

KOITIATA COMMUNITY COUNCIL

CHAIRMAN'S NEWSLETTER - DECEMBER 1981

On 10 March 1981, the seven nominees for seven positions on the newly formed Koitiata Community Council met. For personal reasons, one nominee withdrew. The remaining six signed the Declaration by Councillors, pursuant to Section 103 of the Local Government Act 1974. The extraordinary vacancy was filled by appointment, of the only late nomination at the July meeting. The seven members are A.J.L. McIndoe, J.H. Richards, D.R. Taylor (Mrs), L.J. Tremaine, M. Burberry (Mrs), N.N. Abbott and B.S. Bayley.

The Community has adopted a set of Bylaws. Each Councillor has a set and the public are entitled to view these on request. Also, all the Councillors are Honorary Rangers. They are all approachable people and will be willing to assist you in any way on request, with information etc.

The Rubbish Dump has reached the end of its useful life and the Council is in the process of hearing objections to the relocating of same just to the north east of the Domain. Hopefully, it will be in use at an early date. We notice that people are reluctant to dump their rubbish in the tip head, thus causing at times quite an unnecessary pile up. With the new tip, we hope everyone will try harder. Also, children use it as a playground. They love smashing anything glass, creating a danger to everyone. Before long someone's child will come home with a badly gashed foot and we are quite a way from a doctor. The remedy is in the parents hands.

Animal carcasses on the river and beach frontage: unfortunately, as long as we have a river outlet and there are farms along that river, we will have this problem. However, in the near future we hope to have material readily available so that this offensive matter can be burned under supervision.

While I am talking burning, we live in a fire restricted area, so if you wish to burn anything, you must obtain a permit to burn from the Forestry Fire Ranger, Mr Noel Abbott. This is important.

The Public Showers and Conveniences on the beach frontage are a target for vandalism quite frequently. A meter miser will be fitted to the showers to give them a timed flow. They will automatically "cut off" if left running. Our thanks must go to Mrs Leighton for her efforts in keeping these conveniences clean and usable and also for looking after the meter boxes at the caravan park. Neither chore being the most relished at times.

Some of you may have noticed a concrete slab on Lot 65 in Wainui Street. By the time you are reading this newsletter, there will probably be a shed erected on this site. This is to house fire fighting equipment for the village and forestry. The initial equipment will be supplied by the Forestry. The Council had hoped to see the building and equipment installed before Christmas. It could possibly still be but more likely to be in the New Year. Of course, equipment will not operate by itself so there will be volunteers called for later to train for fire fighting. But more about this when it is organised.

Unkept and undeveloped sections are a considerable fire hazard, particularly in the hot weather. So what about it you occupiers?

The freeholding of our sections had reached the "Land Settlement Board" immediately prior to the election. The Minister of Lands sits on this Board. Now the election is settled, I would hope the procedure continues immediately.

At a meeting on 14 July 1981, with the Assistant Commissioner of Lands, Mr Muirhead and Messrs Ogle and Briant from his office, also present Mr Henshaw from the Valuation Department, it was pointed out that the price fixing used for such sales was a long established formula followed by all Governments for many years. So our arguments to have the price reduced were of no avail.

Having accepted this fact, the decision of the meeting was to proceed with the freeholdings after the Valuation Department had reassessed the situation.

When the Council has definite information for everyone to consider, a general meeting will be called immediately, everyone receiving due notice. This meeting will discuss acceptance or refusal, along with prices and ways of purchase prior to a final decision being made.

Statements of other relevant information concerning the Koitiata Domain will be made and any questions answered where possible.

This concludes news etc to hand. I trust it will answer some of the questions being asked.

In closing, I would take the opportunity of wishing everyone a very Happy Christmas and a prosperous New Year on behalf of myself and the Koitiata Community Council.

Brian Bayley
CHAIRMAN

The purpose of this newsletter is to inform property owners in the Community of some items of general interest.

Early History of Koitiata Recreation Reserve. The land constituting Koitiata Recreation Reserve was originally part of a pastoral licence held by Mary Ann Moorehouse of England. Her licence was for a term of 21 years from 1 March 1888.

In 1906 she applied for and obtained the Department's approval to subdivide the holdings and transfer portions to Mr. R.K. Simpson and Messrs C.W. & H. Wilson for the balance of the term. When the licence expired on 28 February 1909 it was offered for selection (as such licences contained no right of renewal) and the successful applicant insofar as Run 17 was concerned was Duncan Simpson.

In August 1913 your Council (County Council) made representation to the Department about acquiring an area of land at the mouth of the Turakina River for a seaside resort to meet the needs of the residents of Rangitikei. Council also indicated that the pastoral licensee, D. Simpson, was willing to relinquish his interest in 100 or more acres of his licence for such a purpose. This was shortly followed by written advice from Mr. Simpson in support of the proposal, conditionally that the proposed area be controlled by your Council.

After subsequent discussion between the three parties an area of 165 acres 2 roods was surveyed out of the pastoral licence.

Pursuant to Section 321 of the Land Act 1908 this area was set aside as a reserve for a public recreation ground. New Zealand Gazette 1916 page 642 refers.

