

REPORT TO RATEPAYERS AND RESIDENTS OF KOITIATA SETTLEMENT
ON ACTIONS SINCE AUGUST 1980

COMMITTEE. The Committee elected at the Annual General Meeting on August 2nd 1980 was:-

Mrs Mary Burbery	Housewife	Turakina Beach
Mr. N. Abbott	Painter	Turakina Beach
Mr. B. Bayley	Watch repairer	Turakina Beach
Mr. P. Cornish	Plumber	Turakina Beach
Mr. L. McIndoe	Chartered Accountant	Turakina Beach
Mr. J. Richards	Photographer	Wanganui
Mr. J. Tremaine	Contractor	Wanganui

COMMUNITY TOWN. Those present at the general meeting of section holders held on 2nd August 1980 supported the constitution of a community within the Rangitikei County.

On 14th August 1980 the Rangitikei County Council passed a Special Order to constitute the Community.

In October 1980 no objections having been received to the proposal to constitute a Koitiata Community was confirmed by the Rangitikei County Council.

The Koitiata Community will operate as from 1st April 1981.

Before that date an election will be held to elect members for the Council. The present Committee will be disbanded on 31st March 1981.

Ratepayers or permanent residents at the Beach will be entitled to vote for the members of the Committee to function from 1.4.1981.

The electoral qualifications is by way of

- (a) Ratepayers qualification
 - (b) Resident qualification
- or

RATEPAYER QUALIFICATION. A person is qualified as a ratepayer if his or her name appears as the occupier in the Valuation Roll. ●

Where two or more names are listed in the occupier column of the Valuation Roll then the law requires the County to take the first name listed as being the occupier having the ratepayer qualification as an elector.

RESIDENTIAL QUALIFICATION. To hold a residential qualification it is necessary for a person:-

- (1) to have lived in New Zealand for twelve months.
- (2) To have lived in the Koitiata Community district for three months
- (3) To be eighteen or more years of age.

The roll has been prepared by the Rangitikei County of ratepayers and residents of the district.

Any Resident who has not been asked to complete an electoral form within the last six weeks should contact me, Logan McIndoe 38 Wainui Rd or Phone 771 or the County Council if they wish to have their name placed on the Electoral roll.

The election for the new council members will take place in February or March 1981.

FREEHOLDING OF SECTIONS. Negotiations are taking place to give the residents the opportunity if they so wish to freehold their sections at Koitiata.

The proposal the Rangitikei County has made to the Commissioner of Crown Lands is for it to acquire from the Crown the whole area of subdivided sections, plus the recreation area and a similar sized area beyond the toilet block at the unimproved value. The total value placed on the housing area would be divided by the number of sections (approximately 105) and this figure plus a small amount for legal fees would be the cost of each section.

The County mentioned to the Commissioner of Crown Lands that it must be remembered that the land was basically shifting sand dunes when the original developments took place and only much hard work and considerable

expenses on the part of the section holders have brought the sections to the stable state in which they are now found.

A letter has been received from the Commissioner of Crown Lands giving the following valuations for the areas shown on the appended map.

(1) Residential sections	\$199,100
(2) Recreation & Camping area (Levelled)	3300
(3) Undeveloped	6800

The comment conveyed to me by the County Clerk was

"You will no doubt be as bewildered as we were at this valuation."

The area (3) \$3300 has been levelled and grassed and is valued at \$3300.

The Area (2) which is undeveloped sand dunes of approximately the same area is valued at \$6800.

This seems quite remarkable.

The County representatives have discussed this matter with the Committee and have commented that it is their contention that section holders should not be asked to pay more for their land than for undeveloped sand dunes. The Council contends that the total area of the subdivision should be sold by the County at that unimproved value. The total area is 8,11951 hectares

The County contends that if they accept the value of area (2) as being the value for undeveloped sand dunes they can arrive at a figure of \$25100 for subdivided sections. This is a considerable difference from the \$199100 quoted by the Commissioner of Crown Lands.

Negotiations are still taking place between the County and Crown Lands and section holders will be advised when they near finality.

The Committee is pressing for early decision, as the leases of existing sections are due for renewal in 1982. Section holders should have the opportunity to purchase if they so wish before the rentals are reviewed.

RUBBISH TIP. Rubbish is still being dumped indiscriminately at the tip. Many people obviously make no effort to dump rubbish over the face of the tip. After a week or so it becomes difficult to put rubbish in the tip itself.

The County are very cooperative in cleaning the pit up when asked but each visit costs money.

The Committee considers that a n old front end loader in running order would be an asset at the settlement. It could be used to clean the tip and also to bury decaying and offensive carcasses on the river front.

TOILETS. Mrs. Leighton cleans the toilets and reports they are being defaced especially over week ends.

This offence is difficult to trace but reports on any known cases would help.

COWS. A further letter has been addressed to the County Engineer asking what steps are being taken to control the movement of cows on the beach road. Droppings made by cows each day on the road not only dirties but corrodes cars used by residents.

No reply has yet been received.

FIRE PROTECTION. It was decided to pursue this matter more actively in April after the Kaitiata Community becomes legal. A direct approach could then be made to the relevant fire authority.

RANGERS. The County will issue Rangers certificates to members of the Community Committee. They will have authority to approach persons offending the by-laws of the Community area.

