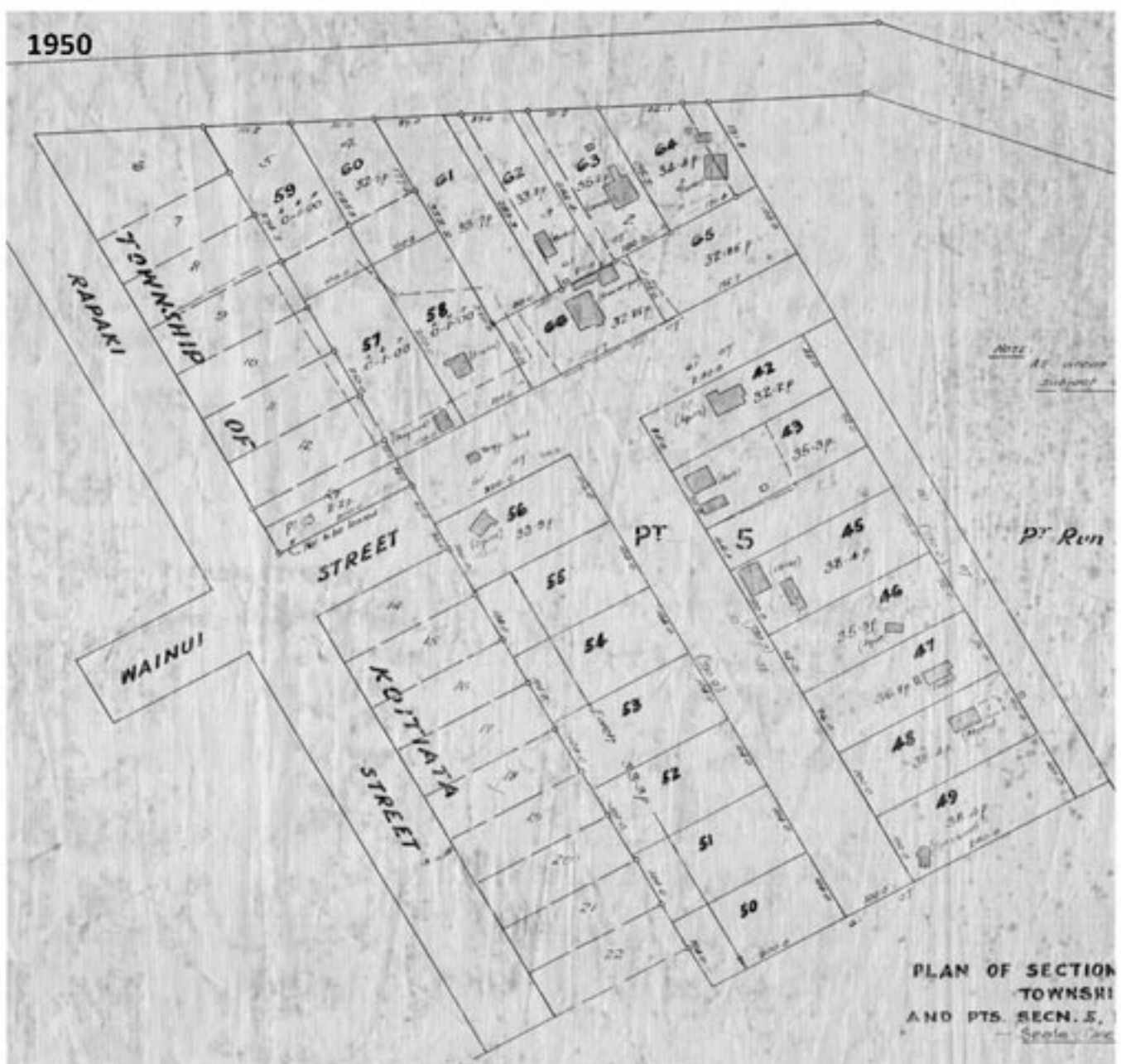


Village Grows

The 1950 map below shows the eventual subdivision of Omanu street. There were already 8 existing buildings when Omanu street was established and the section boundaries were positioned to accommodate those buildings.

