

An aerial photograph of a village situated along a river. The village consists of numerous small, light-colored buildings, possibly made of mud-brick, arranged in a somewhat linear fashion. The surrounding landscape is a mix of green vegetation and brown, dry earth. A winding dirt road or path is visible, cutting through the village and the surrounding terrain. The river, which is a muddy brown color, flows along the bottom and right sides of the image. The overall scene suggests a rural, possibly developing, area.

Village Grows



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Village Grows

The 1942 aerial photo shows that the only buildings in the village were the 14 clustered around the area that is now the Wainui & Omanu streets junction. Rapaki street was empty.

From anecdotal information it appears that the 'dust had settled' in Rapaki street and most of those sections had buildings established during the 1950's and 1960's period. They were all owned by 1950 and demand for sections eventuated in the Omanu street subdivision.

The subdivision of Omanu street was not without problems. There were already eight existing buildings in the area when the subdivision was being established, and the section boundaries were positioned to accommodate those existing buildings.

A 1952 map shows all the sections in Rapaki street and the new Omanu street subdivision having owners' names marked on them.

It appears that the 1950's & 1960's were a boom time for Koitiata, and the 'shaky start' was history! That demand was the catalyst for the rest of Wainui street being developed, from the hall to the village entrance.

A map shows the proposal for that expansion of the village including a new subdivision, a new entrance road into the village, (Wainui street), and a camping ground. The land to be used wasn't in the village at that time and the process of acquiring it began in 1958. Some of the area was Crown Land and the land where the 'existing track' (now Wainui street) ran through was owned by D. H. Simpson. Agreements were all finalised in 1960 and the proposed village extension was approved with sections becoming available in 1964. Like Omanu street, the Wainui street extension also had to contend with buildings outside the surveyed village catchment. Maps showing buildings that existed in Rapaki, Omanu and Wainui streets at that time, show four which were outside the surveyed village boundaries.

The 43 sections in the Wainui street subdivision were released in 1964. There was a waiting list when released and all sections had eventually been taken up by 1974. Enquiries for further sections started the process for the Rapaki street extension.

Today's village area was completed when Rapaki street was extended to the southern village boundary in 1985. The new subdivision added 18 residential sections and the current camping ground.

In the mid-1930's there were *"6 or 7 baches, plus 2 huts"* and in 1942 it had increased to *"around 15."* An early 1950's map shows 17 buildings in the Omanu/Wainui streets area and a 1962 RCC letter quotes, *"settlement comprises some 45 beach cottages"* (Rapaki/Omanu). In 1968, after Wainui street was added to the village, there were 65 buildings and then 1979 aerial photo shows 96 buildings. The total in Koitiata, in mid-2016, was 116 residences.

The village grew.



1942

4/50

TELEGRAPHIC ADDRESS:
"LANDS."



For your reply please

Series	
Sub-No.	14 / 152
	8 112

quote these numbers.

DEPARTMENT OF LANDS AND SURVEY,

District Office, 7th June, 1950. P.O. Box 111

The County Engineer,
Rangitikei County Council,
P.O. Box 22,
MARTON.

Dear Sir,

Koitiate Township

Your letter of 20th March last:

On looking into this matter I find that sections Nos. 1 and 3 have been leased for 21 year terms expiring on 31st August, 1952, and 31st March, 1961, respectively. A number of other sections have been leased on year to year tenancies, particulars of which you no doubt have in your office.

I have discussed your proposed scheme of subdivision with my Head Office, and it is suggested that the original scheme Koitiate Township be cancelled under Section 7 Subsection (1) of the Land Subdivision in Counties Act, 1946, with the exception of Sections 1 and 3, and that the whole of the area covered by your plan be re-scheduled in accordance with the provisions of this Act. The sections would require to be at least 32 perches in area, but new streets could be 50 feet in width. It is suggested also that the northern portion of the existing Wainui Street be widened by taking in part of the present Section 13 to the production in a southerly direction of your new street to the north of Wainui Street so as to avoid the jog shown in your plan.

As ample reserves are left in the Koitiate Domain it will be unnecessary to show any reserves in your new scheme of subdivision. The reserves shown in the proposed extension scheme some years ago seem to be quite redundant. You could no doubt make a provision in your scheme for the enlargement of sections 1 and 2 when the leases expire. The owners of these leases might be prepared to surrender their leases now and accept new leases of larger areas of at least 32 perches, say, ~~immediately~~.

I have sketched briefly this Department's ideas on this subdivision, and should be glad to go into greater detail with you should you consider it necessary at some future date.

Yours faithfully,

W.G. Nelson
W.G. Nelson,
Chief Surveyor.

26th June, 1950.

The Chief Surveyor,
District Lands & Survey Office,
WELLINGTON.

Dear Sir,

ROITIATA DOMAIN.

In accordance with our conversation on Thursday last, I now forward for your approval an amended scheme plan for the above.

All new areas have been adjusted to become not less than 32 perches and not more than 40 perches. It is proposed to cancel the existing leases on Secs. 1, 2, and 3, and resubdivide as shown.

The southern half of Sec. 13 will be shown as 'Pt Sec. 13, Not to be leased'. Will this obviate the necessity of proclaiming this portion as street? Would you please also comment on the title.

