

KOITIATA RESIDENTS' COMMITTEE

(TURAKINA BEACH)

Page 1 of 2.

c/o Secretary,
Mrs J. Nation.
50 Wainui Street,
Koitiata,
R.D. 11,
WANGANUI.
30-5-97.

The Property Officer,
Rangitikei District Council,
Private Bag,
MARTON.
ATTN. Mr B. Mortimer.

Dear sir,

Ref. your letter PR2-003

Sale of Lot 61 D.P. 26092.

The Koitiata Residents Committee meeting of 21-5-97 tabled the above letter for discussion. This resulted in the raising of several queries which only R.D.C. have the real answers. The queries are tabulated below, with some local comment.

(1) ACCESS Right of way.

The certificate of title shows access via a paper road at the rear of lots 59-61 as we look from Wainui Street. No access is shown from Wainui Street.

(2) TITLE Certificate incorrect.

The title shows a plan of lots 59-61 plus lot 65 some distance to the left of the above lots. In fact lot 65 is considerable distance to the right of lot 61.

(3) LAND Locked Sections.

The sale of lot 61 will land lock lots 59-60 under current plans as delivered with above letter. A slight adjustment may allow access to these by reducing lots 66 and 61 sufficiently enough for a right-of-way to be created. Lots 59-60 would require alteration on Wainui Street end, but would be compensated by the paper road area at the rear.

(4) DONATED Land

During the Lawn Bowling Club era of occupation of lots 59-61, it is thought some further land mass was donated to the said Bowling Club, by the owners of the then, "Planes Trust". This is not on current

plans and is believed to be over and above "paper road" mass.

(5) PAPER Road area.

The area shown as a road to the West of Wainui St., and at the end of Rapakai St., is the "paper road". This is known to have been sold and title adjustments made to lots 6&62DP 26092, and lots 1&2 DP57618.

(6) LOWEST Lying Lot 61.

This lot 61, is believed to have been surveyed at some time, with the view to a sewerage pumping station occupying it, as the fall of the remainder of the village, is natural to it.

These items were raised by a committee of seven residents, those of which we would hope carry out the survey your council requested.

In order to supply our residents with correct information so they may make informed decisions, we would appreciate your answers to the queries listed, with perhaps some updated survey diagrams etc. to help. Thanks immensely.

In conclusion, could the council provide some guidance to by-laws regarding occupation, health, building requirements etc., relating to each section owner/purchaser.

Thanking you in anticipation.

I remain,

Yours faithfully,

J. Nation (Mrs)

Secretary, Koitiata Residents Committee,

pp Mr G. Howatson, Chairman.

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15/10/97



46 High Street
Private Bag 1102
Marton
Telephone (06) 327-8174
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30 September 1997

PR2-0003/2

Mrs J Nation
Secretary
Koitiata Resident's Committee
50 Wainui Street
Koitiata
RD 11
Wanganui

Dear Mrs Nation

Koitiata Residents Committee-Letter of 30/5/97-Sale of Lot 61 DP 26092 (Part C.T. 35A/377)

I refer to your letter dated 30 May 1997, which asked several questions about roading, titles etc at Koitiata. I asked in one of my letters whether your committee would ask the Community whether Lot 61 could be sold to Mrs Steele who owns the section next to it. I have now received a letter from Mr Douglas Evans, of the Law firm Evans, Henderson and Woodbridge. A photocopy of his letter is attached.

Some of the issues raised in your letter have been raised at various times over the years and I hope that at last the issues have been answered to the satisfaction of all.

As can be seen from the legal opinion there are no restrictions on the Sale of Lot 61.

I have been recently advised that another person is also interested in purchasing Lot 61, and it may be that the section will be sold by tender or quite possibly not sold at all.

Would you now canvas the Community to see once and for all whether there are any objections to the sale of Lot 61. This could be achieved by advertising the fact of the proposed sale to your next public meeting and asking whether there are any objections, or by carrying out a door to door survey in the Community.

To be realistic I do not believe that the Community has any right to stop the sale of Lot 61, and whether Mrs Steele parks a Caravan on the section is entirely over to her. But should she be breaching any Council bylaw or policy then that should be dealt with at the time by drawing the matter to the Regulatory Division of Council.

Yours faithfully



Barry Mortimer
Property Officer