



RANGITIKEI COUNTY COUNCIL

P.O. BOX 22, MARTON

IN REPLY PLEASE QUOTE
THIS REFERENCE _____

WE:SH
D65-0010

TELEPHONE 8174
(3 lines)

7 January 1982

Mr L.H. Cornish,
42 Rapaki Street,
Koitiatia,
TURAKINA R.D.

Dear Sectionholder,

A meeting of Sectionholders will be held in the new Fire Station building, Wainui Street, Koitiatia on Saturday, 23 January 1982 at 1.00 p.m.

At this meeting opportunity will be given to allow full discussion of the Chairman's Report, the proposals submitted by the Department of Lands and Survey on the freeholding of the beach sections and any other matters of concern.

Council's application to acquire part of the Koitiatia Recreation Reserve, including the area upon which is established the residential beach subdivision, has now been considered by both the Minister of Lands who has approved the revocation of the reservation over this part of the reserve and by the Land Settlement Board which has approved the disposal of the land to Council.

This leaves the way clear for sectionholders to freehold their sections at prices arrived at by the Valuation Department. The proposal at the moment is for Council to acquire the camping ground and future subdivision areas only for cash at valuation and allow the Lands and Survey Department to handle the sale of the residential sections in terms of the Land Act 1948 on the basis of cash or deferred payment. Continued leasing on renewable leases under the Land Act or the existing leases as presently contracted will remain an option.

The current Land Value of your section is \$2,300.00. The amount required to freehold your section is \$1,900.00. The offer to sell remains open until the 15th June 1982 after which the offer can only proceed on the basis of updated valuations.

We look forward to your attendance at the meeting on 23 January 1982.

Yours faithfully,
M. C. Griffiths,
County Clerk,
per


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W. F. Elgaf,

ADMINISTRATION & PROPERTY OFFICER.

The Rangitikei Mail

January 22, 1982

Freeholding Favoured at Turakina Beach

A meeting of Turakina Beach residents was unanimously in favour of freeholding their sections at the beach, last Saturday. The meeting was called by the Koitiata Community Council and the Rangitikei County Council.

The sections are on Crown land, at present leased by the County Council. All are valued at between \$2400 and \$2500, though the cost of some has been reduced through improvements by the residents leasing them. About 107 sections are involved.

The meeting was attended by more than 80 residents.

DEPARTMENT OF LANDS AND SURVEY

TELEGRAPHIC ADDRESS: 'LANDS'

FOR VERBAL INQUIRIES
PLEASE ASK FOR Miss C. Taylor

TELEPHONE NO. 725 808

10 March 1982

Mr L. H. Cornish
42 Rapaki Street
Koitiatia
TURAKINA

OUR REFERENCE B/3/32/25

YOUR REFERENCE

DISTRICT OFFICE

P.O. BOX 5014
WELLINGTON

Dear Mr Cornish

As leaseholder of a section in the subdivision at the Koitiatia Recreation Reserve you may be aware that this Department and the Rangitikei County Council have been negotiating for some time to find a solution to the problem of making a permanent tenure available to you for your section.

Reserve land can not be sold, so it was proposed to obtain the Minister of Lands consent to take away (revoke) the reservation and sell the entire subdivision to the Council at current market value so that the Council could then directly sell or lease the land to section holders. Regrettably the Council has been unable to proceed with the purchase of the land and so to resolve the situation, this Department will handle the matter directly.

However, because as stated above, reserve land can not be sold, certain procedural matters will have to be finalised before the Department is in a position to offer section holders the tenure options listed below. The first action therefore will be to revoke the reservation over the land so that it becomes Crown Land subject to the Land Act 1948. Under the Land Act two options for permanent tenure will be available to section holders as follows.

1. Purchase of the land for cash - Freehold Title.
2. A Deferred Payment Licence - this requires a deposit with the balance being paid over a number of years with a Freehold Title being issued when the amount is fully paid.

