possibilities on the table for consideration of developing a new cemetery are presented in the attached tabular format in priority order of suitability. Taking into consideration all the variables which include: costs of land/infrastructure; location; topography; size/area; soil type and depth; access; residents perceptions/preferences, the following recommendations can be made based on availability as per attached appendices.

The following sites meet the Council's criteria for an ideal cemetery site. The criteria are as follow:

- 8 to 20 hectares in area;
- Located within 15 minutes drive of Rotorua City and not further than 18 km from City Focus;
- Suitable road access;
- Flat to gently rolling contoured;
- Preferably away from rivers, streams and springs;

- Well drained with water table below 2 meters and
- Soil type that would be conducive for burial purposes which mean that the soil should be firm and stable with no hard pans or rock outcrops.

Ngati Whakaue Tribal Land

The 21 ha. of land adjacent to the existing Kauae Cemetery is without doubt still the most ideal in terms of location; accessibility; acceptance to Rotorua Residents etc. Numerous attempts from Council side over many years with Ngati Whakaue who own the land revealed that their expectations in terms of price are way above the valuation. (Their expectation at the previous negotiations were \$500,000 per ha.) Should Council consider this land, it will mean that the fees will have to increase drastically and way above our peer group local authorities and in the attempt to recover costs our Council will have to subsidize the service with significant amounts of money. A report on the long term financial position (30 year forecast) is to be presented to the Kauae Cemetery Trust at the meeting scheduled for 18 November 2010. It is evident that the trust is already experiencing serious financial problems and that these problems will escalate after the site reaches capacity in approximately 5 years time. The only solution to the problem would be for Council to increase the \$20K subsidy provided for in LTCCP 2015/16 financial year or for Ngati Whakaue – owners of the adjacent 21ha to allow for Council purchasing the land for extending the cemetery.

249A, State Highway 30 Horohoro

An ideal located portion of land (14.2 ha) situated opposite the landfill area. Individual members of the Huirua Trust (owners of the land) indicated that 7 ha of the 14.2 ha of the land are for sale. Investigations were done on soil profile suitability and access from State Highway 30 revealing that the soil conditions are fine for burial purposes and that Council should not have a problem with obtaining permission for access from NZ Transport Agency. The Trustees in favour of negotiations selling the land to Council indicate that they find it hard to get all 49 Trustees together to discuss the option of selling the land to Council. With the latest correspondence it was indicated that some of the Trustees was of opinion that the land should not be subdivided but that it should be offered to Council as a whole. Consideration should be given for either management or political representatives to approach the Huirua Trustees with an offer for the land.

Centennial Park (Pony Club area)

The location and accessibility of this portion of land would make it an ideal site for cemetery use. The question however is whether or not, the land due to it's location, is too valuable to be used for cemetery purposes.

Kaharoa Site

An ideal piece of land in terms of topography and value for money. As indicated on the attached appendices, 15 of 19 ha. can ideally be used for cemetery purposes. However, anticipated objections from the Kaharoa Community are an unknown factor.

Horohoro Site

Councillors indicated on a number of occasions that it is politically not acceptable/possible to develop the site bought during 2006 for development as a cemetery. The main reason for Councils reluctance to develop

the land is the number of objections received even before the resource consent process commenced. The only valid objection that might negatively impact the development is that of water pollution into the Pokaitu Stream. The cost implication for overcoming access problems at the Apirana Road North Intersection would be substantial and it is envisaged to cost at least \$380K to satisfy NZ Transport Agency requirements.

The following two sites are currently being investigated for its suitability:

255 Central Road : Kaharoa

A portion of land that satisfies the requirements of Council, a portion of land of 27 ha of which, according to preliminary investigations, at least 15 ha would be suitable for burial purposes. It is anticipated that objections from neighbouring properties can be expected should the site be developed as a cemetery. No soil tests have been undertaken to date.

Dansey Road : Ngongotaha

The site is suitable in terms of its size and location. There are concerns about possible groundwater contamination that is still to be investigated. It is foreseen that at least 10 of the 24ha can potentially be used for burial purposes. Soil profile tests and accessibility to the site is still to be done.