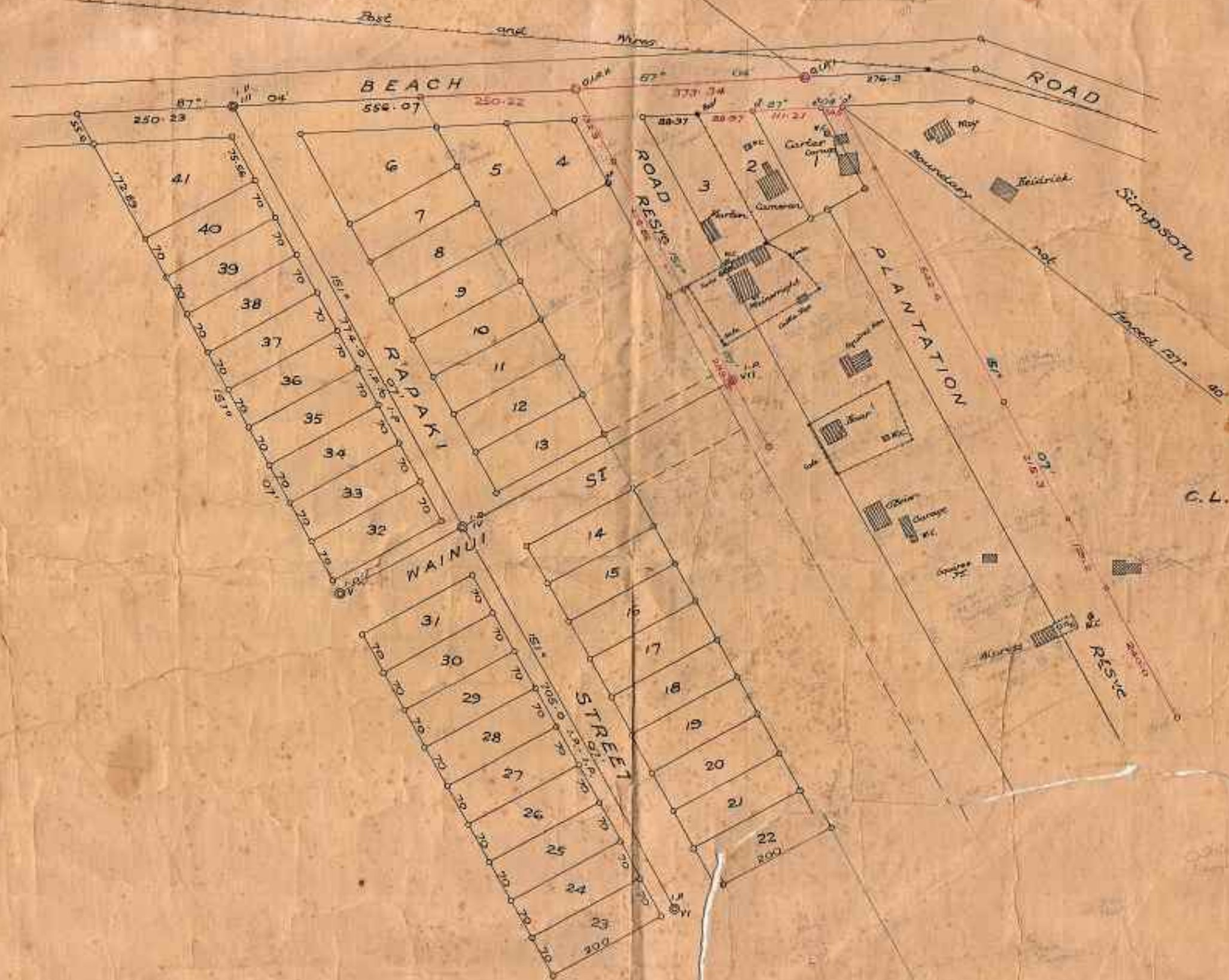
Sections 42 to 56 have already been pegged, and I would appreciate your approval or otherwise of the scheme as it now stands, at the earliest opportunity, so we may complete the survey and plan.

Yours faithfully,

COUNTY ENGINEER

P.S.

In the meantime it is proposed to leave those uncoloured portions (including new street) as part of the Domain. Will this be satisfactory?



PLAN
OF
RESURVEY OF KOITIATA TOWNSHIP

Scale One Chain to an Inch.

T.6

Survey by	ACM Steel
Drawing	do
Location	
Tracing	
Checked	
Plan No	

County Engineer



NOTE
 1. All areas and distances
 are subject to survey

PLAN OF SECTIONS 1, 2, 3, 4, 5 & PT 13,
 TOWNSHIP OF KAITIATA.
 AND PTS. RECN. E, BLOCK I, KAITIATA S.D.
 Scale: 1 inch equals 100 feet

Engineers Office
 Rangitikei County Council
 June 1911

T6

FLN/DR

2/2/58
November 18th, 1958

D.C.Christensen Esq.,
Solicitor,
MARTON

Dear Sir,

re: D.HOLT SIMPSON AND KOITIATA DOMAIN

The township of Koitiata, controlled by this Council, is completely leased and there is a waiting list at the present time pending a future subdivision by the Council or Domain Board. The area included in the Domain is not suitable for building sites without considerable expense of levelling sand which is, of course, not very satisfactory.

In view of the fact that there is a considerable area belonging to Mr.Holt Simpson adjacent to the township I am directed by the Domain Board to enquire whether it would be possible to purchase, say 20 acres, for subdivision into building sections. Would you please advise if this would be possible.

Yours faithfully,

9/50 County Clerk
Secretary - Koitiata Domain Board

G. F. BOWNE, M.A.S.I.S.
H. M. E. AMESLEY, M.A.S.I.S.
A. C. J. W. E. AMESLEY, M.A.S.I.S.
IAN B. J. E. M.A.S.I.S.

D/1/2
WALL, BOGLE & PAYNE
REGISTERED CONSULTING CIVIL ENGINEERS
REGISTERED SURVEYORS
TOWN PLANNERS
TELEPHONE 7656
P.O. Box 168

WANGANUI COUNTY BUILDINGS,
CAMPBELL PLACE,
WANGANUI, N.Z.

11 June, 1959
RANGITIKEI COUNTY COUNCIL
12 JUN 1959
MARTON

For meeting 12/6/59
The County Clerk,
Rangitikei County Council,
Marton.

Dear Sir,
Koitiata Domain.

*Arrange for inspection with
Mr. Marshall
Representative of Simpson's Estate
Charterhouse & Stanford
City Engineer
Wall Bogle & Payne*
In accordance with your instructions of March 12th., for which we thank you, we have now defined the boundaries of Mr. Simpson's land and Crown Land adjacent to the Township area. We have fixed the position of two cottages on Simpson's and two on the C.L. Boundary pegs shown have been marked with flags and should be easy to find. We have also fixed the position of the fence which runs approximately along the south side of the existing legal road coloured burnt sienna on the attached plan.

As the metalled roadway giving access to the beach township is well off the legal route we have fixed it by compass survey and show it on the plan with dotted lines. As this is undoubtedly, in our opinion, a better route than that legalised by the original survey it would appear advisable to close the old and legalise the new road. The present track opens up additional building sites to better advantage than the old route ever did. Three areas would be necessary to legalise the new road viz. Pt. C.L. (Live Bombing Range access strip); Pt. Simpson's C.T. 334/294 and Pt. C.L. Run 17.

If required, the writer could make himself available to your Committee when an inspection of the property is made. It would facilitate identification of boundaries and the general scheme could be discussed on the spot.