In 1917 the Domain Board granted one year leases to those who occupied land in the Rapaki street area before the village was surveyed. No information is available as to whether the early Omanu street residents paid any lease for their residency, prior to being surveyed into the Township of Koitiata.

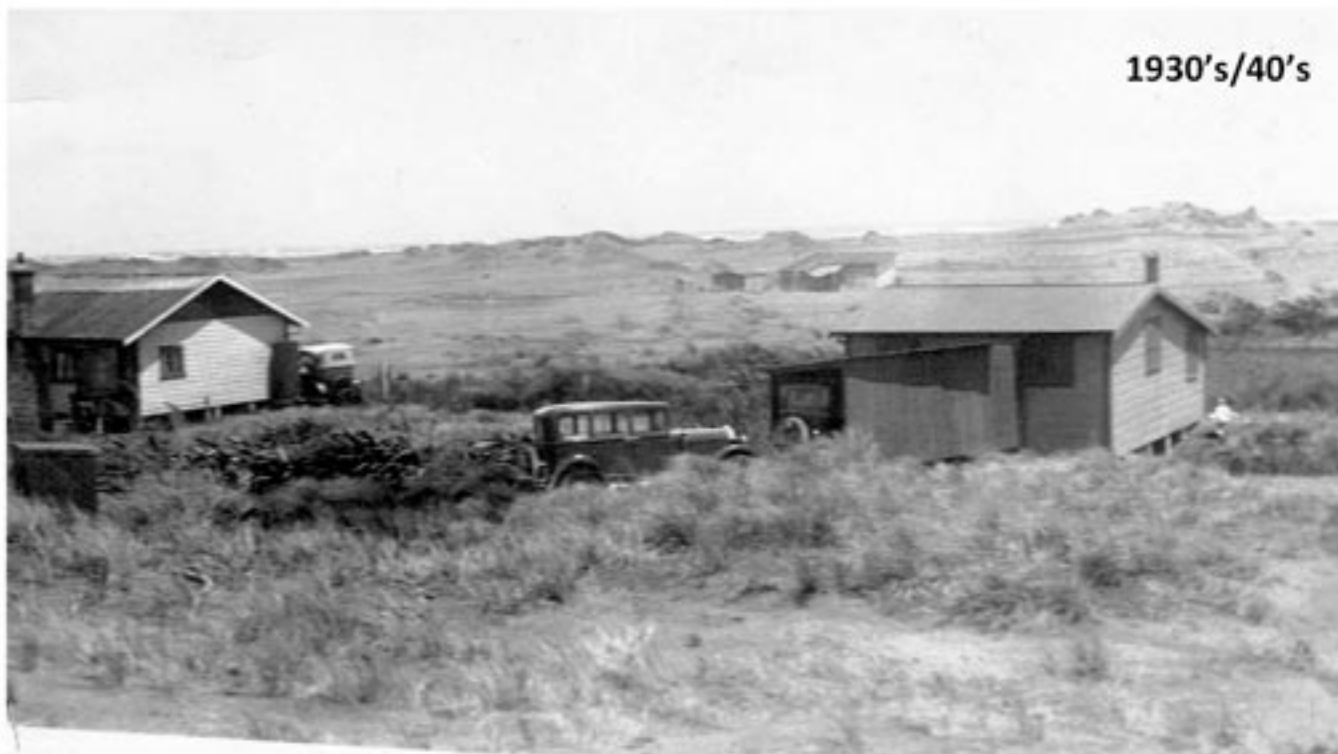
A later 1952 map shows that all of the 14 Omanu street sections having owners.





Above: Wainui street, 1930's. Left is Bert Wainwright's at 68, right is Bob Morton's at 64.

