

09-07-031\02

ROTORUA DISTRICT COUNCIL

His Worship the Mayor  
Chairperson and Members  
INFRASTRUCTURE SERVICES COMMITTEE

**PURCHASE OF 706 STATE HIGHWAY 5 TARUKENGA AS FUTURE CEMETERY SITE**

**Report prepared by:** Eric Haycock, Parks Asset and Planning Manager  
**Report approved by:** Nico Claassen, Group Manager Infrastructure Services

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1. **PURPOSE**

The purpose of this report is to inform Council that the property at 706 State Highway 5, Tarukenga has been purchased for a cemetery.

2. **RECOMMENDATION 3**

2.1 **THAT THE REPORT "PURCHASE OF 706 STATE HIGHWAY 5 TARUKENGA AS FUTURE CEMETERY SITE" BE RECEIVED AND THE CONTENTS NOTED;**

2.2 **THAT THE COMMITTEE NOTES THAT 706 STATE HIGHWAY 5 TARUKENGA (LOT 1 DEPOSITED PLAN SOUTH AUCKLAND 10867 AS CONTAINED AND DESCRIBED IN CERTIFICATE OF TITLE SA7B/1036) IS SECURED.**

3. **EXECUTIVE SUMMARY**

The purchase of 706 State Highway 5, Tarukenga for the amount of \$795,000, to be raised as a loan, was authorised during October 2010, for the development of a cemetery site. The property, bordering the Lakeview Golf Club, was to be sold at a mortgagee auction on 21 October 2010.

The highest bid exceeded the approved amount on the day of the auction. Council was, however, approached in late December 2010 by Bayleys Real Estate agents and asked if they were still interested, as the sale to the highest bidder had fallen through. It was indicated that Council would still be interested should the asking price not exceed the amount approved for purchasing the land and provided that a caveat placed on the property by a Mr Bourke be removed from the title. The vendor mortgagee Kookmin Bank confirmed that they were happy to accept the offer of \$795,000 for this property and informed that they will take the necessary steps for the caveat to be removed.

The vendor's mortgagee solicitors informed Council on 12 April that the withdrawal of the caveat will be affected at the same time as the transfer of the property to Council. The settlement date was arranged for on Thursday 21 April 2011.

4. **BACKGROUND**

There are no more adult burial plots available at Sala Street Cemetery, other than reserved plots, and Kauae Cemetery is predicted to reach capacity during 2016.

On 31 May 2007 a Horohoro site (312 Apirana Road) was bought for future cemetery purposes for approximately \$1.2 million. Objections received from neighbouring properties and concerns about the effect that cemetery activities might have on potable water in the area resulted in Council looking for an alternative cemetery site.

Now that an alternative site has been purchased, the Horohoro property can be sold. It must be noted that Council has entered into a lease agreement for grazing this land which will not expire until 31 May 2013, so this arrangement will have to be honoured.

Over the years numerous potential cemetery sites have been investigated. Criteria, to name a few, included distance from the CBD, location away from streams, topography, potential objections, and safe access requirements, were reasons for not finding an ideal site to date.

At the mortgagee auction of site 706 State Highway 5, Tarukenga held on 21 October 2010, Council officers were not successful purchasing the land. However, the highest bidder could not raise the required funds so the land was subsequently offered to Council during December 2010, who accepted provided that it could be bought for the previously-approved amount of \$795,000.

#### 5. **STRATEGIC PURPOSE / POLICY / LEGISLATION**

The strategic purpose of this report is to secure land to be developed as a cemetery site to be used after Kauae Cemetery had reached capacity, which was forecast for 2016.

#### 6. **ASSESSMENT OF SIGNIFICANCE**

The adoption of the updated policies is not a significant decision in terms of Council's Significance Policy and is consistent with Council policy.

#### 7. **CONSULTATION**

Consultation will be undertaken with all affected parties during reclassification of the land from 'fee simple' to 'cemetery purposes'.

Unofficial talks were held, however, with board members of the Lakeview Golf Club, which borders the property, who indicated that a cemetery would not pose a problem to them.

#### 8. **OPTIONS AND ANALYSIS**

In terms of the Burial and Cremation Act 1964, Council has to provide sufficient land for burial purposes if not provided by another body.

Council has the option not to place the Horohoro site on the market at this time and to wait in the hope that the property market will improve. Council can also wait until the current grazing lease agreement expires in 2013, if the opinion is that the agreement might have a negative influence on the selling price. There is, however, nothing preventing Council selling the land provided that the purchaser honours the current lease agreement.

In the event of the Horohoro site being sold, savings would be made as the price would be significantly higher than the purchase price of the Tarukenga site.

9. **INCONSISTENT DECISION**

Approval of this recommendation will not be inconsistent with Council policy

10. **APPENDICES**

Attachment 1 - Aerial photo of property

# 706 SH5 Tarukenga

