



We welcome you to Kaitangata
Learn more about our fantastic housing package
And how we can help you to
Live – Work – Invest
in
Our community

Clutha

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Welcome to Kaitangata

Located in the Clutha District, on the Matau Branch of the Clutha River, 10km from Balclutha, Kaitangata is a town of opportunity. Already home to 800 residents, passionate community groups have initiated a number of projects to regenerate and revitalise the community as a neighbourhood of choice.

The attractive location is ideally situated to take advantage of white-baiting, boating and fishing opportunities.

Coal has been mined in the area since the 1850s, and the open cast mine operated by the Kai Point Coal Company, established in 1953, is still operating today.

The important wetland area of Lake Tuakitoto adds interest to the environment of Kaitangata.

The surrounding area is used mostly for sheep and dairy farming.

An enthusiastic and proactive community spirit exists to support the local promotions group who are actively hosting community events and undertaking community projects, such as the BMX Track, Skateboard Park and the community hall development.

With affordable housing and great views, Kaitangata is an appealing place for you and your family to settle and call home.



THE PROPOSAL

House and Land Package from, \$230,000*

Kaitangata and District Promotions Inc:

Introduction:

This is a small group of motivated citizens who meet regularly with a focus on promoting and developing the town. Even though the committee is small in number they have other community people they can call on for different projects. They are involved in fundraising for projects in the town and have supported the BMX and Skate park developments. Clutha District Council are represented at their meetings and the group has a positive relationship with the Council who are very supportive of their community projects.

Kaitangata and District Promotions Inc have teamed up with local businesses to provide an affordable Home and Land Package, based in the rural town of Kaitangata, in the Clutha District.

With assistance from Big River Homes, Bank of New Zealand, Downie Stewart Lawyers, and the Clutha District Council, building a home in Kaitangata has never been so easy!



For all enquiries, please contact:

Kaitangata and District Promotions Inc

Joyce Beck

P: (03) 4139858

E: joycesidbeck@kinect.co.nz

Evan Dick

M: (027) 2899347

E: tdick@xtra.co.nz

*** Conditions Apply**

Brand New 3-Bedroom House



Image - design concept (deck not included in the package)

Features:

- Standard colour steel roofing
- Colour steel fascia and continuous spouting
- Aluminium exterior joinery, double glazed and aluminium interior sills as per plan
- Dynex Palliside plastic exterior weatherboards (with 25 year warranty) and/or horizontal coloursteel corrugate cladding
- Pink batts insulation (new New Zealand insulation laws)
- Gib interior (painted) flat ceilings
- Layout as per floor plan
- Bathroom as per plan lined with Seratone wet wall panelling, bath, shower and vanity
- Laundry area with supertub and washing machine connections
- All storage units as shown on plan
- Standard electrical works
- Standard kitchen
- Plumbing pipes, gas hot water with Rheem 24 external califont and tapware (to transportable unit only)
- This home has been shown with a standard gable roof – a hip roof option is also standard and can be chosen at no extra cost
- Home is priced inclusive of cartage and timber pile foundations (clear and level site with good access on good ground)

Price on site, on piles - \$195,000 (GST inclusive)

ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE NEW ZEALAND BUILDING CODE (NZS 3604)

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION

ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE

LEGEND:

SA FIXED SMOKE ALARM

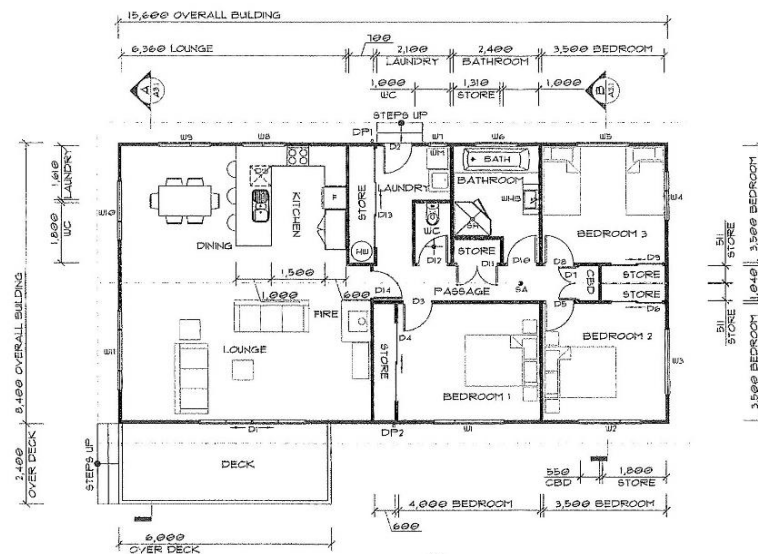
HW HOT WATER CYLINDER

DP 80MM PVC DOWNSPIPE

ROOF CATCHMENT CALCS:

DP1: ROOF AREA = 88.64m²

DP2: ROOF AREA = 88.64m²



PROPOSED FLOOR PLAN
131 M2
SCALE 1:100 @ A3



PLANZONE

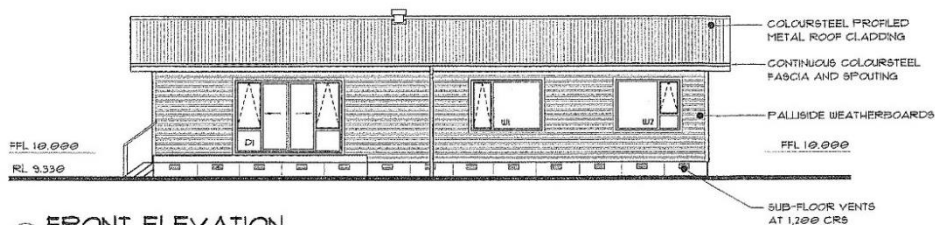
PROPOSED NEW HOME FOR
BIG RIVER HOMES, STANDARD 3 BED ROOM HOME

SHEET TITLE
FLOOR PLAN

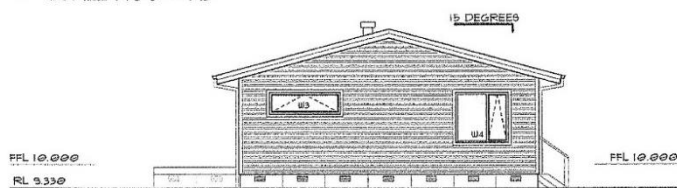
CONTRACT NO.

DATE
27.03.13

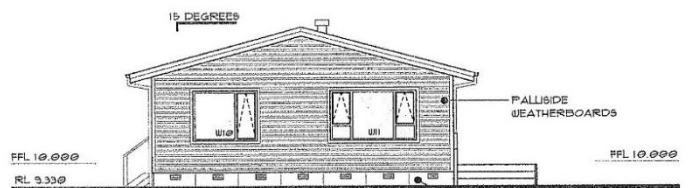
DWG NO.
A1.1



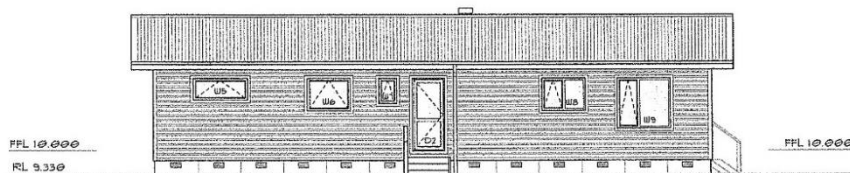
FRONT ELEVATION
SCALE 1:100 @ A3



END ELEVATION
SCALE 1:100 @ A3



END ELEVATION
SCALE 1:100 @ A3



REAR ELEVATION
SCALE 1:100 @ A3

PLANZONE

PROPOSED NEW HOME FOR
BIG RIVER HOMES, STANDARD 3 BED ROOM HOME

SHEET TITLE
ELEVATIONS

CONTRACT NO.