Below: This is a bit of a puzzle; in Omanu street, probably taken 1930/40's. It is labelled, "*O'Brien 1 & 2 baches, now Ryland's*". O'Briens had #9; suspect that it is #9 on left and #5 on right; the sea is in the background over top of dunes; bach in background is possibly located in area of Rapaki street. There were no houses in Rapaki in 1942, and none until early 1950's.

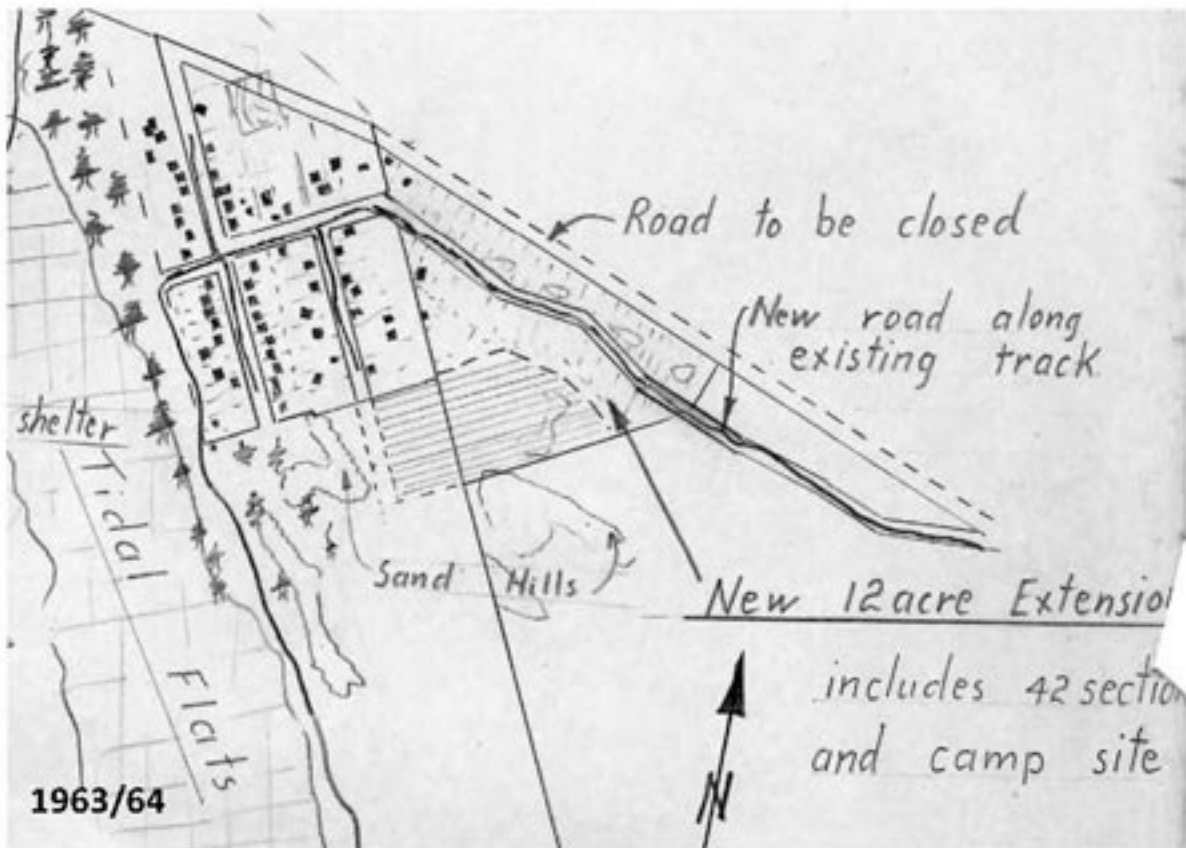


