

OWAKA

Owaka is the largest community in the rugged, forested Catlins area, close to the border with Southland, some 35 km south of Balclutha. The town's name comes from the Māori term for "the place of canoes", a reference to the town's location close to the Owaka River, which joins the Catlins River, close to the coast.

Agriculture is still the mainstay of the Catlins economy. But since the sealing of the Southern Scenic Route, the profile of Owaka and the Catlins as a tourist destination has grown. This has brought pressure onto Owaka's infrastructure. The recently completed Museum and Information Centre complex is a great asset to the town. Linked with this is an upgrade and relocation of the main public toilets, planned for 2009/10. The other main area for improvement is improving the heating and modernising of Owaka's six housing units. Like other urban areas throughout the district, meeting new waste minimisation requirements through the introduction of organic waste collection will have a significant impact on rates from 2012/13.

How is Owaka predicted to change?

Owaka has benefited from being the "Gateway to the Catlins" and the expectation is for ongoing tourism growth, with increased visitor/seasonal population and new commercial developments. The degree to which factors like the economic recession and transport costs might impact on tourism growth for Owaka and the Catlins is unknown at this stage.

While an increase in tourism in recent times has created some new jobs and firmed up the servicing and retail sectors in general, it has not led to increased population. Indications based on current developments are that there will be little expansion of the township, but there is likely to be lifestyle property development in surrounding rural land especially in coastal and bush areas.

The Owaka Total Usually Resident population in 2006 was 327 people. This is a decrease of 39 people or 10.7% since the 2001 Census.

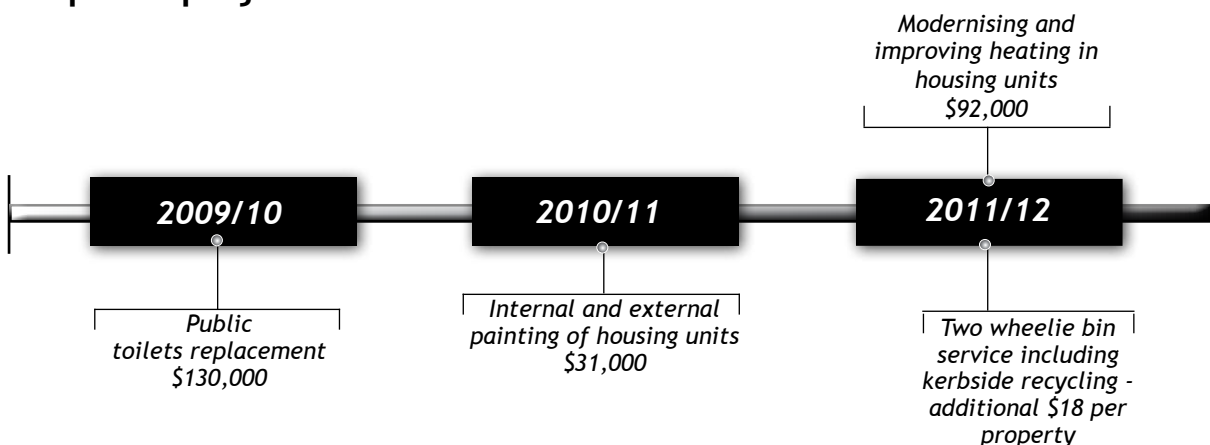
Population Assumption: 2011 330; 2016 320; 2021 310

What's happening in Owaka during the next 10 years

Replacing the Owaka public toilets

Visitors to Owaka, particularly busloads of tourists, are bypassing the dated toilets on the main street in favour of the new toilets inside the Museum/Information Centre. A budget of \$130,000 has been set aside in 2009/10 to upgrade and relocate the main street toilets to a suitable location near the Museum to help manage visitor toilet demand.