DATE
27.03.13

DWG NO.
A2.1

The home has the following standard Price Cost Sums:

1. Standard BRH electrical works \$10,300 (GST inclusive)
2. Standard BRH kitchen \$9,000 (GST inclusive)

The price does not include (see page 8 for estimated costs):

- Connections to water, sewerage and power
- Permit Fees (Big River Homes will supply all plans and liaise with Council)
- Floor coverings and drapes
- Heating
- Deck
- Garage
- Range and hood
- Earthworks (section development)

Further information on Big River Homes is available from:

www.bigriverhomes.co.nz



ADDITIONAL SERVICES AND FEATURES COSTS

(Prices where included are indicative only as at April 2016)

1. Connections to:

- Water- \$2,472.00 (may not apply for previously rated properties) + \$185 admin + Installation/Engineering costs
- Sewerage- \$5,639.00 (may not apply for previously rated properties) + \$185 admin + Installation/Engineering costs
- Power- P.O.A.
- Prices are GST inclusive

2. Clutha District Council:

- Permit Fees (Big River Homes will supply all plans and liaise with Council)- from \$2,080
- Rates – annual estimate: \$2,300 - \$2,400

3. Floor coverings and drapes:

- Carpet and underlay: \$6,076
- Vinyl: \$1,080
- Installation: 2,046

4. Heating Options

- Masport or Metro Fire woodburner fire from \$1,699 plus flue \$699 and shield \$130. Installation P.O.A. Council permit from \$305.
- Daikin Heatpump from \$1,690 plus installation \$870 approx.

5. Range and Hood Options

- Freestanding Westinghouse oven from \$1,176 plus installation
- Westinghouse Wall oven from \$1,899 plus ceramic cooktop from \$1,199
- Canopy from \$399 plus installation.

6. Deck

7. Garage

8. Earthworks (section development)



Housing Package Kaitangata

Home Loans Custom Built For You

What is custom built? Simply put we're here to help you design a home loan with your lifestyle, present situation, and future plans in mind. That means not only could you get the loan you want, but it's created for what you want to achieve in life.

What can we do for you

- No Application Fee
- A great competitive rate
- Help towards your legal and valuation costs
- 250 Bonus Flybuys points
- No monthly account fee on YouMoney accounts
- Loans custom built for your lifestyle and goals
- Expert Advice to keep you on track
- Cash and Rewards on BNZ credit cards and insurances

What we need from you

- 20% Deposit (less subject to approval and credit criteria)
- Fixed Price building contract
- Completed application form
- An appointment in person to discuss your exciting new build

Ready to chat more? Talk to one of the team at BNZ Balclutha or give Leighton a call on 03 418 4752.

This offer is only available at BNZ Balclutha and can be changed at any time.

Terms and Conditions. All home loans are subject to our lending criteria (including minimum equity requirements), terms and fees. Not for business purpose. 1. Total Money terms and conditions apply 2. Tailored home loan repayments are not available on Rapid Repay, Mortgage One, non-table loans, any of our interest only loans, or progressive drawdown loans. Terms and conditions and early repayment charges may apply 3. Repayment amount must be the same as, or above, your minimum repayment 4. Not available for Classic Home Loans 5. Minimum top up is \$5000 6. Fly Buys term and conditions apply



CLUTHA DISTRICT COUNCIL

From the Office of the Mayor



The Clutha District Council congratulates the community of Kaitangata for developing the **Kaitangata House and Land Package**.

Reimbursement of Fees: Council originally resolved to increase budgets to allow fee reimbursement applications under this package up to the amount of \$5,000 per applicant for the period from 1 July 2016 to 30 June 2019. As the funds have not been entirely spent the fee reimbursement applications can be accepted up to 30 June 2020.

The following criteria will apply:

1. Applications for the reimbursement of fees will be made by the Kaitangata and District Promotions Group on behalf of the applicant.
2. This offer applies to the Kaitangata Land and House promotional package applicants only.
3. Applicants can apply for reimbursement (up to \$5,000) for fees specified in the Council's Schedule of Fees and Charges covering:
 - Building consent
 - Sewage connection
 - Water connection

Note: Sections that are currently paying water and sewerage half charges would not be required to pay connection fees. These aspects would be assessed as part of the application. A copy of the Clutha District Council Schedule of Fees and Charges is available on request.

Voluntary Targeted Rates Scheme:

There is also this option to consider, if the total cost of Council fees and charges exceeds \$5000, then a homeowner can pay the difference in cost through their rates over time using the Voluntary Targeted Rates Scheme.