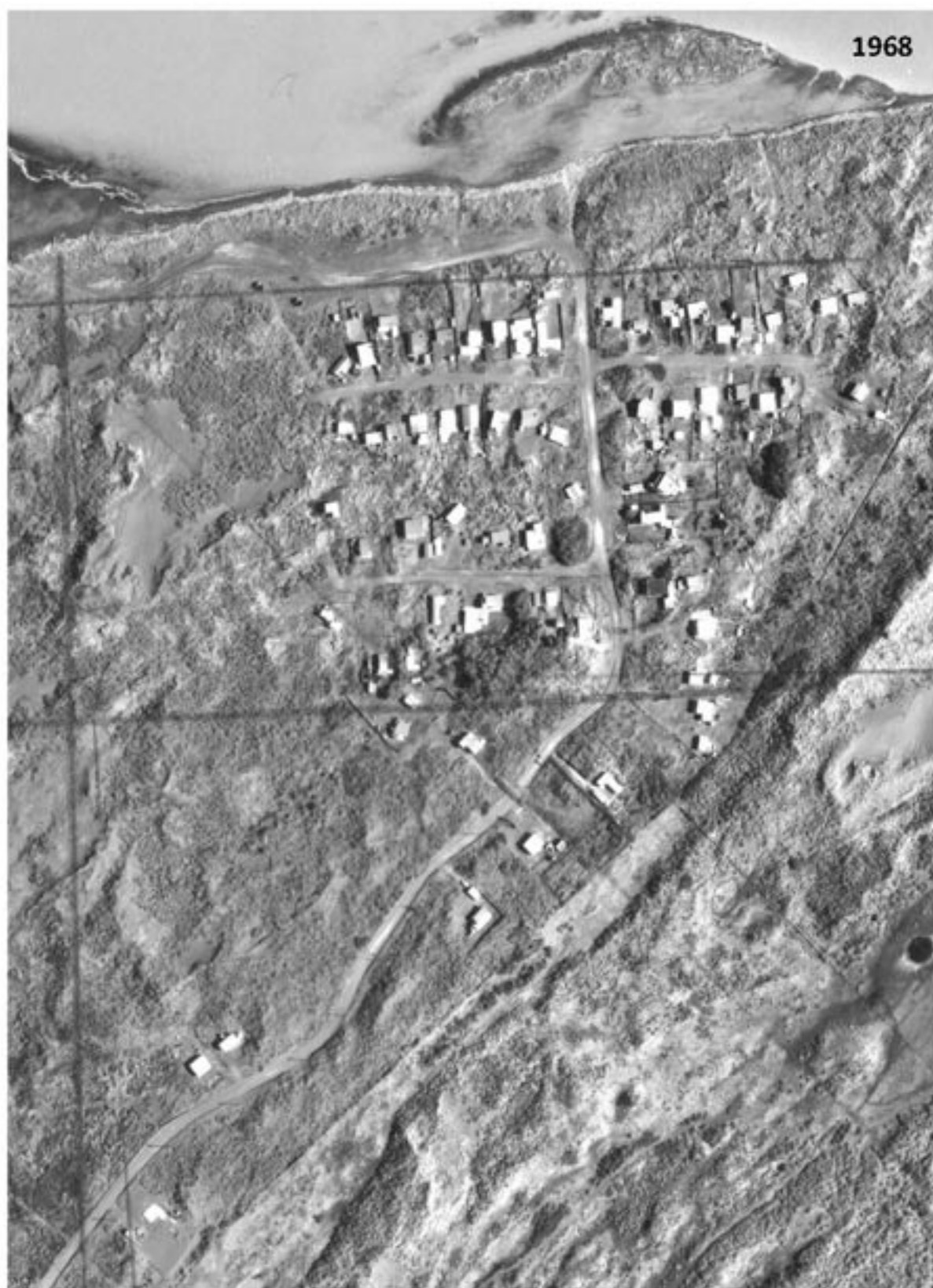
From anecdotal information it appears that the 'dust had settled' in Rapaki street and most of those sections had buildings established during the 1950's and 1960's period. A 1952 map on file shows all of the sections in Rapaki street and the new Omanu street subdivision having owners names marked on 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.