Yours faithfully,
Wall, Bogle & Payne

Salmon

B/U. 7.7.59

PRB/DR
D/1/2

August 24th, 1959

Messrs.Christensen & Stanford,
P.O.Box 23,
MARTON

Dear Sirs,

re: KOITIATA DOMAIN

Referring to your letter of 22nd July I have to advise that the Board is in agreement with the conditions regarding transfer of land from Mr.D.H.Simpson.

The matter will now be referred to the Commissioner of Crown Lands for formal approval as the land will require to be vested in the Crown.

You will be advised further on the matter at a later date.

Yours faithfully,

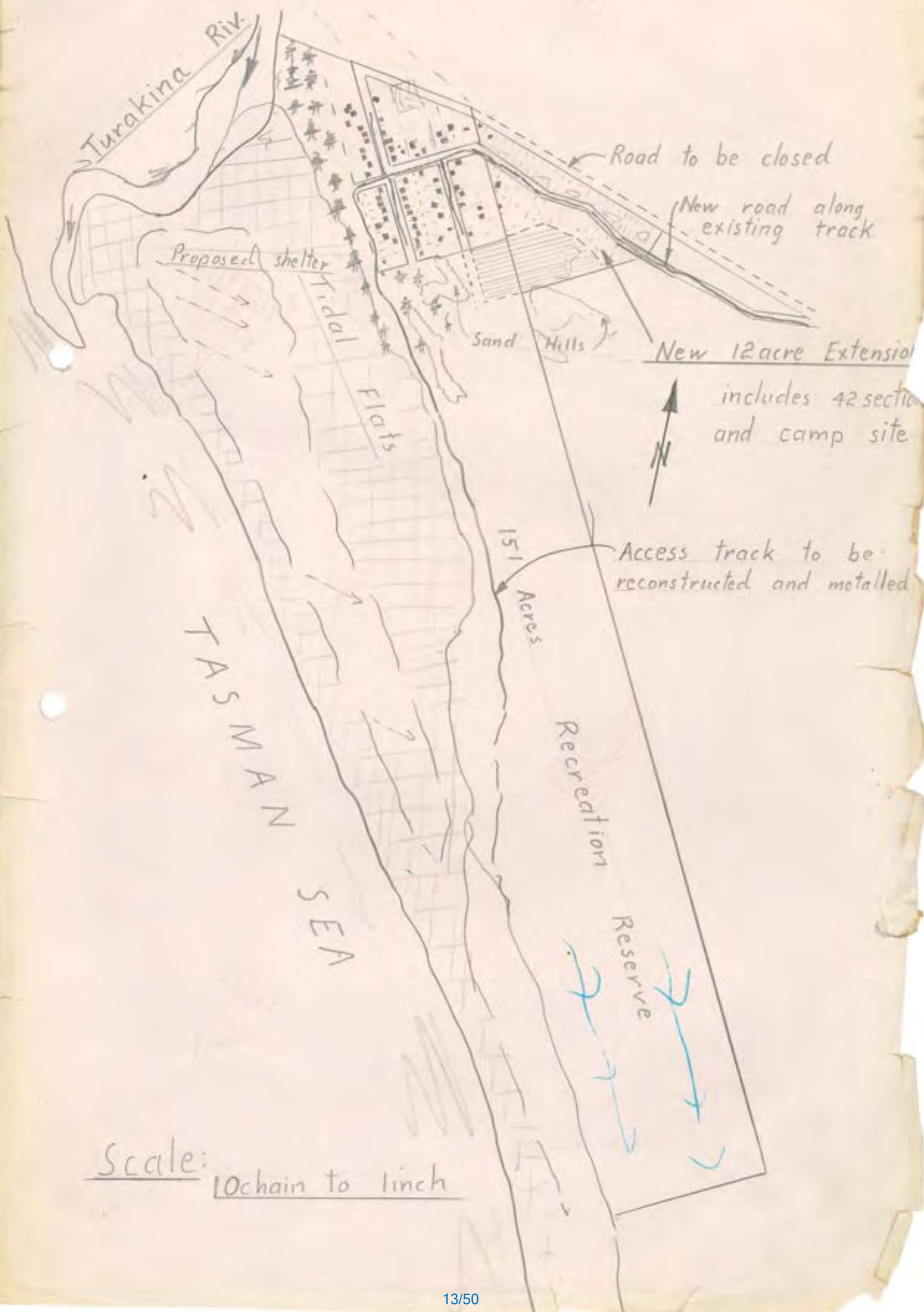


COUNTY CLERK

[illegible]

Plan prepared by Wall, Bogle & Payne, Wanganui
Copied M.B. 28.8.58

Koitiata Domain



PRB/DR
D/1/2

Self 1st
August 25th, 1959

The Commissioner of Crown Lands,
P.O.Box 5014,
WELLINGTON

Dear Sir,

KOITIATA DOMAIN

This Council, acting in its capacity as the Koitiata Domain Board, has opened negotiations for the acquisition of further land for the Domain to satisfy the increasing demand for leasehold sections.

Although there is still a large area of the existing Domain not yet built on, this area is not suitable for leasing for cottage sites owing to open sand dunes and difficult and costly road access.

The current proposal is to take in approximately fifteen acres of land, of which $6\frac{1}{2}$ acres is Crown property and $8\frac{1}{2}$ acres privately owned. The owner of the private land, Mr.D.H.Simpson, has consented to the transfer of his portion, as shown on the enclosed plan, on the following conditions:-

- (1) No consideration payable for transfer.
- (2) Owner to dedicate land required to legalise existing roadway.
- (3) Legal "paper" road to be closed from point where it deviates from actual road and transferred to Mr.Simpson.
- (4) Council or the Koitiata Domain Board to be responsible for all costs of survey, legal expenses, fencing, etc.

Would you kindly advise in due course if arrangements could be made to acquire the triangle of land from Mr.Simpson, proclaim that and the adjoining triangle of Crown land as recreation reserve, and absorb the area into the Domain.

Expect reply by end of next week (19/2/60)

Yours faithfully,

[Signature]
COUNTY CLERK

Enc:

*B/u 28/1/60 R
Old Sec.*

44/435

*Mr. [Name]
Case to go to 11/6 at once
22/1/60
Full reports received & Council
have all data necessary to
make them to make
decision.*

PRB/DR

D/1/2

December 5th, 1960

Messrs.Wall,Bogle & Payne,
P.O.Box 168,
WANGANUI


Dear Sirs,

re: KOITIATA D OMAIN

The acquisition of further land for the above Domain, as discussed with Mr.Godfrey Payne, has now been approved by the Commissioner of Crown Lands.