Bryan Cadogan
Clutha District Mayor

Clutha District Council 1
Rosebank Terrace
P O Box 25, Balclutha 9240, New Zealand Telephone + 643
4190200 Fax + 64 3 4183185
Email: help.desk@cluthadc.govt.nz
Website: www.cluthadc.govt.nz



31 May 2018

Clutha Developments Trust
PO Box 2160
Balclutha 9240

Attention: Linda Moore

Kaitangata Development Project

Thank you for meeting with us on the 9th of March 2016. This project is very exciting for the local community and our firm is very interested in partnering with you to contribute to the success of the project.

As discussed at our meeting our role in the project could add value in a number of ways including:

- Being the first point of contact for purchasers at any time during the purchase process
- Actively promoting the project and participating in any information evenings or other activities held to promote the project
- Develop an easy to understand checklist for the Trust to use
- Meeting with the potential purchasers either on site or at our office to discuss the process
- Preparing the Agreements for Sale and Purchase
- Advising the purchasers about the building contract
- Assisting with obtaining insurance
- Providing assistance with HomeStart and KiwiSaver applications
- Corresponding with the Bank and any other relevant parties
- Reviewing and discussing loan documents with the buyers
- Settling the purchase of the section.

The BNZ has agreed to pay up to \$1,000.00 where purchasers have a 20% deposit. As part of our investment in this project we will complete all the above work within the BNZ contribution.

If the purchasers wish to get a LIM report for the property the cost of the LIM report would be their own costs, but our review and advice in relation to it would be included in the cost.

I look forward to working with you to make this project a success.

I have attached some further information about Carmen Jillett, myself and Downie Stewart.

Yours faithfully



Paul Hubbard
Partner

Email: paulh@downiestewart.co.nz

About Us

Downie Stewart Lawyers has had a reputation for quality and integrity since it was established in 1867.

Today, the firm operates from Dunedin and Balclutha and employs 30 people including 14 lawyers, many of whom are experienced and highly regarded senior practitioners. We have a strong client focused culture and our staff are empowered to provide outstanding service. Client surveys, online reviews, and client testimonials attest to happy clients. Search Downie Stewart on yellow pages, finda, google, or our own website.

Over recent years the firm has been recognised nationally at the New Zealand Law Awards

2012 *Supreme Employer of Choice*

Judged to have the best work environment of all the law firms of NZ



2014 *Regional Law Firm of the Year*

Acknowledging excellence in client service and leading expertise across a broad range of practice areas



We provide a full range of legal services and have an impressive team of professionals. The firm has a particularly strong base in commercial and rural law, but we also have high level expertise in most disciplines including property, litigation, dispute resolution, family employment, trusts and estate administration.

Our people are in demand to contribute as teachers, authors and leaders

- Two partners and one lawyer teach at Otago University. The course covered are Business Law (Commerce Faculty), Insolvency Law (Law Faculty) and International Law (Department of Political Studies). Another lawyer lectures Litigation to aspiring lawyers in the Professional Legal Studies Course through the College of Law.
- Two partners write for major publishers Brookers and Lexis Nexis, covering a variety of family law topics, alternative dispute resolution, commercial law precedents, and insolvency.
- One partner is immediate Past President of the Otago Branch of the New Zealand Law Society, one partner has recently been on the New Zealand Law Society Working Party with the Law Commission on the review of trust law, and one lawyer is on the local Standards Committee.

We are active leaders in the community, contributing our time and skills to many organisations. One partner is Chair of Softball New Zealand another is Chair of Otago Southland Netball and another is a former Chair of the World Squash Federation while Pieter Brits is a Director of FoodShare Limited which rescues unwanted food from commercial businesses and distributes it to local charities and social service agencies.

Please see our website www.downiestewart.co.nz for comprehensive information about our services and people.

Your Team

Carmen Jillett will have responsibility for this assignment and will be your primary point of contact:

Phone: 418 0039

Mobile: 027 772 5387

Email: carmen@downiestewart.co.nz

Paul Hubbard will be available to contribute his expertise as required and will be your back up point of contact:

Phone: 477 2262

Mobile: 027 434 5294

Email: hubbard@downiestewart.co.nz

These two lawyers work predominantly in property and commercial work in Otago. Other lawyers may become involved in the assignment as it progresses.