Proposed projects of note in Owaka



Modernising and improving heating in housing units

Council’s Community Housing Units have been difficult to heat over the past few winters, and tenants have continued to report an inability to maintain comfortable living conditions. As such, Council undertook a Heating and Modernisation Assessment in 2007, which identified major maintenance issues and estimated the cost of the work required to be in the region of \$3.5 million. This work was split into three categories in order of priority and in 2008, Council agreed to the first stage of the works costing \$593,000 district-wide. This includes the installation of heat pumps in all units, insulation, as well as exterior painting, new electric ranges and re-roofing on a priority basis. This work is already underway.

Stages Two and Three of the work includes less urgent exterior painting, roof work and oven replacements; new hot water cylinders; non-urgent decorating and bathroom upgrades. This work will only be carried out if government funding can be secured through Housing New Zealand.

It is important to note that Council operates Community Housing Units as a self-funding activity and as such attracts no general rates assistance. The first stage of the upgrade work underway is being funded by reserves and loan funded from increased rental income.

Owaka’s six housing units are included in the district-wide heating and modernisation improvements.



Councillor Comment -
Kevin Thompson,
Catlins Ward

“Tourism is of great importance to The Catlins and local tourism promotion groups and businesses do a great job in attracting visitors to the area. First-rate facilities and infrastructure such as the Catlins Museum, Information Centre and Library, the Community Centre, and the Swimming Pool, as well as the volunteers that run them also play a huge part. In turn, an increase in visitor numbers is good for local business and local people in general. However, the build up of tourist numbers also means the costs of providing infrastructure and services for visitors is ever increasing. It is important to balance this cost between ratepayers and tourists - I believe a tourism levy would be one way to help provide these services. The sealing of Karoro Creek/Ahuriri Flat will be of benefit to both tourists and locals, and I look forward to ‘R’ funding assistance being received for the sealing of the Nuggets Road.”

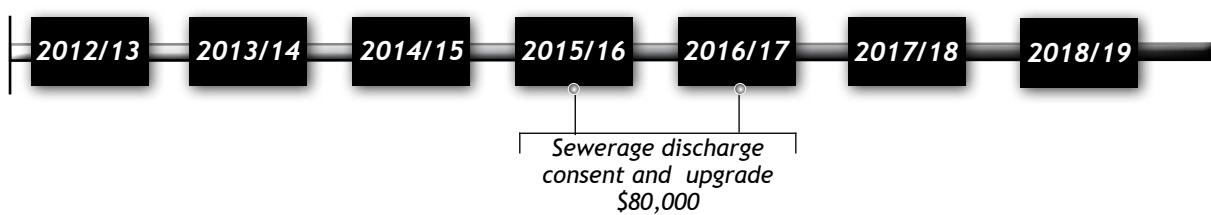
Sewerage discharge consent and upgrade

Council is in the process of updating Owaka’s discharge consent to increase the volume. This is expected to be able to be rolled over at minimal cost. The full consent renewal is on the horizon for Owaka. At this stage \$80,000 has been budgeted in 2015/16 and 2016/17 but may need to be moved forward.