Would you kindly proceed with the necessary surveys including that required for the legalisation of the existing access road and the closing of the unformed road.

Yours faithfully,


COUNTY CLERK

D/1/2

June 21st, 1962

The Secretary,
Wanganui-Rangitikei Electric-Power Board,
P.O.Box 11,
WANGANUI

Dear Sir,


re: POWER SUPPLY TO TURAKINA BEACH - KOITIATA DOMAIN

The above settlement is administered by this Council in its capacity as the Koitiata Domain Board. A certain area of the Domain is set aside for leasehold residential sections and the present settlement consists of some 45 beach cottages with the probability that a further 30 sections will be made available and be taken up within the next two years.

Thirtyfive of the current lessees have indicated their interest in having electric power extended to the settlement.

Would you kindly advise if this work could be done and possible date of same; and also the aggregate amount of guarantees required from the potential consumers.

Yours faithfully,


COUNTY CLERK

B/O 6/7/62

*Land Proclaimed as Road and Road Closed in Block I,
Koitiata Survey District, Rangitikei County*

BERNARD FERGUSON, Governor-General

A PROCLAMATION

PURSUANT to section 29 of the Public Works Amendment Act 1948, I, Brigadier Sir Bernard Edward Fergusson, the Governor-General of New Zealand, hereby proclaim as road the land described in the First Schedule hereto; and also hereby proclaim as closed the road described in the Second Schedule hereto.

FIRST SCHEDULE

WELLINGTON LAND DISTRICT

Land Proclaimed as Road

ALL those pieces of land situated in Block I, Koitiata Survey District, Wellington R.D., described as follows:

A.	R.	P.	Being
3	3	9	Part land in Plan B/296, being part Block CXC, Rangitikei District; coloured orange on plan.
0	2	1	Part Run 17; coloured blue on plan
0	0	2.6	Part Section 5; coloured sepia on plan.

SECOND SCHEDULE

WELLINGTON LAND DISTRICT

Road Closed

ALL that piece of road containing 3 acres 3 roods 33.3 perches situated in Block I, Koitiata Survey District, Wellington R.D., passing through part land in Plan B/296, being part Block CXC, Rangitikei District; coloured green on plan.

As the same are more particularly delineated on the plan marked M.O.W. 7442 (S.O. 25086) deposited in the office of the Minister of Works at Wellington, and thereon coloured as above mentioned.

Given under the hand of His Excellency the Governor-General, and issued under the Seal of New Zealand, this 18th day of April 1963.

[L.S.] W. S. GOOSMAN, Minister of Works.

GOD SAVE THE QUEEN!

(P.W. 39/620; D.O. 44/19/0)

R. E. OWEN, Government Printer, Wellington, New Zealand.

Closed Road



5.5 Acres to be planted
and developed as picnic
area and Camp site.

Pt Run 17

Possible future extension of Subdivision

Domain bdy

Proposed access road to reserve
Area to be developed as
picnic ground and planted
with trees for shelter.

Scale:
 1ch to 1inch
 County Engineer
 J. M. Lambuth Nov. 63

RANGITIKEI COUNTY COUNCIL
PROPOSED EXTENSION KOITIATA DOMAIN
DEVELOPMENT

Surveyed
 Drawn
 1/100
 T6/1
 Sheet 1 of 2

D/1/2

November 20th, 1963

Messrs. Wall, Bogle & Payne,
P.O. Box 168,
WANGANUI

Dear Sirs,

KOITIATA DOMAIN

Enclosed please find proposed Scheme Plan for the subdivision of the new land at Koitiata Domain. The cost of development of this new portion must be borne by the sale of sections.

Will you please supply an estimate for the survey of the 42 sections as shown and comment on any immediate saving if only half the sections were cut off at this stage.

There have been a great number of enquiries for these sections so that once we can estimate the development costs you will be asked to proceed with the subdivision.

Yours faithfully,

gk

(I.R. Cumberworth)
COUNTY ENGINEER

Enc:

G. F. PAYNE, F.N.Z.I.S.
H. M. PAYNE, M.N.Z.I.E., M.N.E.E.
A. C. IVEY, M.E., A.M.I.C.E., M.N.Z.I.E.
IAN BEE, M.N.Z.I.E.
ASSOCIATES
L. R. BARKER, M.N.Z.I.E.

WALL, BOGLE & PAYNE
REGISTERED CIVIL & STRUCTURAL ENGINEERS
REGISTERED SURVEYORS
TOWN PLANNERS
TELEPHONES 7656 & 8669
P.O. Box 166

WANGANUI COUNTY BUILDINGS,
CAMPBELL PLACE,
WANGANUI.

BRANCHES: TAIHAPÉ
OHAKUNE
RAETINI

27th November, 1963.

The County Engineer,
Rangitikei County Council,
P.O. Box 22,
MARTON.



Dear Sir,

re Kaitiata Domain - Your ref. D/1/2
of 20/11/63

We estimate the cost of the survey for the 42 sections would be approximately £12 per lot.

If only half of the sections were surveyed and a plan for deposit prepared, the cost per section would be nearer £15. When the balance of the block is surveyed at a later date, the cost per section would again be £15.

This means the overall increase in cost by doing the work in two stages would be approximately $42 \times £3$ or £126.

In all cases, the survey charges per lot become less as the number of lots increases.

Our estimates are based on a full analysis under the New Zealand Institute of Surveyors Scale of Charges, 1962.

We will await your further advice and thank you for your enquiry.

Yours faithfully,
WALL, BOGLE & PAYNE

per

Barbara Mather

D/1/2

March 2nd, 1964

The Commissioner of Crown Lands,
P.O. Box 5014,
WELLINGTON

Dear Sir,

YOUR REF: 8/3/32
Re: DEVELOPMENT KOITATA DOMAIN

The Council submits for your approval the following proposals for additional residential sections and for future development of the Domain for recreation purposes:-

A. RESIDENTIAL SUBDIVISION:

The proposed subdivision envisages the provision of a further 44 residential sections, consisting of 36 front sites and 8 back sites, with access onto the existing road.