Downie Stewart Lawyers

PO Box 1345, Dunedin 9054

Level 8, John Wickliffe House, 265 Princes Street, Dunedin 9016

www.downiestewart.co.nz



21st March 2018

RE: Kaitangata housing proposal

Dear Linda,

Thank you so much for the opportunity for ourselves and hoamz to get involved with this wonderful initiative for the Kaitangata community. We're extremely excited to take part in a campaign to generate publicity and promote growth in this wonderful town.

hoamz are a Balclutha-based real estate agency with genuine local roots. Our staff live and breathe the Clutha District and understand what makes our towns tick. Our passion for our communities is showcased by our involvement in local activities, from the annual Critter Hunt to Balclutha's ever-popular Christmas markets and Street Parade. Our agents operate within the rural sector and are very familiar with the employment opportunities and community initiatives which allow us to 'sell' the Clutha District lifestyle to the rest of New Zealand.

Within less than two years, we have become an established fixture within the Clutha District real estate landscape, and are showing increasing market share and strong enquiry. Our specialist marketing team works with our agents to ensure our sellers' properties receive targeted promotions and are presented in a compelling, information-rich manner to attract today's real estate consumer.

Property in the Clutha District offers affordable prices and a real New Zealand lifestyle. Covering a wealth of NZ's finest real estate from a beach bach in the Catlins through residential homes in Balclutha and expansive Otago farms, hoamz have it sorted.

Our property website has houses, sections and commercial real estate for sale to suit every budget and agents with unparalleled enthusiasm, support and expertise in buying and selling real estate in the region.

hoamz Southland Ltd, Licensed Real Estate Agent (REAA 2008)

In line with the contributions being offered by participating businesses, we're delighted to be able to offer a reduced price for sales of sections and house and land packages under this Kaitangata initiative. Our standard commission is:

4.5% professional services fee PLUS \$500 admin fee PLUS gst

For these sales, we would like to offer:

3.95% professional services fee PLUS gst (Minimum fee \$3000 inc gst)

Our marketing team are on hand to offer any support you may need to get us up and running – we can provide whatever files and logos are needed, along with any imagery required.

We look forward to hearing more about progression of this project.

Kind regards,



Margot Berney
Property Consultant
hoamz Ltd
027 266 3094



Aleisha Gutsell
Property Consultant
hoamz Ltd
027 414 3843

**40C Clyde Street
Balclutha 9230, New Zealand**

Tel **+64 (03) 418 0306**
Fax **+64 (03) 418 2909**

Email **balclutha@hoamz.co.nz**
Web **www.hoamz.co.nz**

hoamz Southland Ltd, Licensed Real Estate Agent (REAA 2008)

EDUCATION

KAITANGATA PRIMARY SCHOOL

Principal: Annetta Payne
Full Primary School (Year 1 - 8)
108 Salcombe St, Kaitangata

Kaitangata is a small semi-rural town located on the edge of the Clutha River just 10 minutes from Balclutha. Most students live within walking distance of the school but we also have 3 local bus runs servicing Wangaloa, the lower part of Inch Clutha and the Lakeside area. Our recent purchase of a school minibus also provides transport for students from Balclutha.

Our school has students from Year 1 to Year 8 and currently we have begun the 2018 year with a roll of 85 students.

Our main school building has 5 classrooms. There is also a block of 2 classrooms separate from the main building. A large gym/hall has been built in recent years and this provides an area for indoor sports such as basketball. A storage area, stage, dressing room, kitchen and toilets are incorporated into this building and it is used for physical activity, assemblies, concerts and community events.

<https://sites.google.com/kaitangata.school.nz/kaitangata-primary-web-page/home>



SOUTH OTAGO HIGH SCHOOL

Principal: Michael Wright
Secondary School (Year 9 -15)
46 Frances Street, Balclutha



South Otago High School is located in Balclutha which is 80km south of the city of Dunedin. Founded in 1926, it is one of the oldest full secondary schools outside of the main cities in the South Island. We pride ourselves on being a welcoming community and we provide a safe and friendly environment for our students to learn and grow. We aim to provide a broad range of educational experiences and opportunities to give our students the best start in life.

