



RANGITIKEI COUNTY COUNCIL

KOITIATA SUBDIVISION sec 507
pt sec 506

Note: All dimensions & areas subject to survey

SCALE 1:750
DRAWN D.J.I.
DATE MAR. '85
APP'D S.R. Lamberton

A4-182



Residential land subdivision at Turakina Beach

by Glynnis Harding

After purchasing part of the Kaitiata Domain at Turakina Beach for residential subdivision purposes, the Rangitikei County Council is now opening up the area for housing.

19 sections are currently for sale in the subdivision.

Mr Wally Elgar, the Council's administration officer, said last week that incorporated in the subdivision is a section which will become a caravan site.

Mr Elgar said there had been limited interest in the sections at this stage. One sale has been confirmed and there are other inquiries in the pipeline.

Kaitiata residents have been involved in the installation of a bowling green, utilising 530 square metres of land owned by the NZ Guardian Trust Company.

The bowling green is being installed at present.

At a new residential development at the Turakina Beach settlement, 18 sections are being offered for sale. The first of the sections has been sold to a Feilding resident, who is having a holiday home built by Feilding builder Bob Blackler (left), with help from Turakina resident Peter Fraser (centre) and Maurice Karl, from McIlwaine's Readmits, Marton.— "Mail" photo.

Ideal Living Space at Turakina Beach

A climate rumoured to be the best in the southern North Island, a community spirit second to none, and complete relaxation for the whole family are the features of the little-publicised Koitiata Settlement - otherwise known as Turakina Beach.

And the secluded settlement would not be seeking the headlines now, but for the fact it has some sections to sell to those wishing to set up on a beachfront for a very economical outlay. Prices range from just \$8,500 to \$12,500 for sections which would cost many times that, much further down the coast. The sections are being developed by the Rangitikei County Council for immediate sale. There are 17 sections still available, following initial sales.

Koitiata Community Council chairman Mr Noel Abbott is very enthusiastic about the beach resort, and counts prospective new residents or holiday-makers very fortunate indeed. They have had all the hard work done for them, he says. Sewage is laid on, roads are tarsealed, and street lights are in place and operate all year round.

Mr Abbott says with conviction that these amenities are only a start. As well, concrete footpaths are a feature, there is underground power and telephones,

and mail is delivered every day. Milk is cheaper than in Marton, and can be delivered with groceries, if required.

All that, and a climate claimed to be as good as Wanganui, which has long been known to have a very special micro-climate, capable of some very exotic temperatures.

Permanent Homes

Mr Abbott says that Turakina Beach has some 104 homes, of which 42 are permanently inhabited by some 100 people. About 60 per cent of the permanent residents are retired. But the village comes alive with a full range of people over the weekends as fishing and floundering enthusiasts arrive. Others just come to their beach houses to completely relax - or at this time of the year, to catch whitebait.

For the record, Turakina Beach is just 15 miles from Marton, 17 miles from Wanganui, and not very far from Palmerston North or Taranaki.

For the retired, recreation evenings are held every Thursday, including indoor bowls and other activities. For the more active, there is a volunteer fire brigade and a full range of self-motivated outdoor activity, says Mr Abbott.

Footnote: Interest in developing Turakina Beach as a resort

first began almost 70 years ago. A news item in the Rangitikei Advocate, Marton's daily paper, on January 14, 1918, commented:

"On Thursday morning Messrs B P Lethbridge, chairman, H H Richardson and A Thoms, County Clerk and overseer of the Rangitikei County Council, visited the Koitiata Reserve, on the banks of the Turakina River, and selected sites for the proposed township. The land will be surveyed and then opened up for selections on lease as seaside allotments. At the present time there are 50 people camped on the river bank", said the Advocate.

The Rangitikei Mail

February 9, 1995

KOITIATA SECTIONS FOR SALE AT KOITIATA

The Rangitikei District Council has the following sections for sale in the Koitiata Beach Settlement Subdivision:

Lot 6 DP61059 Area 642m ²	\$11,300.00
Lot 11 DP6109 Area 707m ²	\$8,500.00
Lot 14 DP6109 Area 574m ²	\$9,400.00
Lot 17 DP9600 Area 586m ²	\$9,600

Services Provided:

Underground power and telephone, sewer connection provided.

Council will look at any reasonable offer.

Terms:

10% deposit, balance in 30 days. Buyer will be expected to pay section cost plus GST and legal costs.

Please contact Barry Mortimer, Property Officer, Rangitikei District Council, telephone 06 327 8174 for further details.

P H Taylor

DIRECTOR OF COMMUNITY SERVICES