It is desired to offer the new sections on the same terms as existing leases but with an initial loading payment of £25 for front sections and £20 for back sections to cover the cost of survey and roading development. We have already received a quoted price of £12 per section for survey charges. The balance of the loading charge will be used toward the cost of reconstruction and sealing of the existing road through the new area, a distance of approximately 20 chain at a cost of £1,000.

Total Cost of Subdivision:

Survey 44 sections @ £12	£528
Roading Development	£1000
	<u>£1528</u>

To be Found as follows:-

N.R.B. Subsidy on Roading	428
Loading Charge on sections	
36 @ £25	900
8 @ £20	160
Balance from Domain Funds	40
	<u>£1528</u>

It is not considered that there will be any difficulty in disposing of the 44 sections. At the present time there is a waiting list of 28 names of people desiring to obtain a building section in the area.

FUTURE DEVELOPMENT OF DOMAIN FOR RECREATION:

(a) Roading:

It is proposed to reform and seal the short length of 16 chains of the main section of road through the existing settlement. This length of road, together with the length previously mentioned in the proposed subdivision provides the only access to the Domain proper and is used extensively by day visitors.

It is also proposed to form a roadway in a southerly direction alongside the lagoon. This would provide easier access to

D/1/2

-2-

March 2nd, 1964

a considerable length of sea beach which is at present only negotiable by four wheel drive vehicles. It is mentioned that one of the main attractions in the Domain area is surf casting. The sea beach is not used for swimming, being shingly and steep.

(b) Tree Planting:

At the present time the whole of the Domain and the surrounding areas are totally devoid of shelter. It is proposed to embark on an extensive tree planting programme as finances permit in an endeavour to provide shelter and to stabilise some of the existing open sand country. In this regard advice has been sought from the State Forest Service and an officer of that Department has already gone over the ground with the County Engineer.

(c) Camping Ground:

Provision has been made within the area recently added to the Domain for a public camping ground. This area will require some levelling and filling and with attendant facilities of conveniences, water tanks, cookhouses, etc., will alone require considerable finance.


(d) Long Term Development:

In time it may become necessary to investigate reticulated water supply and sewerage, to serve the settlement and the camping area.

Also on the long term plan is a proposal for a small golf course.

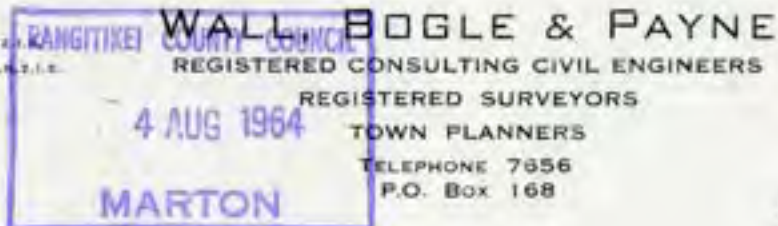
I shall be pleased to receive your approval to proceed with the proposals for subdivision and development at your earliest convenience

Yours faithfully,


(P.R. Boyes)
COUNTY CLERK

G. F. PAYNE, M.A.S.T.C.
H. M. P. O. E. A.M.C.E.E. M.A.S.T.C.
A. C. I. J.E. A.M.C.E.E. M.A.S.T.C.
IAN SERVICE, M.A.S.T.C.

GFP:AFB



WANGANUI COUNTY BUILDINGS,
CAMPBELL PLACE,
WANGANUI, N.Z.

3rd August, 1964.

The County Clerk,
Rangitikei County Council,
P.O. Box 22,
MARTON.

Your Ref: D/1/2

Dear Sir,

re Koitiata Domain Subdivision

In reply to your letter of July 29th, we have the job well in hand and hope to have all the boundaries pegged and the plan completed by the end of this month.

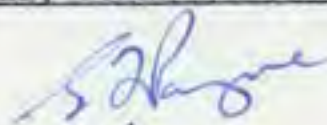
We are designing the scheme as nearly as possible on the lines of your blue print and can obtain 43 lots but we have dropped one back lot (your number 69).

We enclose a sketch of the N.W. corner showing how we have rearranged the boundaries to include the new house and the old one Sandee Haven on Lot 1 (our number) but we cannot avoid having to run the 2/3 boundary through the old cottage built of malthoid. Mr. McLeod wished to see this amendment. Could we please have your acceptance of this proposal so that we can finalise as soon as possible.

Thanking you,

WALL, BOGLE & PAYNE

per
23/50





C/DR

D/1/2

August 5th, 1964

Messrs. Wall, Bogle & Payne,
P.O. Box 168,
WANGANUI

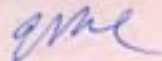
Dear Sirs,

KOKIATA SUBDIVISION

Your treatment of Lots 1 to 4, as shown on the sketch plan, is in order. The old malthoid bank is a poor repair and will have to be dismantled.

At present the owners of Lots 62, 63 and 64 obtain access across Lot 65. To enable Lots 61 and 65 to be sold I would like you to include in the new subdivision the right-of-ways shown on my sketch plan.

Yours faithfully,



(I.R. Cumberworth)
COUNTY ENGINEER

Enc:

RANGITIKEI COUNTY COUNCIL

MINUTES OF A MEETING OF THE KOITIATA DOMAIN BOARD HELD IN THE
COUNCIL CHAMBERS, MARTON, ON THURSDAY, 8TH OCTOBER 1964, AT 10.45 A.M.

PRESENT: Crs.J.R.I.Hammond (Chairman), F.A.Holland, W.F.Jurgens, G.E.Gordon,
W.B.Connors, J.P.Skou, H.J.Livingston, E.H.Duncan, L.McNeill, W.A.Williams,
G.B.Chrystall and H.Davis.

MINUTES: Moved Cr.Connors:
"That the Minutes of a Meeting of the Board, held on 10th September 1964,
as circulated, be taken as read and confirmed"
Seconded Cr.Jurgens and carried.

The plan of the new subdivision and the matter of the allocation of
sections was then considered.

Moved Cr.Skou:
"That applicants be asked to state their preference for sections and
where there is more than one applicant for a particular section, a
ballot is to be conducted"
Seconded Cr.Livingston and carried.

Moved Cr.Davis:
"That a committee comprising Crs.Gordon, Connors, Skou and Jurgens
be appointed to meet the residents and bring down a recommendation to
the Board regarding street lighting"
Seconded Cr.Williams and carried.

