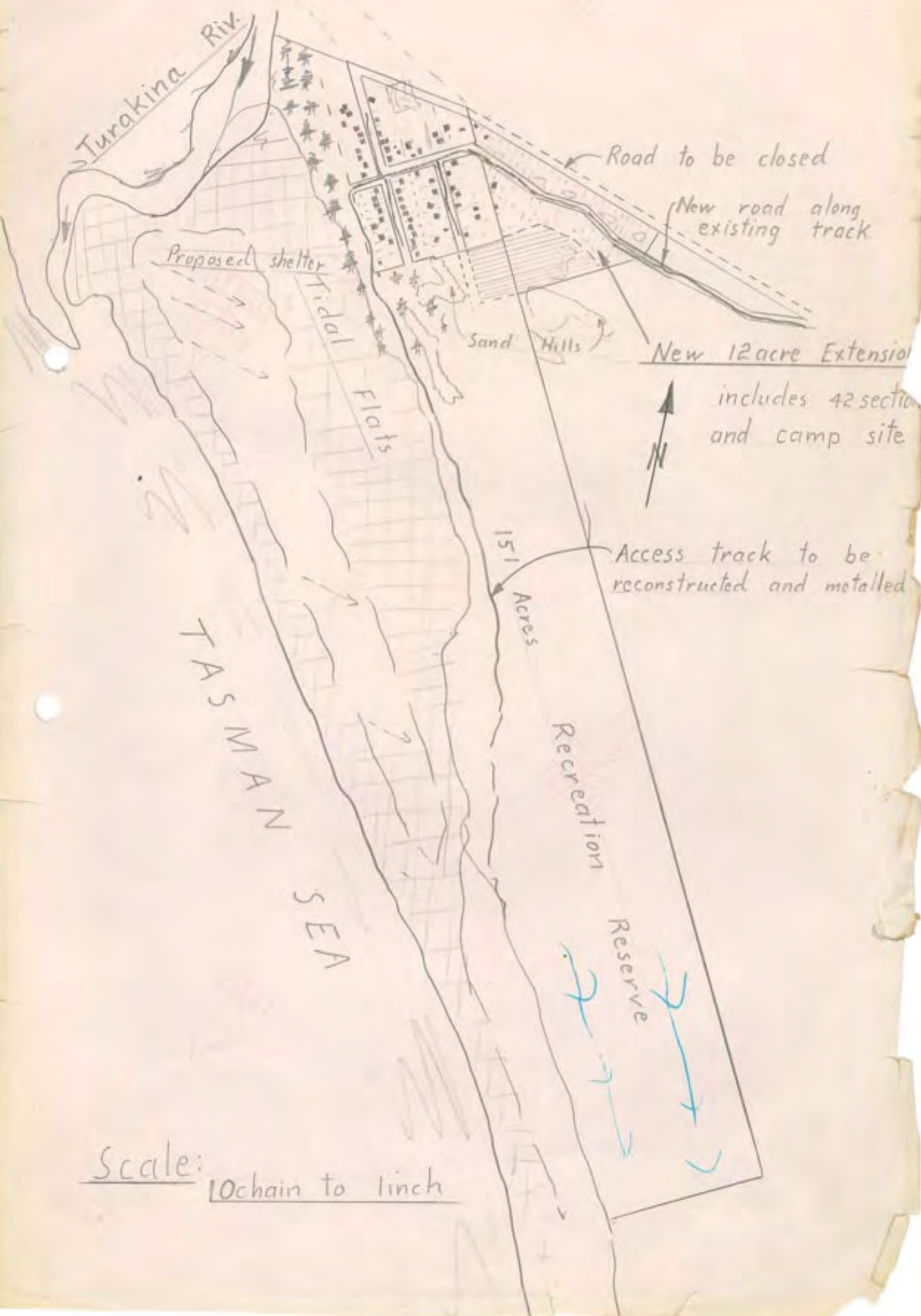


# Koitiata Domain



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 KOITLATA 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

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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. Boyce)  
COUNTY CLERK