The school is well resourced and sits picturesquely overlooking 17 hectares of grounds, courts and playing fields. The current roll is 520, which makes us large enough to offer a broad curriculum but also small enough to offer individual attention to our learners.

www.sohs.school.nz

SPORTS AND RECREATION - KAITANGATA

BMX Club

- Meets Wednesday evenings during the summer months

Farmers Group

Inch Clutha Rural Women

Kaitangata Bowling Club

Crescent Rugby Club

Kaitangata Cricket Club

Kaitangata Golf Club

Measly Beach Fishing Club

Kaitangata Pistol Club

Kaitangata Skate Park

Kaitangata Community Swimming Pool

Stretch and Balance Exercise Group:

- Meets Mondays 1-3pm at the Kaitangata Worship Centre



COMMUNITY GROUPS

Black Gold Heritage Museum Centre

- Meeting second Wednesday of the month

Kaitangata Craft Group

Kaitangata and Districts Promotion Inc

- Meets first Wednesday of each month

Kaitangata Evening Fellowship Ladies Group

- Meets fourth Tuesday of each month

Kaitangata Farmers Group

Kaitangata Library

- Open Saturday mornings 10 – 12 noon

Kaitangata Volunteer Fire Brigade

Kaitangata Wild Horse Trust

KSL Church

- Every Sunday at 10am

Last of the Summer Wine Group

- Over 60's Gents Club
- Meets first Tuesday of the month

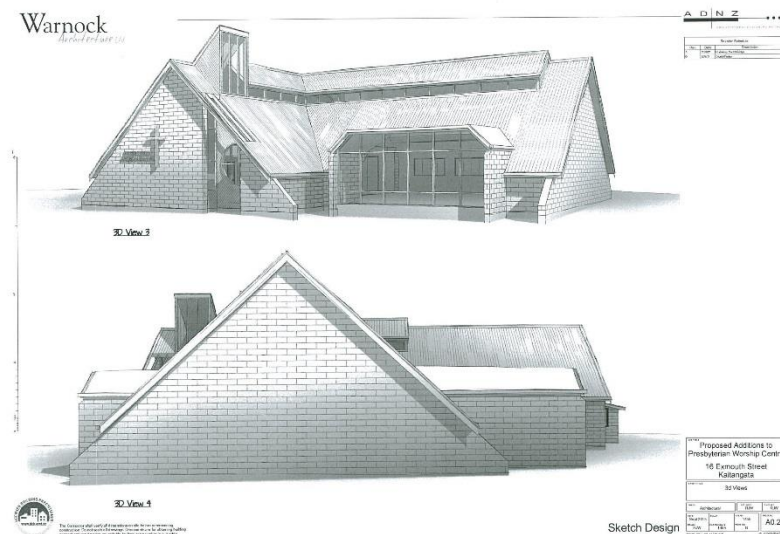
Neighbourhood Support Group

- Meets fourth Tuesday of the month



COMMUNITY DEVELOPMENT PROJECTS

Kaitangata Community Centre Charitable Trust



The Kaitangata Community Centre Trust have signed with the Synod of Otago to alter the existing Worship Centre to create a Community Centre for all of the town's activities.

The Trust is in the process of obtaining prices for the alterations and are well on the way with their fundraising efforts.

This project is supported by the Clutha District Council, KSL Parish and the wider community.

The Skate Park

This development was completed recently. This was the initiative of a small group of people, supported by the Promotions group and Council.

The committee has bought the expertise of Dave North, Nelson Creek Skateboards Ltd to build the park.

It has brought together many hardworking volunteers in the community (who are passionate about the youth in our town) and have worked many voluntary hours to ensure this project is successful.

We have been able to access sections which have allowed the BMX Track, Jump Park and Skate Park to be adjacent to each other and provide an ideal complex in the centre of town for our youth.

LOCAL INDUSTRY

The following are some of our major employers in the Clutha District:



Silver Fern Farms is on a mission to create the world's best red meat experiences. In doing so we hope to make an important contribution to building a more sustainable future for one of New Zealand's most significant primary sectors.

