

29 November 2004

File Ref: 09-07-031

Doc No: OW-33555

Wrightson Ltd MREINZ
P O Box 540
ROTORUA

Dear Sir

PURCHASE OF LAND FOR CEMETERY

As part of planning for the future needs of the Rotorua District, Rotorua District Council is investigating options for purchase of land for cemetery purposes. Land for cemetery purposes needs to fit the following specifications.

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| Location | Within the Rotorua basin just beyond the edge of the urban area. Either eastside or Ngongotaha areas would be suitable. Preferably rural zoning as land values are likely to be lower and surrounding properties less densely developed. |
| Topography | Flat to gently rolling for variety, amenity value and ease of development and maintenance. Areas that can't be used for burials will add variety and interest to the cemetery and more of a park-like nature, but will be more expensive to maintain. |
| Area | 8 to 15 hectares, depending on how much of the land would be useable for burials. The minimum useable area for burials needs to be about 5 hectares (assuming a minimum of 25% wastage and 100 years of life @ 120 burials a year). Sufficient buffering needs to be left around the edges to satisfy neighbour's requirements during resource consent processes. Landscaping will be required within the site, as will roads etc. |
| Soil type and depth | Soils need to be free draining, soft and deep (2.5m) with no pans or water table in the upper 2m. Soils should hold together sufficiently to prevent subsidence or collapse of the hole prior to burial. Avoid areas with rhyolite outcrops. |
| Access | Cemeteries need to be on or close to the major roading network so they are easy to find and access, however should not rely on direct access from a State Highway. Entrances should be clear and easy to find, and away from adjoining housing to minimize traffic disturbance. The cost of development of roadways will be significant so a compact site close to the road would be preferable in terms of future costs. |

Services	The cemetery will require power and water as a minimum. Phone and wastewater would be desirable.
Hazards	Contaminated soils or sites with uncontrolled filling are unacceptable for burials, but may be used for landscaping areas. Geothermal soils are unacceptable, as are areas subject to inundation during flooding.
Cultural matters	The site should be reasonably elevated, and not drain directly into a geothermal feature or significant body of water associated with bathing or water supply. Consultation with local iwi will be required.
Boundary effects	The site needs to be large enough that effects on neighboring properties will be kept to a minimum with buffer areas to separate land uses. Alternatively a site far enough from residential areas or dwellings can be somewhat smaller. These issues will come up during resource consent applications.
Improvements	A completely bare block with stockproof boundary fences is adequate. Internal water reticulation would be useful as undeveloped areas may need to be stocked for some time, and water will be needed for development works. A house is not needed, but would be OK if a suitable block has a house on it and is large enough for subdivision.
Restrictions	Title must be free from any restrictions on use that would affect the ability to establish a cemetery e.g. rights of way in favour of adjoining blocks etc.

If your company is acting as agent for any property which meets these criteria, please forward details to me before 13 December 2004. If possible I would like to arrange to view suitable properties before the end of the year.

Yours faithfully

Alison Ellery
Parks & Recreation Planner

29 November 2004

File Ref: 09-07-031

Doc No: OW-33568

Bayleys Real Estate MREINZ
1274 Fenton Street
ROTORUA

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Doc No: OW-33570

Coopers Real Estate
1231 Ranolf Street
ROTORUA

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File Ref: 09-07-031

Doc No: OW-33571

Duncan Realty Limited MREINZ
P O Box 1407
ROTORUA

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File Ref: 09-07-031

Doc No: OW-33572

First National Skerten Real Estate
1280 Pukuatua Street
ROTORUA

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File Ref: 09-07-031

Doc No: OW-33574

Professionals Real Estate Limited
1290 Eruera Street
ROTORUA

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File Ref: 09-07-031

Doc No: OW-33576

Ray White Real Estate
1198 Amohia Street
ROTORUA

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