

RANGITIKEI COUNTY COUNCIL

KOITIATA DOMAIN

The Council, as Koitiata Domain Board, is responsible for the administration of an area of 158 acres 3 roods near the mouth of the Turakina River.

As a Domain the area is subject to the provisions of the Reserves and Domains Act 1953. Section 27 (4) of that Act provides that the Minister of Lands may lease any area not required for Domain purposes "at such rent and upon such terms and conditions as the Minister thinks fit".

The residential sections in the Domain come under this provision. There are now 96 residential sections paying rental of \$20 per annum providing an annual revenue of nearly \$2000. Unimproved values (1969) range between \$100 and \$200 per holding and rates between \$2.57 and \$5.15. There is currently over \$9000 held in the credit of the Domain Account with a further \$2000 due when the annual accounts for rental are sent out in April next.

In April 1963 the Department of Lands and Survey notified the Minister's approval to the release of further residential sections subject to "the submission by your Council of a proposed plan of development of the balance of the Domain for recreational purposes and undertaking to apply the revenue derived from rents towards the development project".

The last development works undertaken by the Council were roading improvements four years ago. Amongst the original improvements listed by the Council which have not yet been actioned are the provision of facilities in the camping area and tree planting.

In view of the accumulation of funds it is suggested that some thought should be given to the next stage of development work.

Further subdivision for residential purposes.

In 1964 the Council opened up a subdivision comprising 43 sections all of which are now occupied with the exception of one held for a possible drainage easement.

Of these 43 sections thirteen were released immediately they became available in November 1964 to satisfy a waiting list, and a further six were released in the following two years. In the following six years from 1967 to 1972 only seven sections were allocated, leaving sixteen sections available as at January 1973. All these sixteen sections have been taken up in the last 12 months and already five further enquiries have been made since the last section was allocated.

The possibility of a further subdivision for housing in the area poses a number of problems, amongst which are : -

1. Stormwater drainage and the high ground water level in wet periods.
2. The capacity of the ground to absorb effluent from more septic tanks.
3. The effect of more effluent on existing water supplies drawn from wells.
4. The provision of reticulated water supply and sewerage for existing and future settlement.

5. Possible erosion by the Turakina River.
6. Future utilisation of revenue for the development of the recreational area of the Domain.

It is suggested that at this stage the Council gives some thought as to whether it desires to open up further residential sections in the Domain. If such extension is favoured it may be prudent to raise the matter with the Department of Lands and Survey as an initial move before becoming involved in a specific proposal.

The Council may also care to consider as an alternative the development of adjacent private land which would not come under the jurisdiction of the Minister. A further alternative would be the opening up of the Raumai area where the Crown has already set aside 132 acres for future development as a beach settlement by this Council.

Whilst there is no urgency for decision on such matters it seems that the demand for beach sections will increase progressively and it seems an appropriate time for some thought to be given to forward planning for the development of such areas.

30 January 1974

P.R. Boyes
COUNTY CLERK