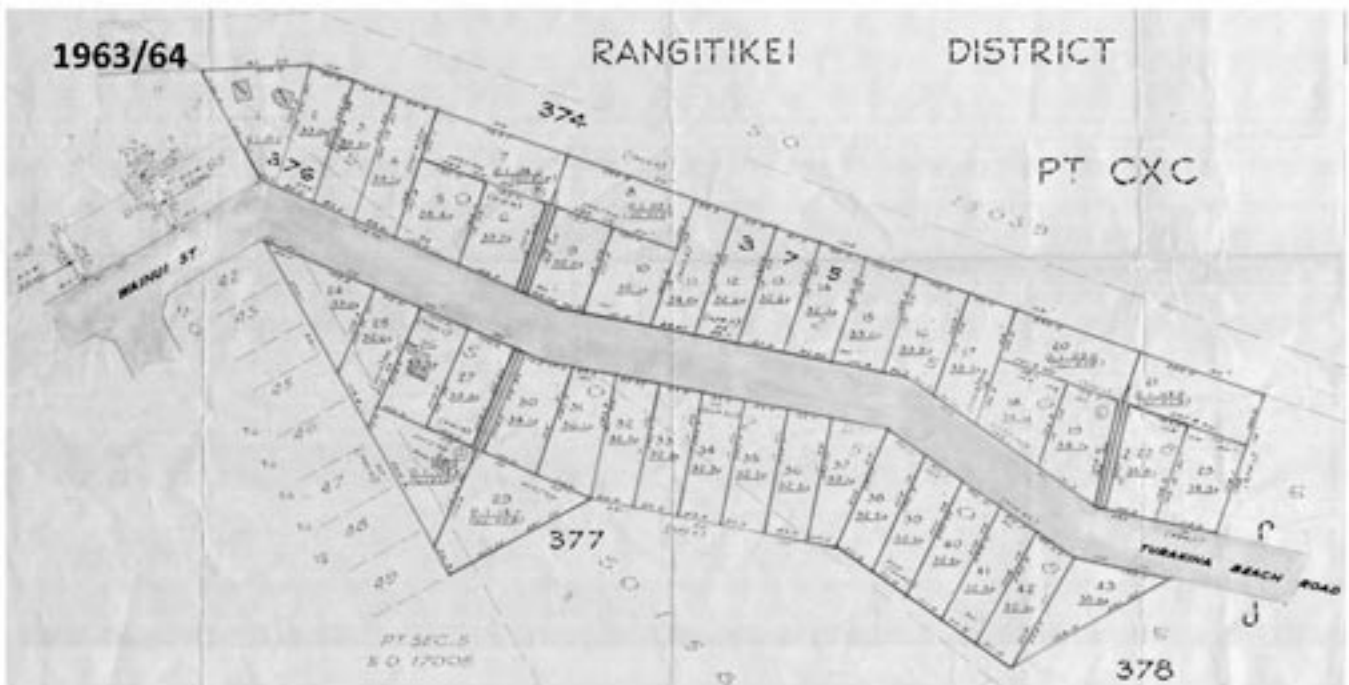
The map below is of the proposal for that expansion of the village including a new subdivision, a new entrance road into the village, (Wainui street), and a camping ground. The land to be used wasn't in the village at that time and the process of acquiring it began in 1958. Some of the area was Crown 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. The map shows clearly the buildings that had existed in Rapaki, Omanu and Wainui streets at that time, and it shows four which were outside the surveyed village boundaries.





This 1968 aerial photo shows that most of the sections in Rapaki and Omanu streets, have buildings and there are several new buildings in the new Wainui street extension.



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.

