

KAKA POINT

Kaka Point is a popular seaside township on the coast south of Balclutha, on the edge of The Catlins.

It has served as a holiday resort for Balclutha and the Clutha District for many years, with a considerable portion of dwellings used as holiday or retirement homes. In recent years, the area has also seen a growth in the number of national and international visitors with the iconic Nugget Point Lighthouse nearby.

While the town was originally based on holiday homes and rural servicing, the growth in tourist numbers to Kaka Point has resulted in an increase in accommodation and hospitality providers in recent times.

How is Kaka Point predicted to change?

Kaka Point saw a significant property boom especially for coastal and native bush properties, but this has slowed in recent times.

Some subdivision and new building along the coast is occurring and likely to continue, but these are rural lifestyle properties rather than expansion of the township itself.

The Kaka Point Total Usually Resident population in 2006 was 201 people. This is a decrease of 15 people or 7% since the 2001 Census.

Population Assumption: 2011 210; 2016 200; 2021 200

What's planned for Kaka Point during the next 10 years

Sewerage Upgrades

The major issue facing Kaka Point at present is required upgrades to the town's sewage treatment and disposal system, which will have a major impact on the local ratepayers.

Currently at Kaka Point, pond effluent is discharged to the sea via a 180m long outfall pipe. Effluent discharged here has failed at times to meet conditions under the current discharge consent, which expires on 7 July 2009. The system now requires an upgrade to meet increasingly stringent consent conditions.

A consultant's report prepared last year identified a number of options going forward. Options included:

Option	Description	Cost per property per year	Likely Consent term
Option One	Extending the present outfall with no additional treatment.	\$295 - \$415	10-15 years
Option Two	Additional sewage treatment and disinfection, while continuing to discharge through the existing outfall.	\$410	35 years
Option Three	Installing additional treatment and disposing to land at the rear of the beach to the north of Kaka Point.	\$680	25 years
Option Four	Disposal to farm or forestry land	\$2,500	35 years

Option Three was ruled out following two consultation meetings with local community members in 2008 who expressed concerns with this method of disposal.

After discussions with the Otago Regional Council on consent issues and the requirements of the Coastal Plan, Council considered it likely that a consent for Option One would be more difficult and expensive to obtain

than that for Option Two, and would be for a considerably shorter period, requiring new consents in 10 to 15 years.

Option One would add in the vicinity of \$295 - \$415 a year to the Kaka Point sewerage rate. Option Two would add about \$410 a year to the Kaka Point sewerage rate, however, a 35 year consent would be possible for this option. Option Four has been ruled out due to the very high costs involved.

In light of this, Council last year resolved to proceed with an application for Option Two - additional treatment and disinfection with discharge through the existing outfall.



**Councillor Comment -
Mary Johnstone
Balclutha Ward**

“The major issue facing the Kaka Point community is the required upgrades to the sewage treatment and disposal. Council’s preferred option of additional sewage treatment while continuing to discharge from the existing outfall would have a big impact on the Kaka Point sewerage rate from 2011/12. However, an upgrade is necessary and this option is the most economically viable. The proposal to harmonise urban water and sewerage charges (outlined in the Key Issues section of this document) has merit and would certainly help to soften the impact on rates for the Kaka Point community. ”

Sewerage extension

Meanwhile, Council will also attempt to pursue investigations into a proposed sewerage extension north of Kaka Point.

Twenty-five potentially affected property owners have been identified and canvassed for their initial thoughts on the proposal. Of the nine responses, five property owners indicated some degree of interest in contributing financially to investigate the proposal.

Council has sought a firm commitment of \$500+GST from each of the 25 property owners in the area towards investigation, and if at least five property owners agree to this a scoping study will be undertaken. However, under current economic conditions and with Kaka Point residents already facing large increases in their sewerage rates, it may be difficult to pursue this project.