A report by Inspector Robinson re wandering stock in the Domain was then
considered and "Received".

Confirmed

Chairman

Date



1967



1968



1973

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



1979



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.

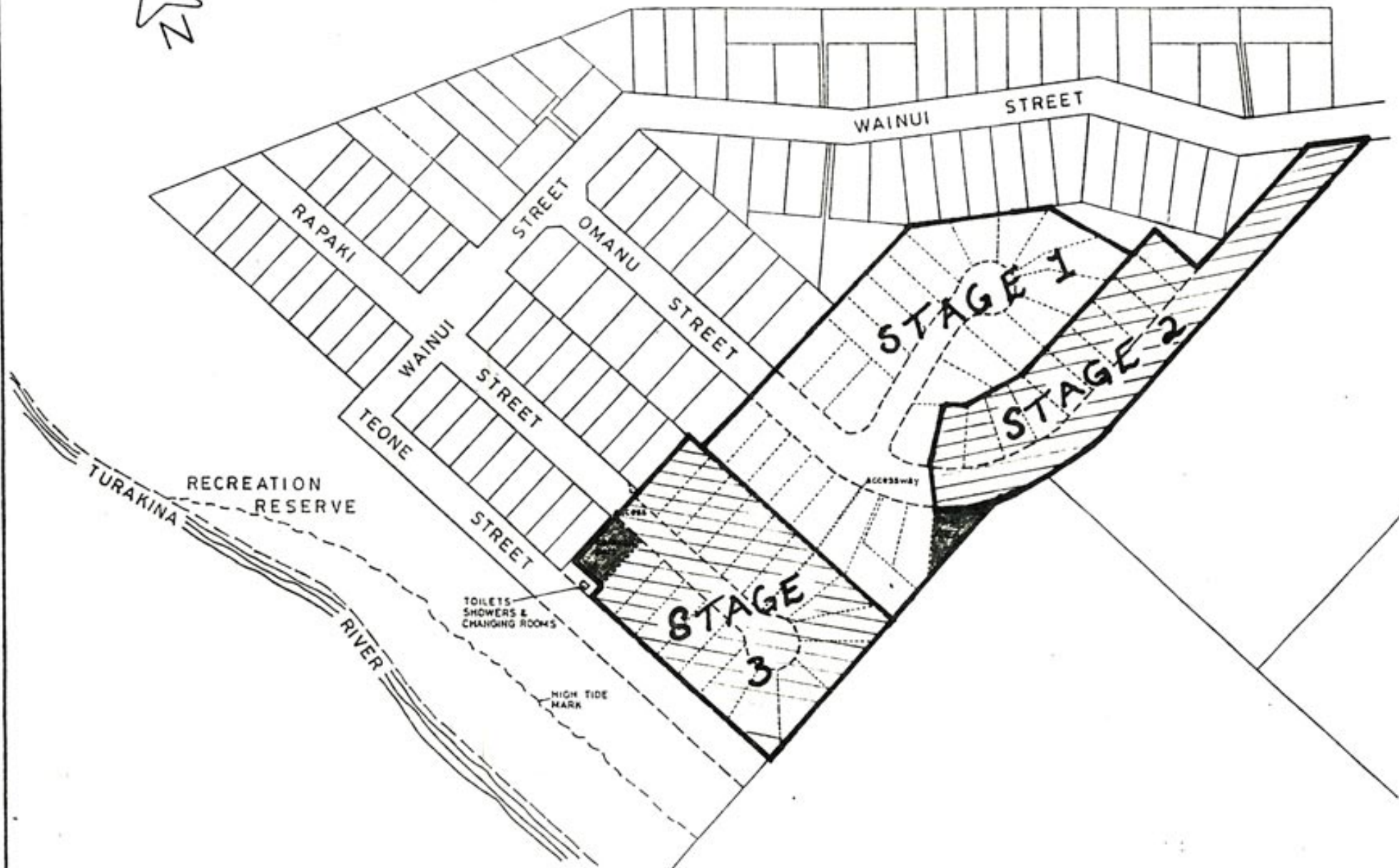
Yours faithfully,



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

Encl.

0688E



DATE	FILE NO.	SHEET

APPROVED

COUNTY ENGINEER



RANGITIKEI COUNTY COUNCIL
PROPOSED SUBDIVISION KOITIATA

SCALE
1:1000

CON. No. PLAN OF



RANGITIKEI COUNTY COUNCIL

P.O. BOX 22, MARTON

IN REPLY PLEASE QUOTE
THIS REFERENCE _____

WFE:JA
P84-0012

TELEPHONE 8174
(3 lines)

9 April 1984

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

Dear Sectionholder,

Re: Proposed Subdivision - Koitiata

Further to my letter to all sectionholders dated 22 December 1983, I can now advise that the Koitiata Community Council have had a further opportunity to discuss the repercussions of the proposed subdivision and have made certain recommendations which I propose to outline.

It is apparent that there is some concern within the Community that the original proposal would deny residents the use of virtually all the open space within the boundaries of the Township, although it has been pointed out previously, that there is ample open space in the adjoining Koitiata Recreation Reserve.

Having conceded that point, at least in the meantime, the Koitiata Community Council resolved that the County's Engineering Staff should produce a revised subdivisional plan.

Attached are plans of both the original proposal (Plan A) and the revised version (Plan B). The comments that follow relate only to Plan B.

For obvious economic reasons, the Rangitikei County Council intends to develop the whole area eventually. The subdivision is planned to provide fifty five residential sections.

Two minor amendments to the original plan are the enlargement of the caravan park and the provision of a vehicle access from the cul-de-sac in Rapaki Street to the beach frontage.

The development will involve quite extensive earthworks. This will mean the levelling of the area shown as Stage 1 and part of the area in Stage 2 and the road formation of Rapaki Street Extension and the Omanu Street loop roads.

Because the subdivision will need to be financially self supporting, it will be developed in three stages. As soon as the earthworks have been completed sections 3-18 in Stage 1 will be offered for sale. Rapaki Street Extension will be kerbed and sealed and underground power will be installed.

Accurate costings have not yet been done so at this stage section prices have not been considered.

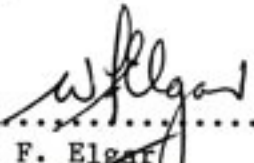
The Community Council is anxious to see the subdivision proceed and provision will be made in the County's 1984/85 estimates for the earthworks and development of Stage 1.