Eric Haycock
Parks Asset & Planning Manager

ROTORUA DISTRICT COUNCIL CEMETERY OPTIONS

Potential site & Rated Value	Location	Current Designation	Accessibility	Land Size & Burial Capacity	Topography	Acquisition Potential	Current Infrastructure	Soil Suitability	Anticipated Objections
Ngati Whakaue Tribal Land Block	North of Rotorua adjacent to Kauae Cemetery between Henderson Road and State Highway 5	Rural A	Safest access from existing Kauae Cemetery (Henderson Road)	Burial Capacity 2i ha. The land can secure sufficient burial land for up to 230 years at 120 burials annually	Flat and ideal for cemetery purposes	Land owned by Ngati Whakaue (who at previous negotiations indicated that consideration would be given to selling the land to Council at \$500,000/ha which is way higher than valuation)	The existing infrastructure in terms of service (ie. water) can be extended. Store rooms of existing Kauae Cemetery can be utilised	Soil tests reveal that site is ideal for burial purposes	since it would be perceived as merely an extension of the existing Kauae Cemetery
249A, State Highway 30 Horohoro Huirua Blk – Balance Blk VII Horohoro SD ML 22287 Land: \$425,000 Capital value: \$755,000 Improvement value: \$330,000	Opposite Landfill and Youth Correctional Facilities off State Highway 30 Approximately 7 km from City Focus	Fee Simple	Sigma report indicates that a slip lane needs to be built to satisfy NZ Transit requirements at an estimate of \$320,000	If the 14,2 ha is up for sale and no subdivision take place provision can be made for 130 years at 120 burials per year	Mixture of flat and sloping land. Ten of the 14.2 ha should be suitable for burial purposes should 'soil shaping' be undertaken	Council was originally approached by Huirua Trustees asking if we would be interested purchasing the land. It now seems to be a problem to get all Trustees together to approve make a final decision	A number of buildings – not well maintained.	Besides for a small portion of land where dumping took place and area where topography is not suitable burials can be done one approximately 10 Of the 14ha	Very unlikely that Council would receive any objection to utilising land for cemetery purposes.

Centennial Park PT Lot 2 DP 23567 Land: \$1,050,000 Improvement Value \$330,000	Between State Highway 5 and Mokoia Drive opposite Waiariki Institute of Technology	Recreation Reserve	Site is accessible from Mokoia Drive with no accessibility problems foreseen	Total land size is 5.7ha. The whole 5.7ha can be used for burial purposes. Burial capacity would provide for 80 years at 120 burials annually	Mixture of flat and gently sloping land to the east of Mokoia Drive	The site is currently designated recreational reserve. The Reserves Act require it to be changed by means of public consultation should Council wish to use it for cemetery purposes.	Pony Club use a small building on site for a clubhouse which is in good condition. Ideally suited for Office/Tool shed	Soil depth and condition was tested and is fine for burial purposes	Tihi-O-Tonga neighbourhood residents might feel that they do not wish to support re- designation from recreation to cemetery usage. Investigations as to how the land was originally acquired will need to be undertaken.
Kaharoa Site Lot 2 DPS 71824 Land: \$840,000 Improvements \$280,000	North of Rotorua, just off Highway 36 and 18 km from City Focus	Rural A (General)	Intersection at Te Waerenga Road and SH36 (Tauranga Direct Rd) might be problematic	Total land size is 19 ha. of which 15ha can be ideally used for burial purposes. Burial capacity for 200 years at 120 burials annually	A 'berm' of approximately 3 ha. on site that is not suitable for burial purposes. The balance of the land is ideal for burial purposes	Sight was bought by Crown for juvenile prison. However, objections resulted in it not being used for that purpose and should therefore be available to be purchased.	House in good condition – ideally could be used by Cemetery Manager. Barn in good condition also. Water and electricity are available	No soil testing was undertaken due to cost implication. No visible/apparent problems foreseen should Council consider this option.	The site was earmarked for the juvenile prison. Residents objected. Doubtful if any 'valid' objections can be raised.
Horohero Site Lot 4 DP 374372 Land \$1,090,000 Improvements \$80,000	South of Rotorua 20k from City Focus, with an estimated driving time of 20 minutes on SH 30.	Rural A (General)	SH 30/ Aspirana Road North Intersection (nearest to Rotorua) needs to be improved. Estimated costs are between \$250,000 &	Total land size is 41ha. of which approximately 28 ha. can be used for cemetery purposes. 13.5 ha. of elevated land is adjacent to Aspirana Road and is ideally	Of the 41 ha. - 13.5 ha. is flat land which is ideal for burial purposes. Approximately 70% of the 41ha. can eventually be used for burial	The land was purchased for cemetery purposes and is therefore RDC property.	Two barns are situated on the site of which one can be used. A spring on site appears from a deep aquifer and flows constantly all	Soil tests were undertaken which revealed ideal conditions for burial purposes.	Objections were received from the Horohero Community at the time of purchasing the land. A valid objection that might be raised is the potential risk