A third option you will have is to retain your present lease until it expires, at which time either one of the two options above at an updated valuation will have to be taken, or, you can select a 33 year renewable Crown Lease with a rental based on a percentage of current market value. This is able to be freeholded at any time at the market value of the section at that time.

Please note that if you elect to continue with your existing lease and select upon it's expiry to Freehold, take a Deferred Payment Licence or a Renewable Lease that this will be based on the current market value at the time of the expiry of your present lease.

You will have received from the Council it's letter of 7 January 1982 in which the amount required to freehold your section is given and that you have until 15 June 1982 to accept the offer. That offer relates only to the first two options i.e. cash purchase or Deferred Payment Licence and it does not relate to the Renewable Lease option which as noted above does not become available until your existing lease expires.

You are therefore requested to advise me immediately whether you want to accept the offer and if I do not hear from you by 15 June 1982 I will presume that you wish to retain your present lease until it expires and at that time select one of the options available. At this stage, though, I do not require any money from you, only your advice as to what you would like to do with your section. Once all the procedural matters have been finalised I will write back to you with details of exactly what money is required. I would mention at this point that there are registration fees payable in respect of the tenure options and also if you hold a registered lease then you may be involved in additional legal expenses relating to the surrender of this lease and any securities registered against it.

I have also received advice from the Council that there are some instances where buildings encroach onto or straddle boundaries of adjoining properties. I understand the question has been raised of a survey to redefine the boundaries. I would explain that the matter of encroachment is not the responsibility of either this Department or the Council. This Department has provided all section holders with a surveyed section therefore any encroachment is a matter for you as a section holder, if it affects your property, to resolve.

I look forward to hearing which option you wish to select in due course.

Yours faithfully



M C Britton
for Commissioner of Crown Lands



RANGITIKEI COUNTY COUNCIL

P.O. BOX 22, MARTON

IF REPLY PLEASE QUOTE
THIS REFERENCE _____

WFE:JA
065-0025

TELEPHONE 8174
(3 lines)

5 October 1982

Dear Sectionholder,

Re: Koitiata Domain Subdivision - Freeholding of Sections

Those Sectionholders who have elected to freehold their sections will have received a letter from the Department of Lands and Survey dated 31 August 1982 setting out the steps to be taken to achieve freehold title.

I would like to bring Step 4 to your notice particularly with regard to the Commissioner of Crown Land's statement that you would be credited with any overpaid rental on your existing lease from the date that payment for the land is received in his office.

In order to meet that promise the Department wrote to the Council advising that they were entitled to receive a proportionate share of the rents from 24 June 1982 (the date the subdivision became Crown Land by N.Z. Gazette 1982/1951) until 31 March 1983 or whenever the current year's rental expires. Likewise the lessees are technically entitled to have any overpaid rent refunded to them for the period from the date of purchase until the current year's rental expires.

Council was reluctant to forward any rental monies due to the Department or the lessees as the money received from the rents was included in the Koitiata Community Council estimates for the year ending 31 March 1983. Unless the Council can retain the money it will be necessary to levy the sectionholders by the striking of another rate to meet the shortfall in the accounts.

Representations were made to the Department who have now advised that it is prepared to forego the rent entitled to it from 24 June 1982 until the lessee freeholds.

The purpose of this letter is to seek the cooperation of sectionholders in agreeing to forego any entitlement they may have for the refund of overpaid rent from the date of purchase until the current year's rental expires. It should be emphasised that the rent money received is directed towards the provision of public facilities within the domain area. Obviously, it would be folly and indeed costly to refund the rent with one hand only to take it back in the other hand by the striking of another rate this year.

It would therefore be appreciated if lessees who are technically entitled to a refund of rent refrained from applying. The Department is aware of this approach to leaseholders and has been forwarded a copy of this letter.

The time is probably opportune to warn ratepayers that they should expect an increase in the 1983/84 rates of at least the amount of the current rental, plus inflation, to maintain and improve the facilities at Kaitiata.

Yours faithfully,
M. C. Griffiths,
County Clerk,
per



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W. F. Elgar,
ADMINISTRATION & PROPERTY OFFICER.