Before giving its final approval to the revised concept, the Community Council would appreciate comment from all sectionholders prior to its next meeting on Tuesday, 1 May 1984.

Would you therefore complete the attached questionnaire and return to this office by Friday, 27 April 1984. The result of the questionnaire will not be binding on the Community Council but will assist in its deliberations.

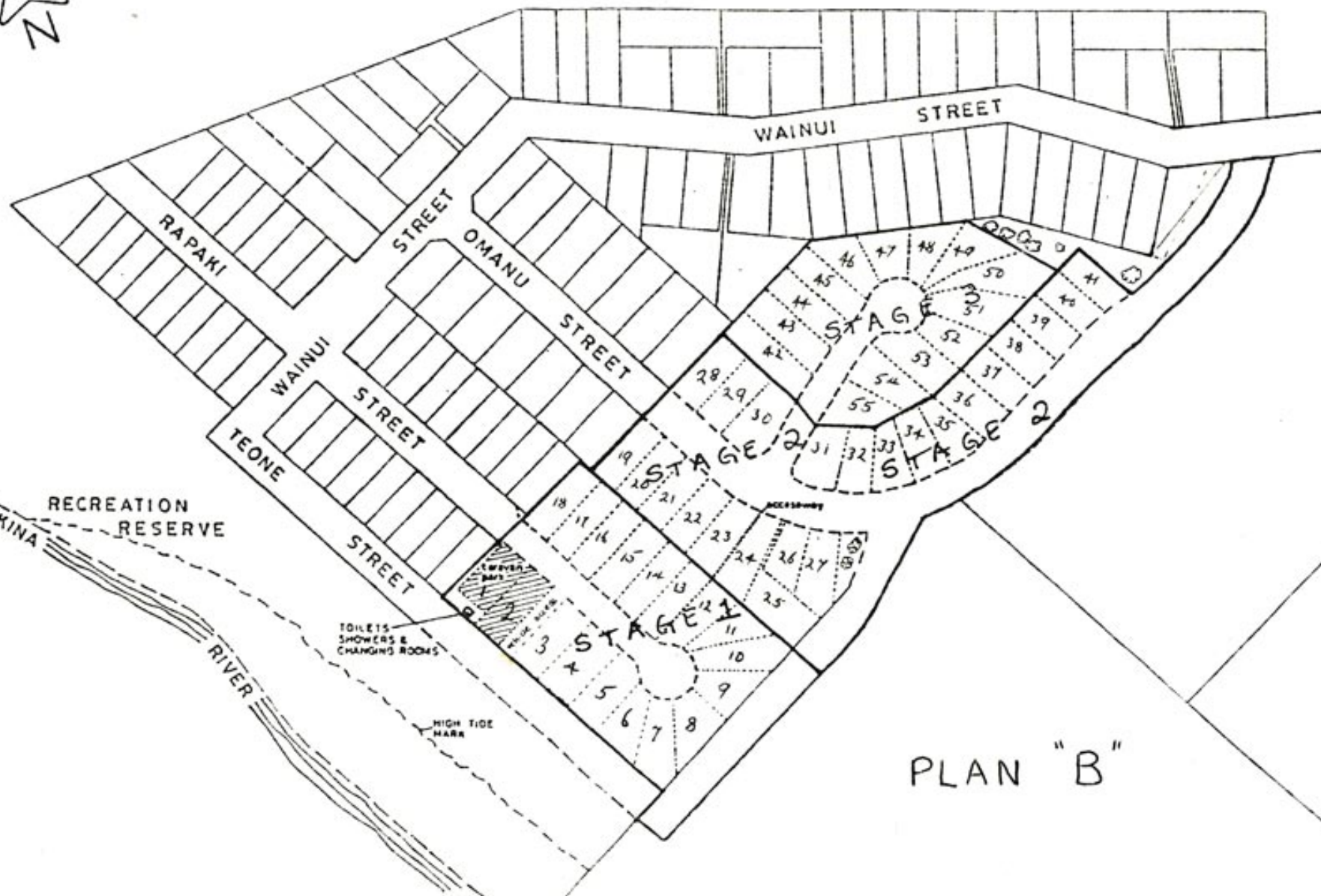
Yours faithfully,
M. C. Griffiths
County Clerk

for the Koitiata Community Council
and the Rangitikei County Council
per


.....
W. F. Elgar
ADMINISTRATION OFFICER

Encl.