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13132-004
Scale 1:3000 @ A2

Rotorua District Council
1384 Paradise Valley Road, Ngongotaha, RD2
Lot 4 DPS 84961



Note
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Rotorua District Council
249A State Highway No 30
Huirua Blk, Balance Blk VII Horohoro SD ML 22287

Flown 03 2006

13132-002
 Scale 1:2500 @ A2



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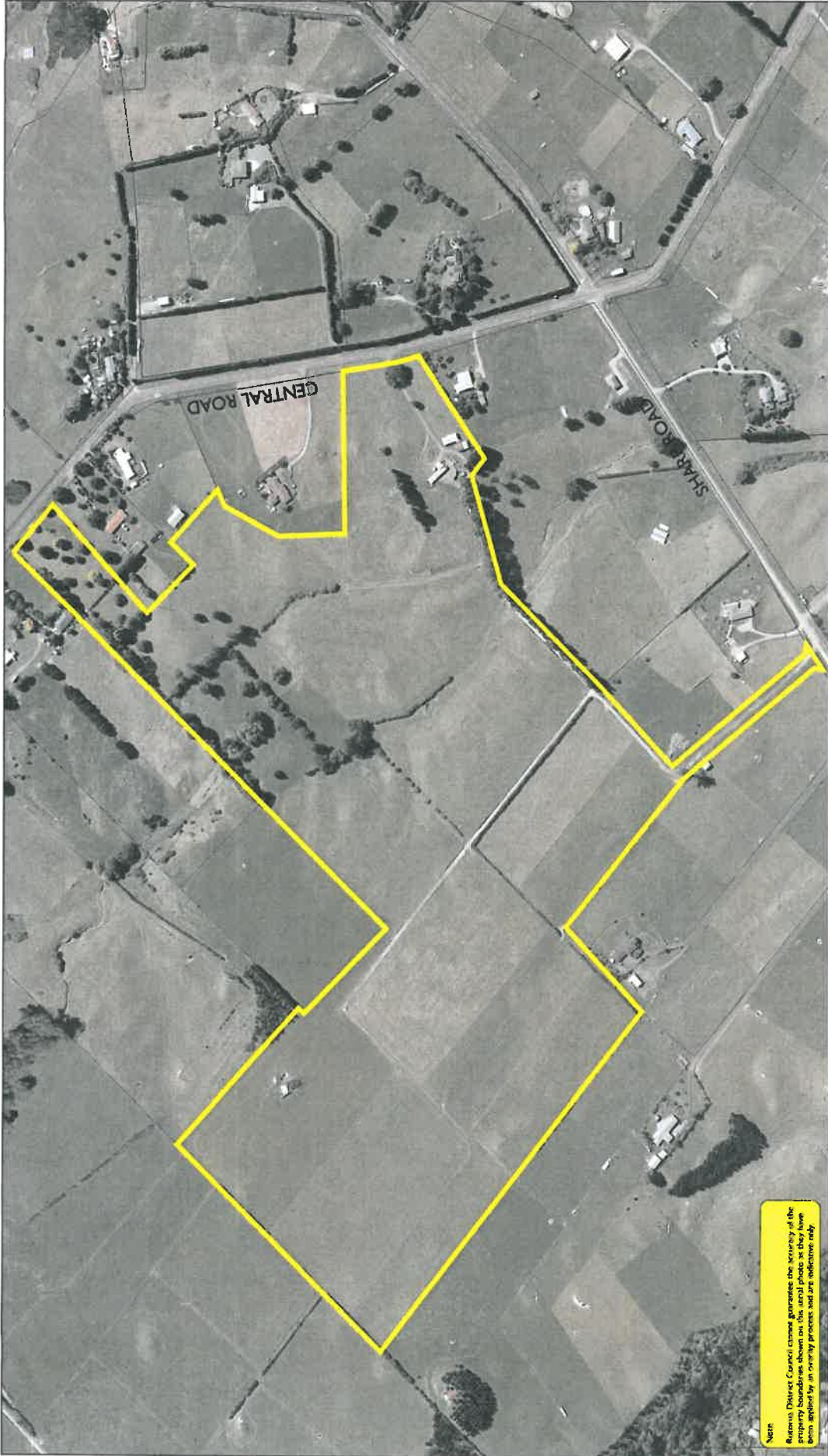
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Rotorua District Council
Mokoia Drive, Tihi O Tonga
Pt Lot 2 DP 23567