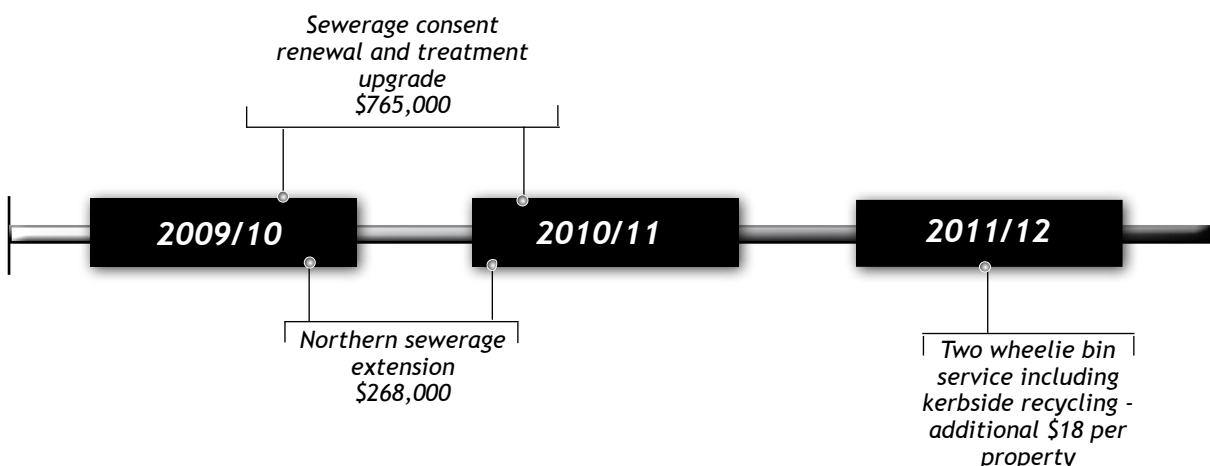
Stormwater improvements

\$15,000 is budgeted for 2009/10 to install a new pipe drain in Moir St to improve drainage in the area.

Waste minimisation

Please refer to the Key Issues section of the Long Term Plan for more information.

Proposed projects of note in Kaka Point



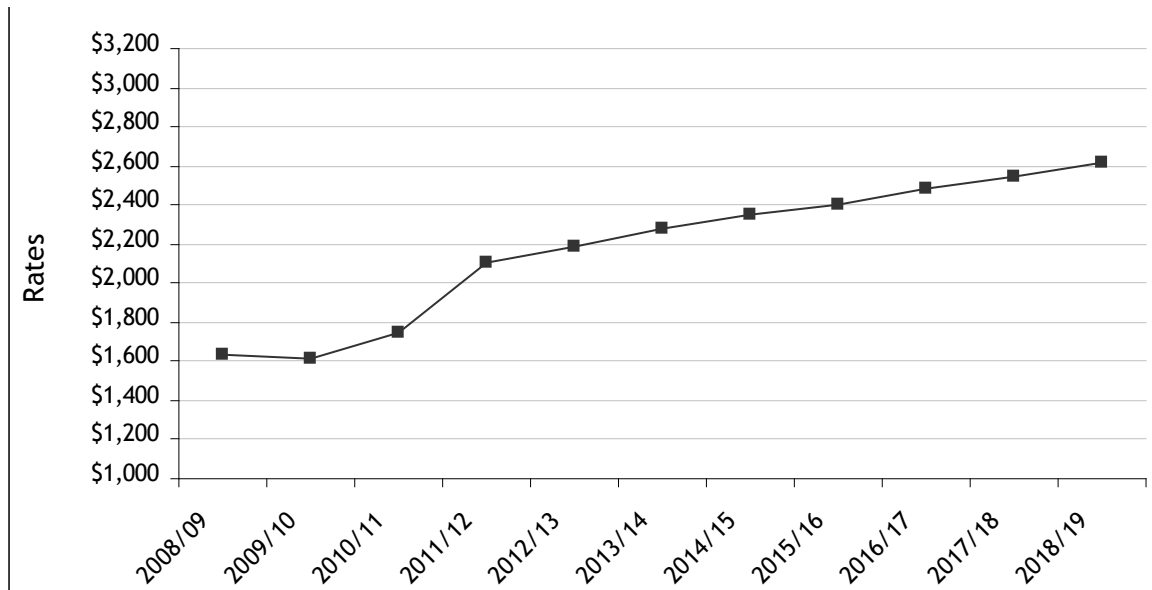
How are rates expected to change?