0835E

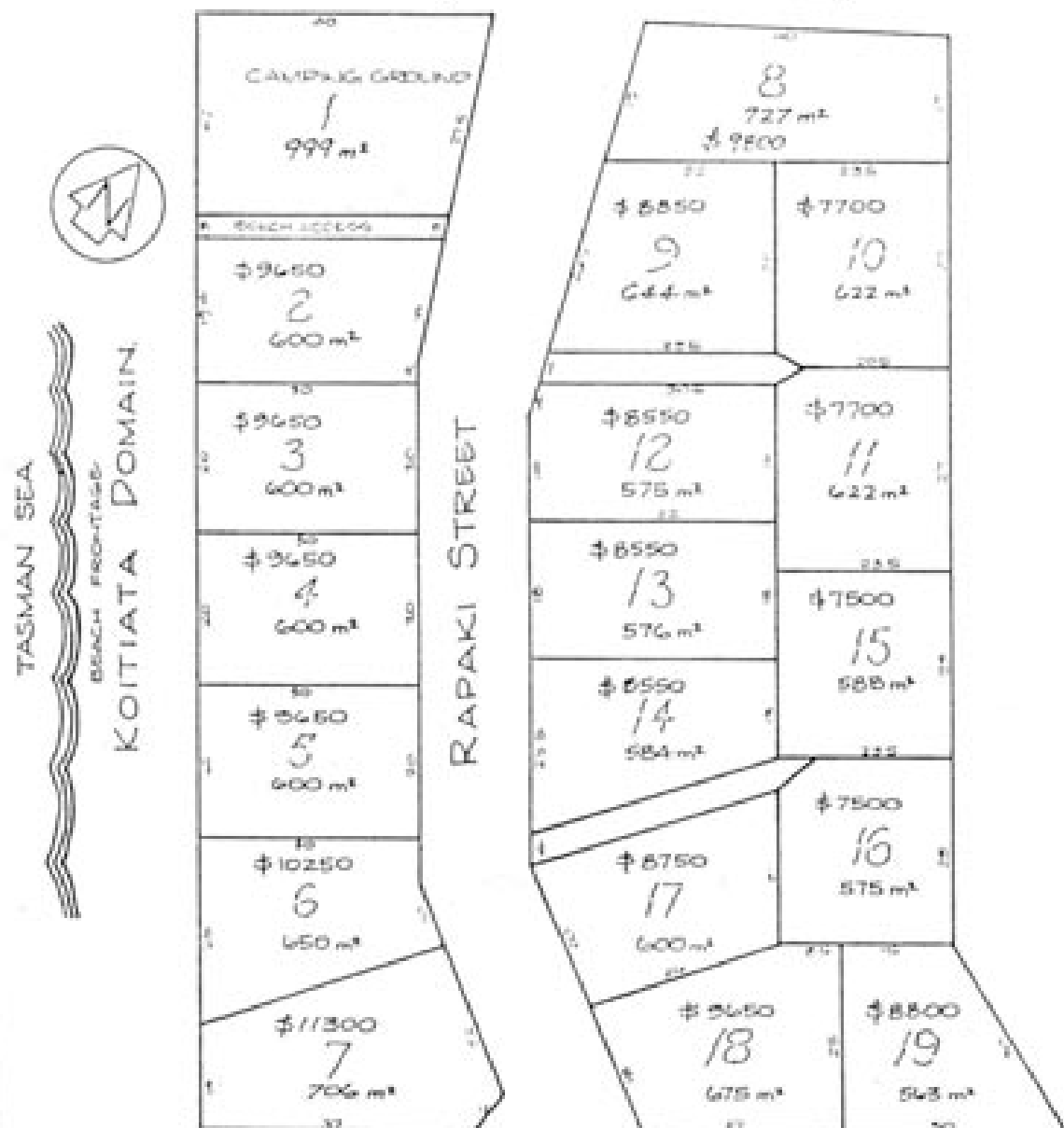


PLAN "B"

APPROVED COUNTY ENGINEER Date 5-4-84	RANGITIKEI COUNTY COUNCIL	SCALE NOT TO SCALE	CON No.	PLAN OF
PROPOSED SUBDIVISION KOITIATA				

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.

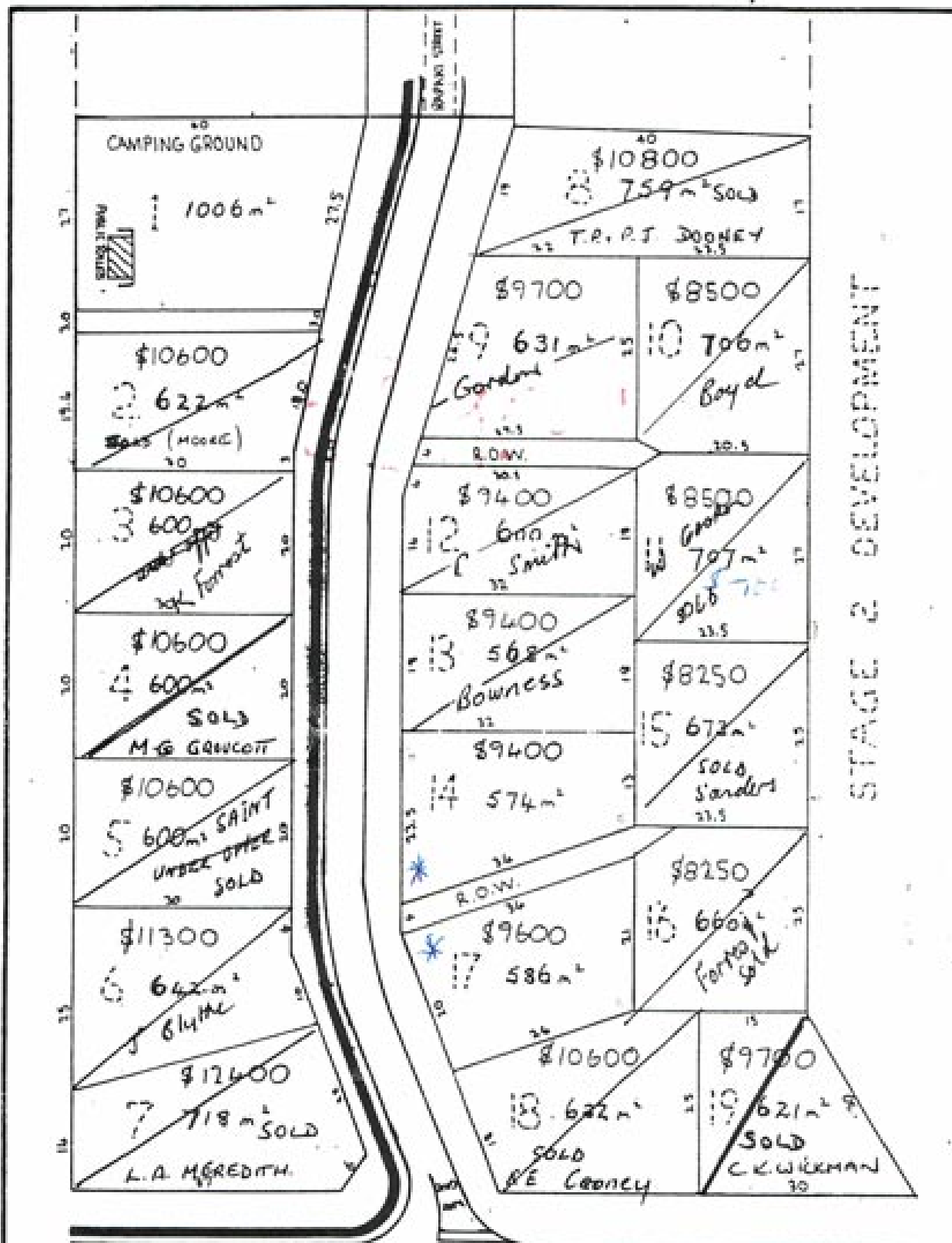
A rear boundary - 7.5m

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.



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

APPD. R. L. LAMBERT

A4-182



Residential land subdivision at Turakina Beach

by Glynnis Harding

After purchasing part of the Kaitiaki 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.

Kaitiaki 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. 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



1998



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