13132-005
 Scale 1:2500 @ A2

DESTINATION
ROT@RU
 ROTORUA DISTRICT COUNCIL





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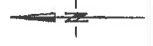
Rotorua District Council
255 Central Road, Kaharoa RD6
Lot 2 DP 409398

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 Scale 1:2500 @ A2



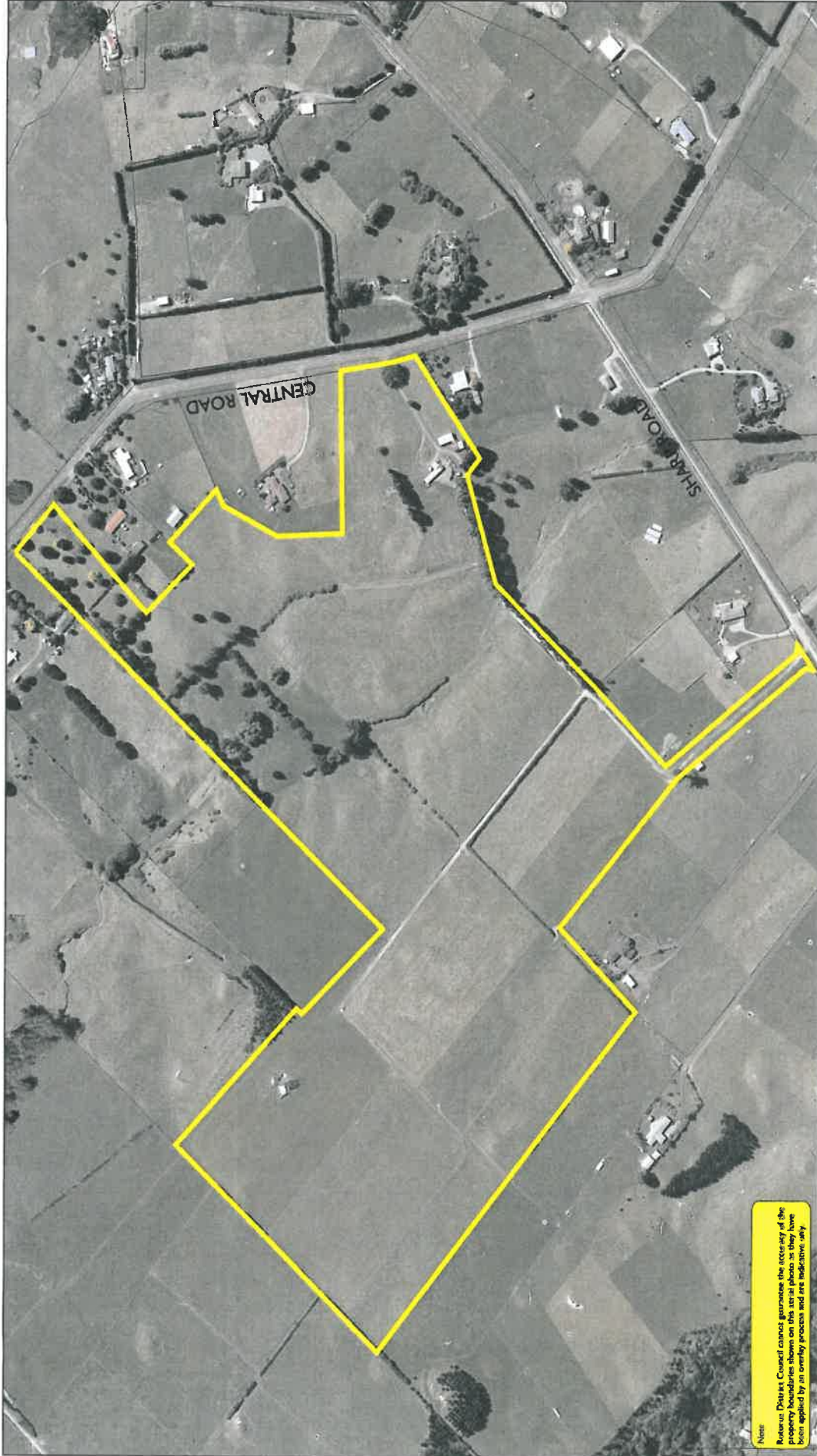
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Rotorua District Council
315 Apirana Road, Horohoro, RDI
Lot 4 DP 374372