As a result of the reduction in pastoral licence area Mr. Simpson's rental was adjusted proportionately taking effect from 1st September 1916. You will gather from this it is not strictly correct that Mr. Simpson gifted the land. The land was surrendered from his lease with his agreement and as a result of which he received a rental adjustment.

Subsequent to the gazettal as a reserve the land was by New Zealand Gazette 1917 page 789 brought under the provisions of Part 11 of the Public Reserves and Domains Act 1908 and named Koitiata Domain. By Gazette 1917 page 1120 the County Council was subsequently appointed to control and manage the domain.

The intention had always been that part of the domain be available for beach sections. Section 59 of the Reserves and Other Lands Disposal Act 1917 authorised the issue of leases for this purpose over areas not exceeding one quarter acre individually, the total area of the sections not to exceed one tenth of the total area of the domain. Forty one sections were surveyed out for this purpose (Rapaki Street) but very few were leased in the early days because of a sand blow problem. The problem however must have been resolved as all these sections are now occupied. Nevertheless because of the sand blow problem some residence were erected on an unsurveyed area (based on a scheme plan which showed an extension to the original surveyed area) and because of this owners of these residences latterly became known as squatters. The situation was finally sorted out in the 1950's when survey was completed to correctly fix the boundaries of all sections then occupied. In the early 1960's a further subdivision (SO 26255) was approved.

There are now 103 residential sections in the Reserve.

Freeholding of Sections. Application to freehold sections had to be lodged with the Commissioner of Crown Lands before June 15th 1982. Those who made application to freehold their sections will have, or will in the next few days receive a Certificate of Title for their Section.

This is an important document and will need to be produced if the section is sold or a mortgage is raised on the property.

See that it is put away in a safe place and remember where you put it.

Community Centre. The building sited towards the end of Wainui Street, perhaps known as the Fire Station has been officialt named as the Community building.

If is available for use by Community groups for meetings or functions. As funds become available the building will be lined and furnished and probably added to. A sink top has been offered to the Council by a resident. Matters being considered for attention are:-

1. Installing of heating points
2. Obtaining a tank - preferably 5000 gallons - to provide a supply of water for fire fighting and use in the hall.
3. Painting the walls and roof
4. Doing the necessary plumbing
5. Obtaining seats and a small table for the hall

In order that these jobs and others maybe undertaken a fund raising function such as (Housie) can be organised the Council feels a seperate Committee should be formed.

A note notifying property owners of a meeting to be held on Saturday 4th December at 2pm. for the purpose of electing such a committee is attached to this newsletter.

FUNDS. As a result of the efforts of some of the women in the Community and MesdamesBurberry and Leighton in particular approximately \$300 has already been raised. This money will be used on developing the community building.

Koitiata Community Council People may wonder how this Council came into being. In May 1980 the County Clerk wrote the following letter to the Turakina Beach Residents Committee:- The General purposes of a Community Council are:-

- (a) To co-ordinate and express to the County Council the views of the Community on any matter of concern to the community; and
- (b) After consulting and obtaining the consent of the County Council, to take such action in the interests of the community with respect to any matter of concern to the community as is appropriate, expedient and practicable; and
- (c) To undertake encourage, and co-ordinate activities for the general well being of the residents of the community; and
- (d) To perform such functions and exercise such powers as may from time to time be delegated to it by the County Council under section 632 of this Act or under any other Act.

Under section 632 of the Act this County Council may delegate to the Community Council any functions which in its opinion could best. be handled by the Community Council except for the following:-

- (a) The powers under the Public Works Act and the Town and County Planning Act.
- (b) Power yo borrow money, to make a rate, to make Bylaws or to enter into contracts.
- (c) The power to own property.
- (d) The power to appoint or remove staff.

The Community Council is deemed to be a committee of the County Council.

26/11-89

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Newsletter 1

November 82

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If the caravan area is left in its present location sooner or later pressure will be put on the Council to provide conveniences in the adjoining area. They could cost up to \$20000. By shifting the camping area nearer the present conveniences this cost would be avoided.

Conveniences. As seems to be a common occurrence the building is being dirtied and defaced. The Council would be pleased if anyone seeing any offences being committed would report it to a Councillor.

Notice Board. A notice board has been erected at the corner of Wainui Streets and in a few days a map will be placed in it and will be marked to show important spots in the Koitiata settlement.

Animals. Complaints have been made recently of stock being allowed to roam in the settlement and not being provided with sufficient food and water.

Will residents with stock please see that proper care is taken of them. The County By-laws have provision for action to be taken if necessary.

Christmas Gathering. In an effort to promote fellowship in the settlement it is suggested that a gathering be held at the Community Building 8 pm Saturday 18 December. Opportunity to discuss this proposal will be taken at the meeting to be held on 4th December next. It could well be an opportunity for the new Committee to organise its first function.

KOITIATA COMMUNITY COUNCIL
A.J.L. McINDOE, CHAIRMAN

MEETING

A MEETING OF SECTION HOLDERS AND RESIDENTS OF KOITIATA SETTLEMENT WILL BE HELD IN THE COMMUNITY BUILDING WAINUI STREET ON SATURDAY 4th DECEMBER 1982 AT 2.p.m.

BUSINESS. TO ELECT A COMMITTEE TO ORGANISE FUNCTIONS AT THE COMMUNITY BUILDING.

GENERAL

A.J.L. McINDOE
CONVENOR