We're striving to become New Zealand's red meat experts. To become a leading global food company, we are determined to set new standards for our industry and create new value via transformational partnerships and innovation.

Silver Fern Farms Finegand plant has exciting career opportunities for people considering living and working in and around Balclutha.

In the peak of our processing season the plant employs over *1,000 people* working in processing sheep and cattle into some of the best cuts of red meat in the world.

In the off season we have an array of roles that continue on through including; Maintenance and Engineering, Laboratory roles, Human Resources, Health and Safety, Stores people, Payroll, Administration, Cleaning and Laundry staff as well as Supervisory and Management staff. The opportunities at Finegand are endless.



We offer competitive pay for seasonal and salaried staff, and a safe working environment, one we are making safer all the time through our industry leading health and safety programme – ORA.

For more information visit: www.silverfernfarms.co.nz



'Bringing Health through Food to as many People as Possible' Danone, the only food group in the world to focus solely on health, is comprised of four divisions: Dairy, Water, Early Life Nutrition and Advanced Medical Nutrition.

Danone's dual focus on commercial performance and societal responsibility, combined with an on-going commitment to innovation and the strengthening of its health oriented brands, has resulted in strong performance worldwide.

Danone Nutricia Early Life Nutrition manufactures the Karicare and Aptamil ranges of formula for infants and supplements for toddlers.

Our mission is to stand by Mums to nurture new lives, by actively supporting breastfeeding and the provision of nutritious foods.

Danone employs more than 100,000 people worldwide, recording €21.14 billion sales in 2014.

In New Zealand we have operations sites in Balclutha and Auckland where we make infant formula and nutritional supplements for toddlers to supply the New Zealand, Australian and Asian markets.

The process to make these products starts in Balclutha at our spray drying facility.

For more information visit: www.danonenutricia.co.nz



Fonterra - Stirling

General

- Stirling has been in its **current location** for 35 years after an amalgamation of the Kaitangata, Stirling, Paretai and Henley factories
- Around **110 staff** including drivers, production, leadership, maintenance, administration , Distribution Centre and amenities
- Current holders of **best** Small Site cup, Quality cup, Japan cup and best Transport Depot cup

Cheese Processing

- Processes **1.75 million litres of milk** per day
- Takes **5 hours** to produce a block of cheese from raw milk
- Each block of cheese weighs **20kg** – 10,000 of them per day at a rate of around 10 blocks per minute
- **200 tonne** of cheese made per day
- Make predominantly **Cheddar** cheese but also **Colby** and **Egmont**

For more information visit: www.fonterra.com/nz



Clutha has many diverse and vibrant communities, of which Kaitangata is one, with excellent education opportunities, quality healthcare, affordable homes and a low crime rate throughout. All communities have their own character and reasons that make them an awesome, family-friendly place to live.

To find out more visit:

www.cluthanz.com

Clutha Development

Clutha Development provides economic development within the Clutha District. Our focus is to support and encourage opportunities that will promote sustainable growth and a vibrant business environment, making the district a great place to live, work, invest and visit.

Our key areas of focus are:

- Attracting external investment into our district - creating business and employment opportunities. For example, Kaitangata House and Land package, KiwiBuild opportunities, as well as the Clutha Gold Cycle Trail.
- Business support services - regular visits to businesses in the district, providing information, training and networking opportunities. For example, the introduction of an HR network in the Clutha District; and assisting with resource consent applications for working in waterways.
- Provide support to primary sector projects. For example, the creation of Otago South River Care project which engages our Communities to protect and enhance water quality now and for future generations.
- Jobs in the Clutha District - jobs are listed on the [Jobs Portal](#) of our website, shared on Clutha's Live and Work [Facebook](#) page, and we work alongside our job seekers.
- Destination Management - managing the growing numbers of visitors to the Clutha District, focusing on marketing, planning and sustainable development of tourism.
- Provide support to district strategies; Clutha Living and Working Strategy, and Clutha Economic Development Strategy.

For more information on how we can support you please contact the team at Clutha Development:

Phone: 03 4184048

Visit: 6 John St Balclutha

Website: www.cluthanz.com