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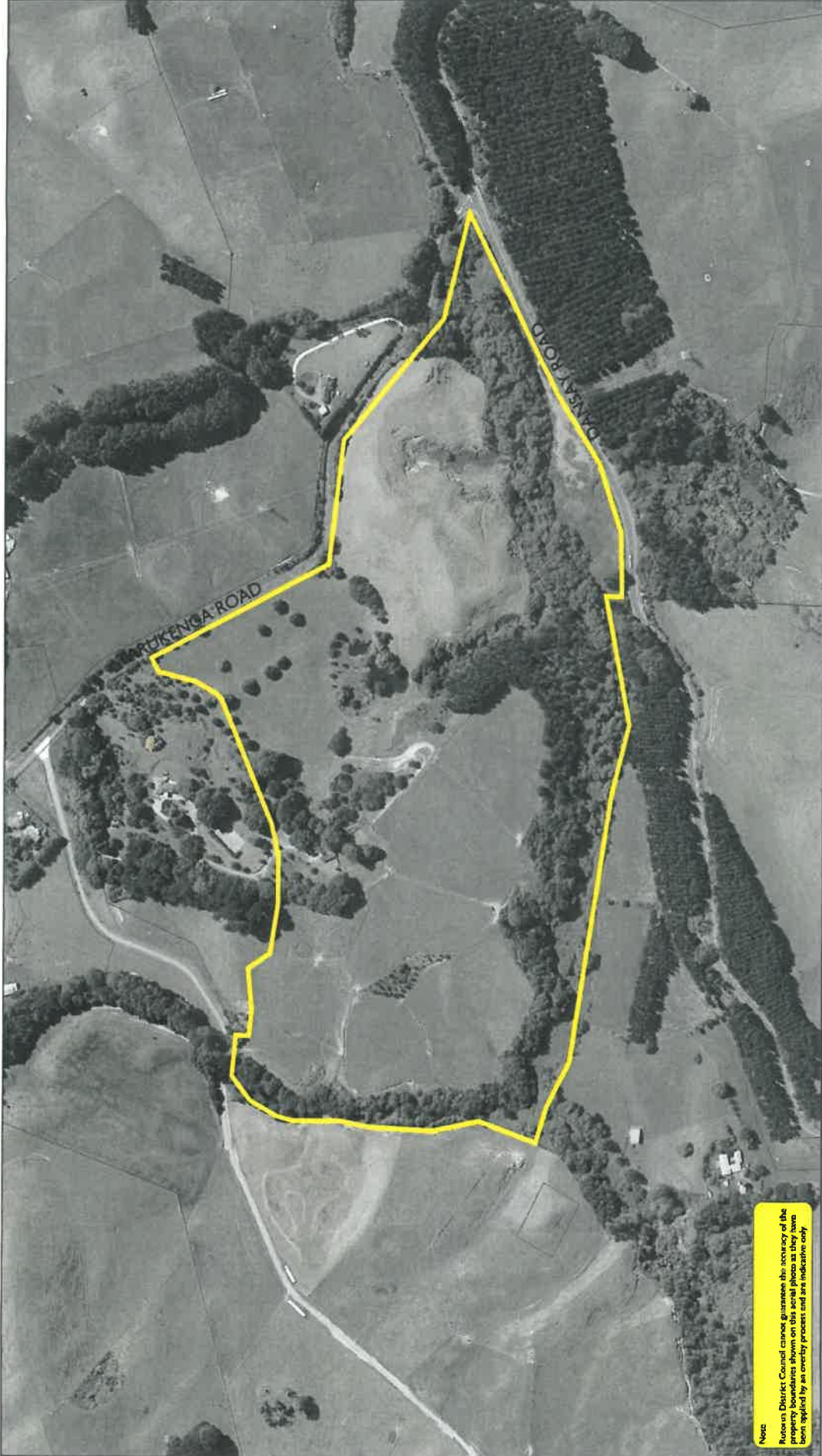


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255 Central Road, Kaharoa RD6
Lot 2 DP 409398

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Rotorua District Council
Dansay Road, Ngongotaha RD2
Lot 2 DP 363075

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Rotorua District Council Proposed Cemetry Sites

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 Scale 1:85000 @ A2