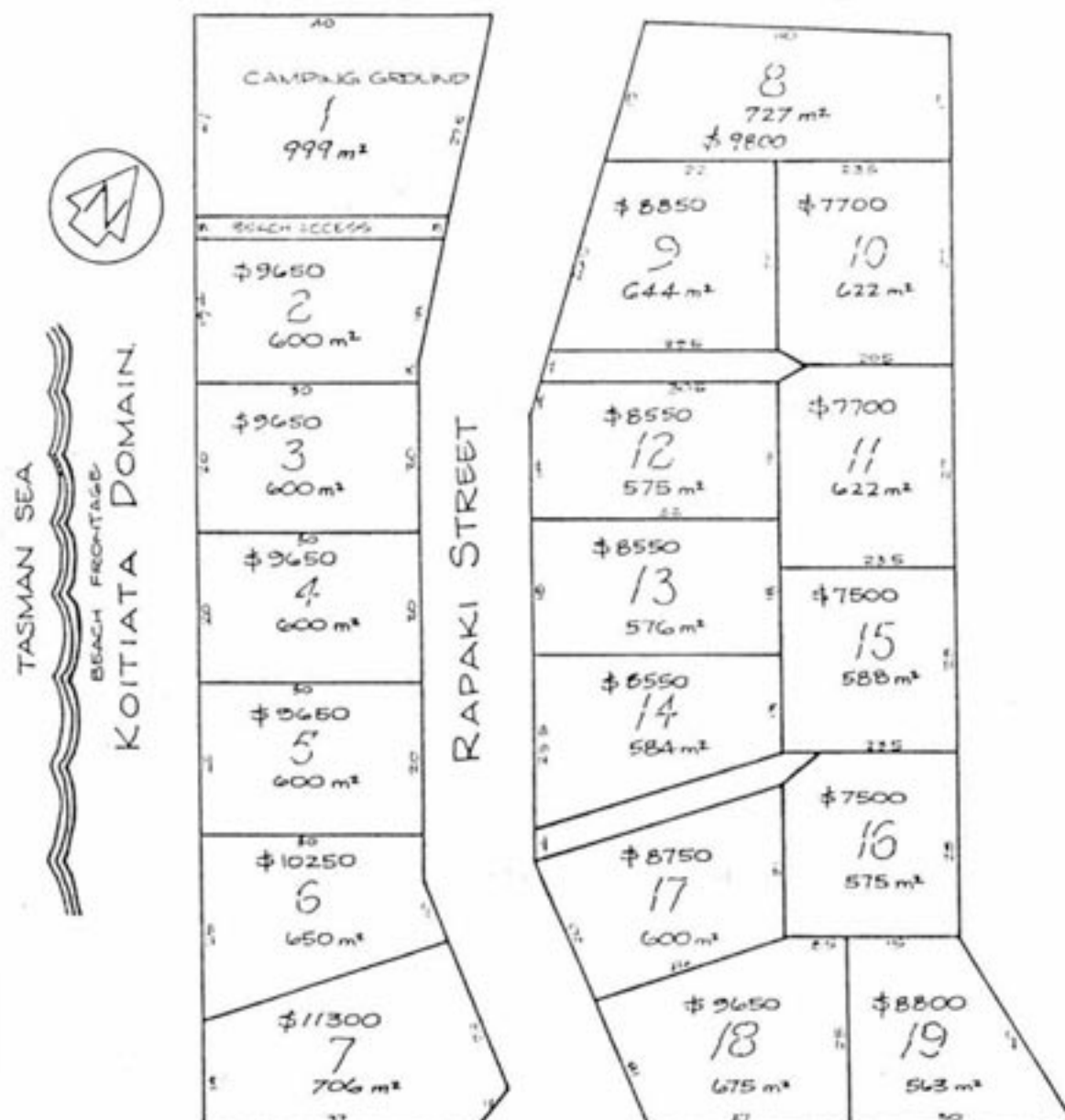


Today's village area was completed when Rapaki street was extended to the southern village boundary in 1985. The new subdivision added 18 residential sections and the current camping ground.

BEACHFRONT SUBDIVISION

Koitiata [Turakina Beach]

1986



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

As the village grew so did the number of residential buildings. 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 a 1979 aerial photo shows 96 buildings. The total in Koitiata, in mid-2016, is 116 residences.