9276A

DEPARTMENT OF LANDS AND SURVEY

TELEGRAPHIC ADDRESS 'LANDS'

FOR VERBAL INQUIRIES
PLEASE ASK FOR M

TELEPHONE No. 725-808



OUR REFERENCE: 8/3/32/25

YOUR REFERENCE:

DISTRICT OFFICE,

P.O. BOX 5014

WELLINGTON

31 August 1982

Mr L.H. Cornish
42 Rapaki Street
Koitiatia
Turakina

Dear Mr Cornish

KOITIATA BEACH SUBDIVISION, LOT 10 DP 26092

I refer to previous correspondence concerning the Land Settlement Board's proposal to offer permanent tenure to the leaseholders of the Koitiatia Beach sections. I am now in a position to advise you of details of the Board's offer and request the necessary monies.

You have previously indicated to me that you wished to freehold the above property for cash and freehold title will be available on payment of \$1900 plus a \$10 title fee.

The necessary steps that should now be taken are as follows:-

1. Forward the appropriate freeholding monies and fees to this office within one month of the date of this letter.
2. Advise your full name(s) and occupation(s) to appear on the new title.
3. Forward your copy of the lease document to this office for endorsement of the surrender. Please note that this document will be cancelled upon issue of the freehold title and not returned.
4. Your freehold title will issue from the date payment is received in this office and you will be credited with any overpaid rental on your existing lease.
5. The department undertakes to issue freehold title as soon as it is reasonably possible, bearing in mind the large number of registrations in the subdivision. Upon completion of registration, the new title will be forwarded direct to you from the Land Transfer Office.

Should you have any further queries please do not hesitate to contact this office.

Yours faithfully

T Minness
for Commissioner of Crown Lands

Confirmation and
Charge 37/853
8.9.82.

EVANS, HARRIS & Co.
BARRISTERS & SOLICITORS

W. D. S. Evans, LL.B.
I. F. C. Henderson, LL.B.
D. M. Woodbridge, LL.B.

Consultants: R. J. Harris, M.A. (Oxon), Middle Temple
T. K. Evans, LL.B.

P.O. BOX 4
TELEPHONE 18
BRUCE STREET
HUNTERVILLE, N.Z.
(Also at Marton — 7159)

YOUR REFERENCE

OUR REFERENCE

JFCH:JK

21st April 1983

Mr A. Nation,
Pukeroa,
R.D.2,
HUNTERVILLE

Dear Mr Nation,

re: TURAKINA BEACH PROPERTY

We are happy to report that the District Land Registrar has now issued the title to your Turakina Beach property.

In case you ever require it, the full legal description is:

An estate in fee simple comprising 862m² being Lot 4 on Deposited Plan 26255 and also being all the land comprised and described in Certificate of Title 22D/549 (Wellington Registry) Subject to: Section 8 of the Mining Act 1971 and Section 5 of the Coal Mines Act 1979.

We won't go into explaining the effects of the Mining and Coal Mines Acts but suffice to say that they are fairly normal restrictions in areas such as this. Nevertheless if you would like a full explanation please let us know. In the meantime we enclose a note of our costs. The title has been lodged in our Deeds Room for safe keeping.

Yours faithfully,
EVANS HARRIS & CO.


J.F.C. HENDERSON

Encl.

3/1

Revocation of the Reservation Over Part of a Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby revokes the reservation over that part of the reserve for recreation purposes, described in the Schedule hereto.

SCHEDULE

WELLINGTON LAND DISTRICT—RANGITIKEI COUNTY

4.6858 hectares, more or less, being part Section 377 and part Section 378, Rangitikei District, situated in Block I, Koitiata Survey District and part Section 5, Block I, Koitiata Survey District. Part certificate of title C2/989. S.O. Plan 33541.

Dated at Wellington this 20th day of January 1984.

J. STEWART,

Assistant Commissioner of Crown Lands.

(L. and S. H.O. Res. 7/2/71; D.O. 8/3/32)