Medium Value Property

Rating Area: Kaka Point		Actual	Projected				
LV = \$117,000	CV=\$225,000	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Uniform Annual General Charge		350.00	422.60	442.50	452.60	466.90	473.70
District Roading		130.00	105.90	113.30	128.20	132.40	135.50
Local Roading		117.90	130.40	139.50	157.90	163.00	166.80
Footpath Rate		28.10	18.30	18.90	19.30	19.80	20.20
Water		348.80	341.70	345.00	347.80	357.00	383.40
Wastewater		249.80	266.80	338.60	631.60	646.50	665.80
Stormwater		112.50	112.50	116.60	119.80	123.00	127.00
Wastewater Upgrade Support		0.20	-	-	1.20	2.00	2.20
Community Services		110.90	24.70	25.60	26.20	26.80	27.30
Solid Waste Collection		156.90	168.50	174.00	176.00	205.60	236.00
Waste Minimisation		8.60	15.10	22.10	8.00	8.10	8.30
Recycling Collection			-	-	20.60	21.10	21.60
Planning & Regulatory		20.20	10.90	12.00	11.70	12.50	12.20
TOTAL		1,633.90	1,617.40	1,748.10	2,100.90	2,184.70	2,280.00
% Change			-1.0%	8.1%	20.2%	4.0%	4.4%

Projected rates changes are inflation-adjusted by approximately 3% per annum.

Projected Rates Change 2009-19



COMMUNITY SUMMARY

This example uses a medium valued property in Kaka Point as per the above table.



Charging for half units

In the lead up to each new Long Term Plan, Council looks at how it rates for its activities and services. During the review this time round it was highlighted that ratepayers in some towns pay half charges where their property can connect on to water or sewerage services. Other towns do not. Council has decided that it would be fair to apply half charges to all towns, not just some. If a property has the ability to hook on to the system, it should pay towards this. (This tends to apply to properties without a house or dwelling). Half rates will be applied to properties in the Kaka Point rating area, and phased in over a three year period beginning 2009/10.

	Full rate <i>(paid by properties that are connected)</i>	Half rate <i>(will apply to properties that aren't connected but the service is available to them)</i>		
		2009/10	2010/11	2011/12
Water supply	\$341.70	57.00	115.00	173.90
Sewerage	\$266.80	44.50	112.90	315.80

Some basic statistics about the Kaka Point rating area

Current population (2006)	201
Projected population (2016)	200
Number of Rate Assessments (2008/09)	261
Land Value (\$million)	28.40
Capital Value (\$million)	49.79
Rates income (2008/09)	Approx: \$419,000 including GST
Water supply	Full rate connections: 230 Half rated (unconnected) properties: 17 Length of reticulation: 5,457m
Sewerage scheme	Full rate connections: 240 Half rated (unconnected) properties: 11 Length of reticulation: 6,530m.
Stormwater reticulation	Full rate connections: 234 Half rate connections: 0 Length of piped reticulation: 803m Length of open drain reticulation: 462m
Roads	Sealed: 5.1km Unsealed: 0.7km
Footpaths	4,357 metres
Playgrounds, parks, reserves and sportsgrounds	Foreshore playground Top playground Foreshore picnic area
Public conveniences	One toilet at the playground and one toilet on the Foreshore
Hall/Community Centre	Kaka Point Community Centre