Waste minimisation

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

COMMUNITY SUMMARY



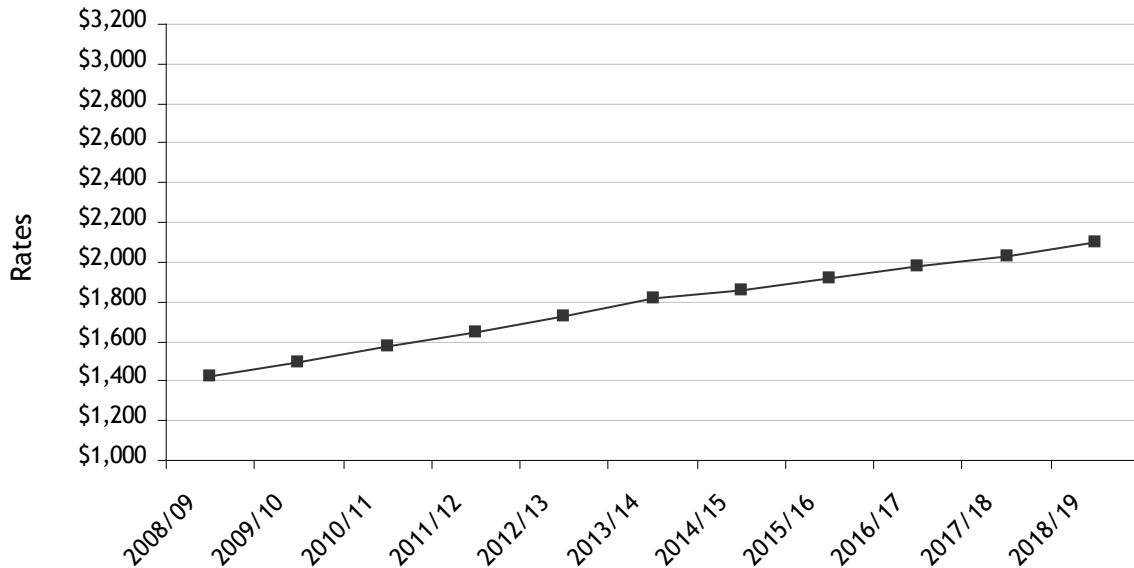
How are rates expected to change?

Medium Value Property

Rating Area: Owaka		Actual	Projected				
LV = \$27,000	CV=\$102,000	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 Rooding		57.00	48.00	51.40	58.10	60.00	61.40
Local Rooding		129.60	138.80	148.60	168.10	173.60	177.60
Footpath Rate		31.50	20.10	20.80	21.20	21.70	22.20
Water		258.80	256.50	265.10	277.10	284.30	298.80
Wastewater		253.10	272.90	284.10	293.70	307.30	317.50
Stormwater		73.10	73.10	75.30	83.40	90.50	104.90
Wastewater Upgrade Support		0.10	-	-	0.60	0.90	1.00
Community Services		92.20	78.80	81.40	83.30	85.30	87.10
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		8.80	5.00	5.40	5.30	5.70	5.60
TOTAL		1,419.70	1,499.40	1,570.70	1,648.00	1,731.00	1,815.70
% Change			5.6%	4.8%	4.9%	5.0%	4.9%

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

Projected Rates Change 2009-19



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

Charging for water and sewerage 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 Owaka 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	\$256.50	\$42.30	\$87.50	\$138.50
Sewerage	\$272.90	\$45.00	\$97.30	\$146.80

Some basic statistics about the Owaka rating area

Current population (2006)	▪ 327
Projected population (2016)	▪ 320
Number of Rate Assessments (2008/09)	▪ 211
Land Value	▪ \$5.41 million
Capital Value	▪ \$19.32 million
Rates income (2008/09)	▪ Approx. \$292,000 including GST
Water supply	<ul style="list-style-type: none"> ▪ Full rate connections: 218 ▪ Half rated (unconnected) properties: 14 ▪ Length of reticulation: 7,285m.
Sewerage	<ul style="list-style-type: none"> ▪ Full rate connections: 190 ▪ Half rated (unconnected) properties: 15 ▪ Length of reticulation: 6,675m.
Stormwater	<ul style="list-style-type: none"> ▪ Full rate connections: 172 ▪ Half rated (unconnected) properties: 0 ▪ Length of piped reticulation: 1,865m ▪ Length of open drain reticulation: 281m
Roads	<ul style="list-style-type: none"> ▪ Sealed: 4.9km ▪ Unsealed: 0.3km
Footpaths	▪ 6,699 metres
Playgrounds, parks, reserves and sportsgrounds	▪ Owaka playground
Public conveniences	▪ Main St (Waikawa Rd)
Cemeteries	▪ Located on Owaka Highway
Library/Service Centre/Information Centre	▪ Combined facility located as part of the Museum complex on Campbell St.
Pool	▪ Community owned and managed pool receives \$6,000 annual grant from CDC.
Hall/Community Centre	▪ Owaka Community Centre
Council Community Housing	▪ 6 units