



# RANGITIKEI COUNTY COUNCIL

P.O. BOX 22, MARTON

IN REPLY PLEASE QUOTE  
THIS REFERENCE \_\_\_\_\_

WFE:JA  
P84-0012

TELEPHONE 8174  
(3 lines)

22 December 1983

Cornish, Leonard H.,  
42 Rapaki Street,  
Koitiata,  
TURAKINA R.D.

Dear Sectionholder,

Re: Proposed Subdivision - Koitiata

At the last meeting of the Koitiata Community Council, it was resolved that we should report progress on the proposed subdivision at Koitiata.

Since then our Engineering Staff have prepared a three stage programme, which when completed, would provide a further fifty five sections. This proposal effectively utilises, for building purposes, all the remaining vacant land within the Township, apart from a small playground adjacent to Omanu Street Extension and a caravan park adjacent to the toilet/shower block. However, it should be borne in mind, that although there would be a high concentration of people within a relatively small area, there is ample open space for recreation purposes in the adjoining Koitiata Recreation Reserve. This area could be developed as and when the need arose.

You will be aware that the County, acting on the recommendation of the Koitiata Community Council, own the land and will be meeting the cost of the planning and development of the subdivision. No accurate estimate of the cost of each section has been made, although this will largely depend on the standard of subdivision that is finally approved. We would expect the standard to be appropriate to a beach settlement.

The attached plan allows for Omanu Street to be extended and loop around to rejoin Wainui Street at the eastern end of the Township. Access to those sections in Stage 2 of the proposed subdivision would be through New Zealand Forest Service land. This would have an added advantage, in that it would provide an effective fire-break.

The plan also provides for the relocation of the power points from their present site, to the proposed new caravan park adjacent to the toilet/shower block which is the more appropriate place.

While your Community Council anticipates some resistance to the proposal, it believes that the advantages more than outweigh any disadvantages. The Council would not anticipate that the life style of residents will be materially affected, firstly by the influx of more people or secondly, by the loss of any open space within the Township's boundaries because of the proximity of the Koitiata Recreation Reserve.

The main advantage seen are, that with a greatly increased number of ratepayers, the rates could be reduced in comparative terms. The Township would be compact and relatively cheaply serviced if in the future either or both a reticulated water supply and sewerage system was considered desirable.

While no proposal will be universally acceptable, we commend this plan to you. There does appear to be considerable interest in acquiring sections at Koitiata, although the extent of that need will only be realised as the subdivision proceeds.

All enquiries should be addressed to:

Mr W. F. Elgar,  
Administration Officer,  
Rangitikei County Council  
P.O. Box 22,  
MARTON.

Yours faithfully,



M. C. Griffiths  
for the Koitiata Community Council  
and the Rangitikei County Council

Encl.

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