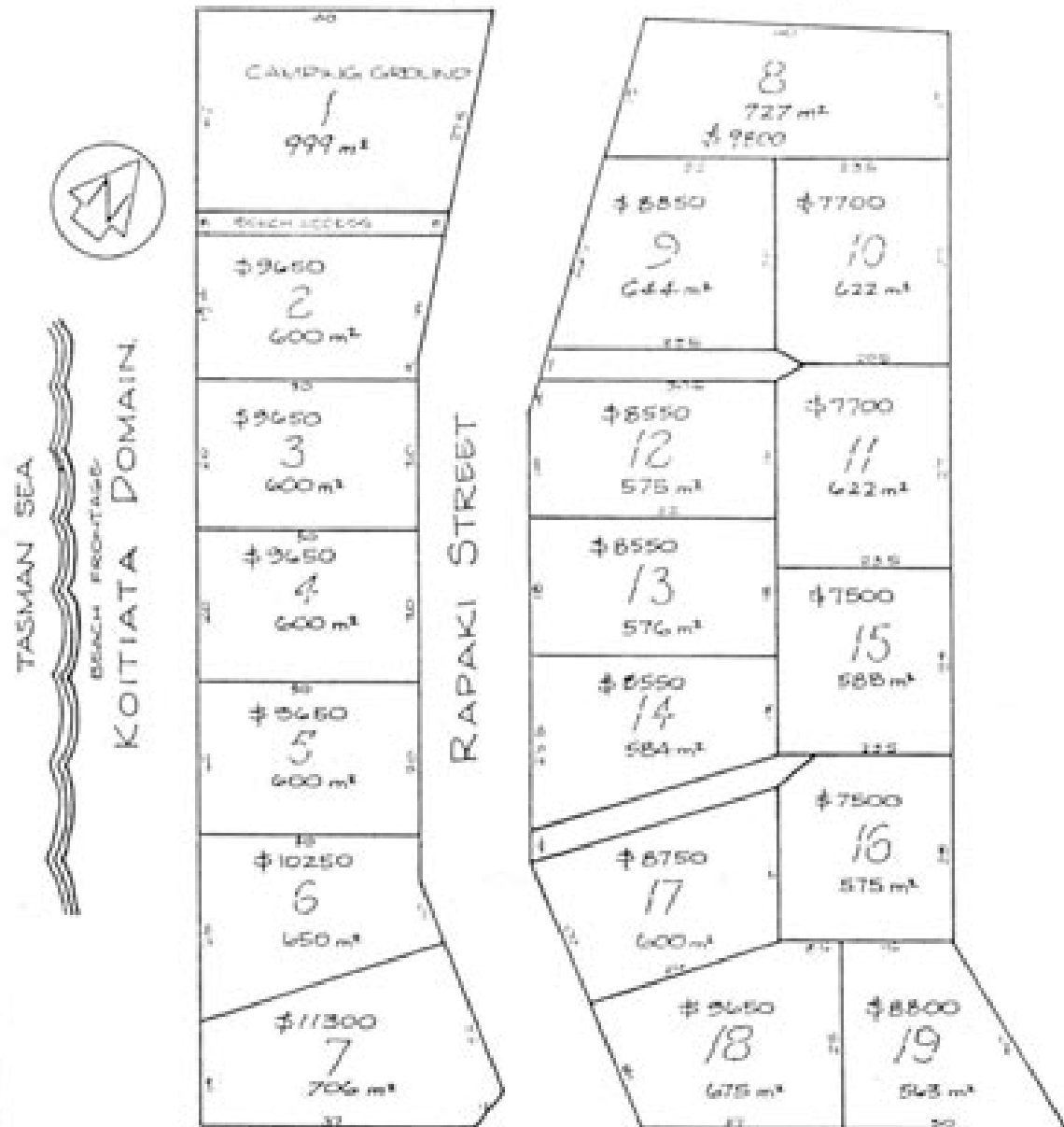


BEACHFRONT SUBDIVISION

Koitiata [Turakina Beach]



18 desirable serviced sections are now available for sale on this unique beachfront location at the quiet retreat of Koitiata.

Enquiries to -

The Administration Officer,
Rangitikei County Council,
High Street, Marton.

1408M

KOITIATA SUBDIVISION

SERVICES

1. Underground power and telephone
2. Sewer connection provided
3. No piped water supply

As underground water supply is not of a potable standard, a rainwater supply would be required (25.000 L tank)

4. Stormwater to on-site soak pits or to street kerb

SPECIAL BUILDING REQUIREMENTS

As the front sites are in the special hazard zone the following requirements will apply.

Lots 2 to 7

1. Buildings are to be constructed so they can be moved from site
2. Floor levels to be not less than the Rapaki road level adjacent to Lot 1
3. Buildings may not be constructed closer than 10m from the seaward boundary.

GENERAL SITING REQUIREMENTS:

The provisions of the District Planning Scheme will apply. Copy attached.

COASTAL SETTLEMENT ZONEPURPOSE OF ZONE

To provide for some limited commercial development, recreation and beach related activities, together with residential uses, and to ensure that these are confined to the Coastal Settlement Zone and do not encroach into the Rural Zone.

PREDOMINANT USES AND CONDITIONS

The following shall be the predominant uses provided that no building will be permitted in this zone unless the Council is satisfied that adequate provision has been made for the supply of water and drainage to the proposed building.

(a) Dwelling units:

(i) Design and materials used to be, in the opinion of the Council, compatible with holiday-type accommodation.

(ii) Maximum density: Lots with sewage reticulation and water supply - 1 person per 50m² of site area. Lots without sewage reticulation and water supply - 1 person per 100m² of site area.

(iii) Maximum site coverage including parking spaces: 35%

(iv) Maximum building height: 9m

(v) Minimum distance of a wall of a dwelling unit from:-

A boundary adjoining a road - 4.5m

A side boundary - 1.5m if the building is not more than 4.5m in height. A further 300mm shall be added to the minimum distance for each additional 300mm of building height up to a height of 6m; thereafter the distance shall be increased by 300mm for each additional 600mm of height.

A rear boundary - 7.5m

Provided that on a site which is no greater than 6m wide for a distance of 20m from the street, no dwelling unit shall be sited closer than 3m to any site boundary, except that where the building exceeds 6m in height the minimum distance shall be increased by 300mm for each additional 600mm of height.

- (vi) Outdoor living space: For each dwelling unit erected on a site, there shall be provided adjacent to the main living area of the unit an outdoor space, the minimum area of which shall be determined at the ratio of 10m^2 for each of the first two persons provided for and 5m^2 per person thereafter and the least dimension of which shall be 3m.

Provided that for an upper storey unit these provisions may be reduced by 50%. This space shall not be occupied by vehicles or other service facilities.

- (vii) Service area: An area shall be set aside for each unit for clothes drying, rubbish container and storage facilities (minimum 5m^2) either in or outside the building.
- (viii) Parking: One parking space per 4 persons provided for, shall be provided in a position where a garage or carport could be erected.
- (ix) Access: Vehicular access of not less than 3m in width shall be provided to the rear of the site.