

IT-6950

**SPECS FOR CEMETERY LAND**

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.
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. 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 small house on it.
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. The land must not be subject to a Treaty of Waitangi claim.
Value	This will depend on area and improvements, but a figure of between \$300,000 and \$500,000 would be acceptable.