NOTICE BOARD. A cabinet to hold local notices and information has been made by Mr. Percival. The Committee has suggested to the County that it be erected opposite Mrs Burbery's section. The County has not yet done anything on this matter.

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DEAD ANIMALS. Several dead animals were buried on the river beach during the whitebait season. A few days later a high flood deposited further carcasses.

As mentioned under the heading of Tip a front end loader would be an asset at the settlement.

COMMITTEE FUNDS. The actions of Mesdames Burbery and Leighton in providing ingredients and baking a Christmas Cake to raise funds for Committee use must be commended. The cake was raffled and won by Mr. Farr. A sum in excess of \$75.00 was raised by the raffle. The thanks of the Committee are offered to those who supported the raffle.

FRIENDSHIP CLUB. On the afternoon of 28th November over 50 members of the Marton Friendship Club were entertained at the settlement. Afternoon tea was provided by women residents at the home of Mrs Mary Burbery. It was a very enjoyable afternoon and the visitors expressed a wish for the function to be repeated next year.

Our thanks go to the ladies for all they did on this occasion,

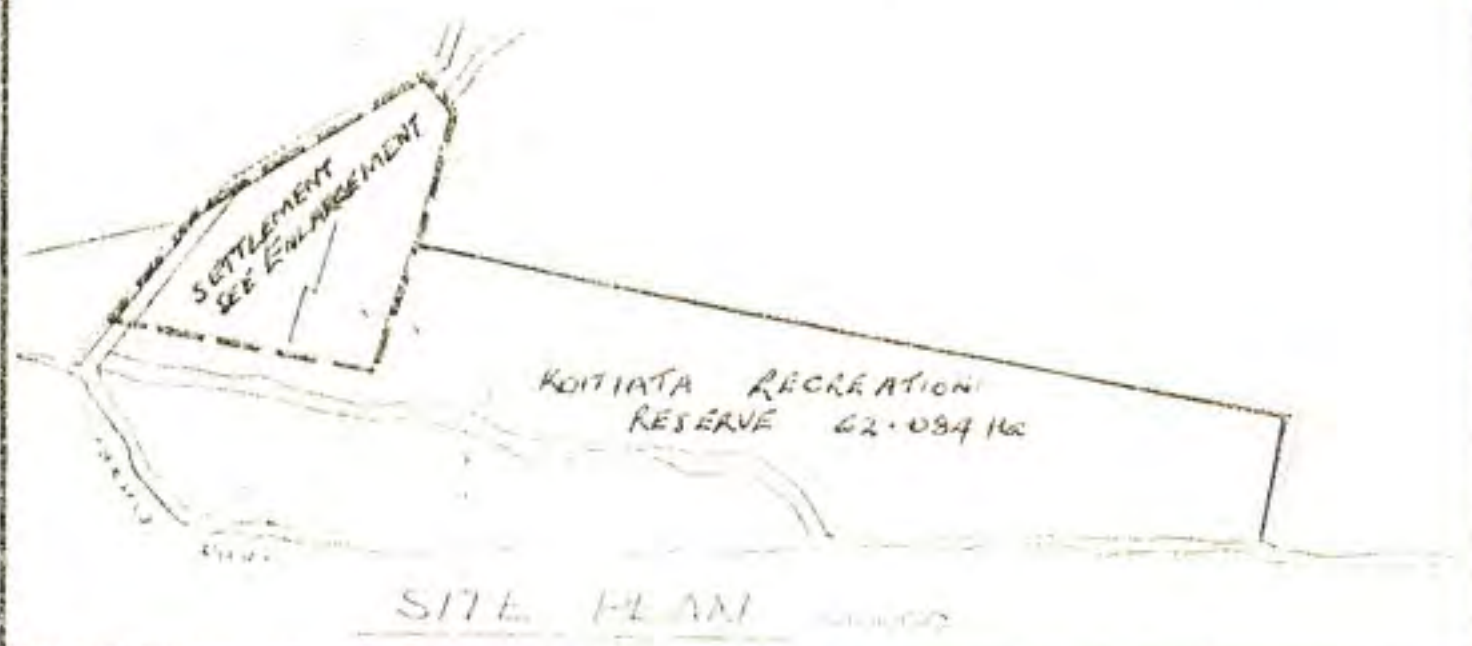
ODDS & ENDS. If any residents would like any old copies of Newsweek, Womens Weekly or books there are plenty to be had in my garage. If no one wants them they will be dumped. Come and take what you want.

KETTLES. I have the odd hobby of collecting kettles. If any one has any old ones lying around they do not want I would welcome them. I would take them free or pay a nominal sum for one.

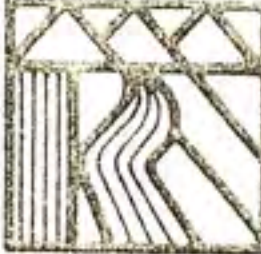
NEW YEAR. All the very best for the New Year and may it bring happiness and pleasure to all.

Sincerely,

A.J.L.McINDOE
SECRETARY



SITE PLAN



RANGITIKEI COUNTY COUNCIL
 KAITIATA RECREATION RESERVE
 LAND TO BE PURCHASED
 FOR SETTLEMENT

SCALE	1:1000
DRAWN	J. H. H. H.
DATE	11/11/1903
APP'D	J. H. H. H.
	54/12